

City of Redondo Beach

City Council Meeting

October 29, 2024

CONTINUED PUBLIC HEARING TO CONSIDER LAND USE ELEMENT, ZONING ORDINANCE, AND LOCAL COASTAL PROGRAM AMENDMENTS, AND CERTIFICATION OF A PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR) THAT SERVE TO IMPLEMENT THE CITY'S CERTIFIED 6TH CYCLE HOUSING ELEMENT

Items for Adoption

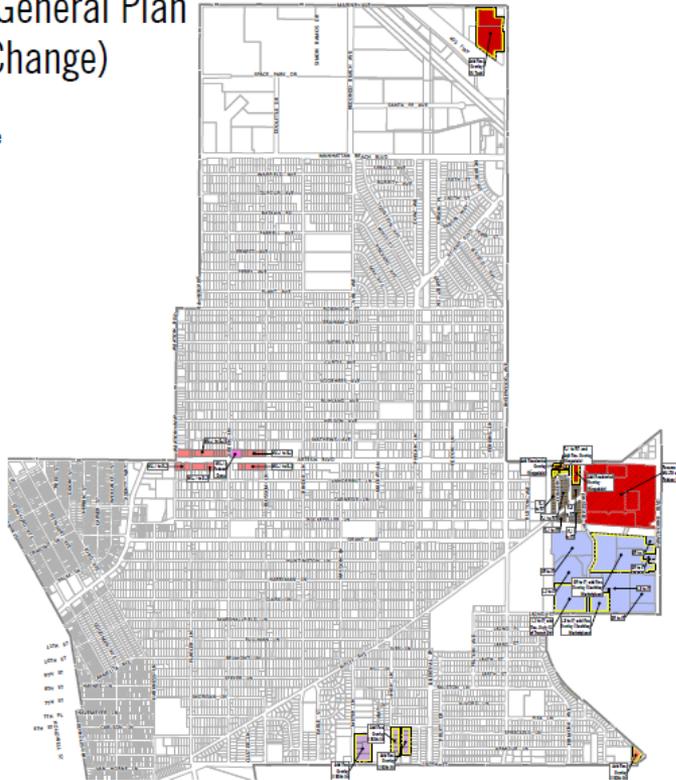
1. Resolution No. CC-2410-105, Certifying the Final Program EIR
2. Resolution No. CC-2410-106, amending the existing General Plan Land Use Element
3. Resolution No. CC-2410-107, amending the Land Use Plan of the City's Certified Local Coastal program
4. Ordinance No. CC-3281-24, amending Title 10, Chapter 1
5. Ordinance No. CC-3282-24, amending Title 10, Chapter 2
6. Ordinance No. CC-3283-24, amending Title 10, Chapter 5

Areas of Change (Housing)

OCT 2024 Proposed General Plan Land Use (Areas of Change)

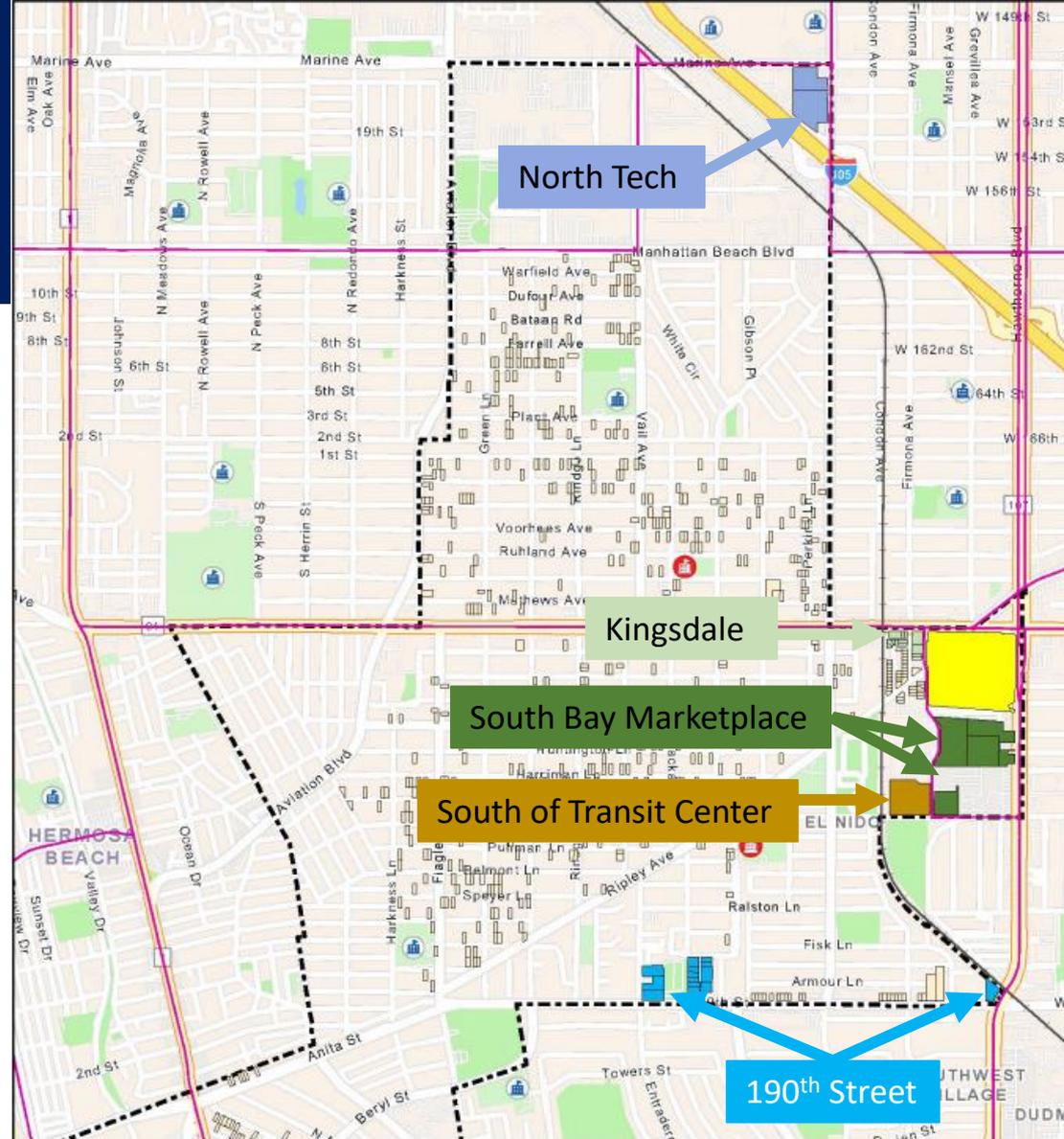
October 2024 Proposed General Plan Land Use

- R-1 Single Family Residential (8.8 du/ac)
- R-1A Single Family Residential (17.5 du/ac)
- R-2 Low Density Multi-Family Residential (14.6 du/ac)
- R-3 Low Density Multi-Family Residential (17.5 du/ac)
- RMD Medium Density Multi-Family Res. (23.3 du/ac)
- RH High Density Multi-Family Res. (28 du/ac)
- C-1 Commercial
- C-2 Commercial
- C-3 Commercial
- C-4 Commercial
- C-5 Commercial
- CC Coastal Commercial
- MU-TD Mixed Use Transit Center
- MU-1 Mixed Use
- MU-2 Mixed Use
- MU-3L Mixed Use (Low)
- MU-3 Mixed Use
- I-1 Industrial
- I-2 Industrial
- I-3 Industrial
- IF Industrial Flex
- P Public or Institutional
- Residential Overlay (-R)



Residential Overlay Sites

- a. North Tech (C-4-RO)
- b. Kingsdale (C-4-RO & RH-RO)
- c. South Bay Marketplace (IF-RO)
- d. South of Transit Center (IF-RO)
- e. 190th Street (C-2-RO & I-2-RO)



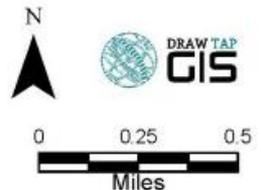
City of Redondo Beach 2021 - 2029 Housing Element Sites Inventory (North)

Sites Inventory

- Residential Recycling
- Church Properties
- MU-1
- MU-2
- Kingsdale - Residential Overlay

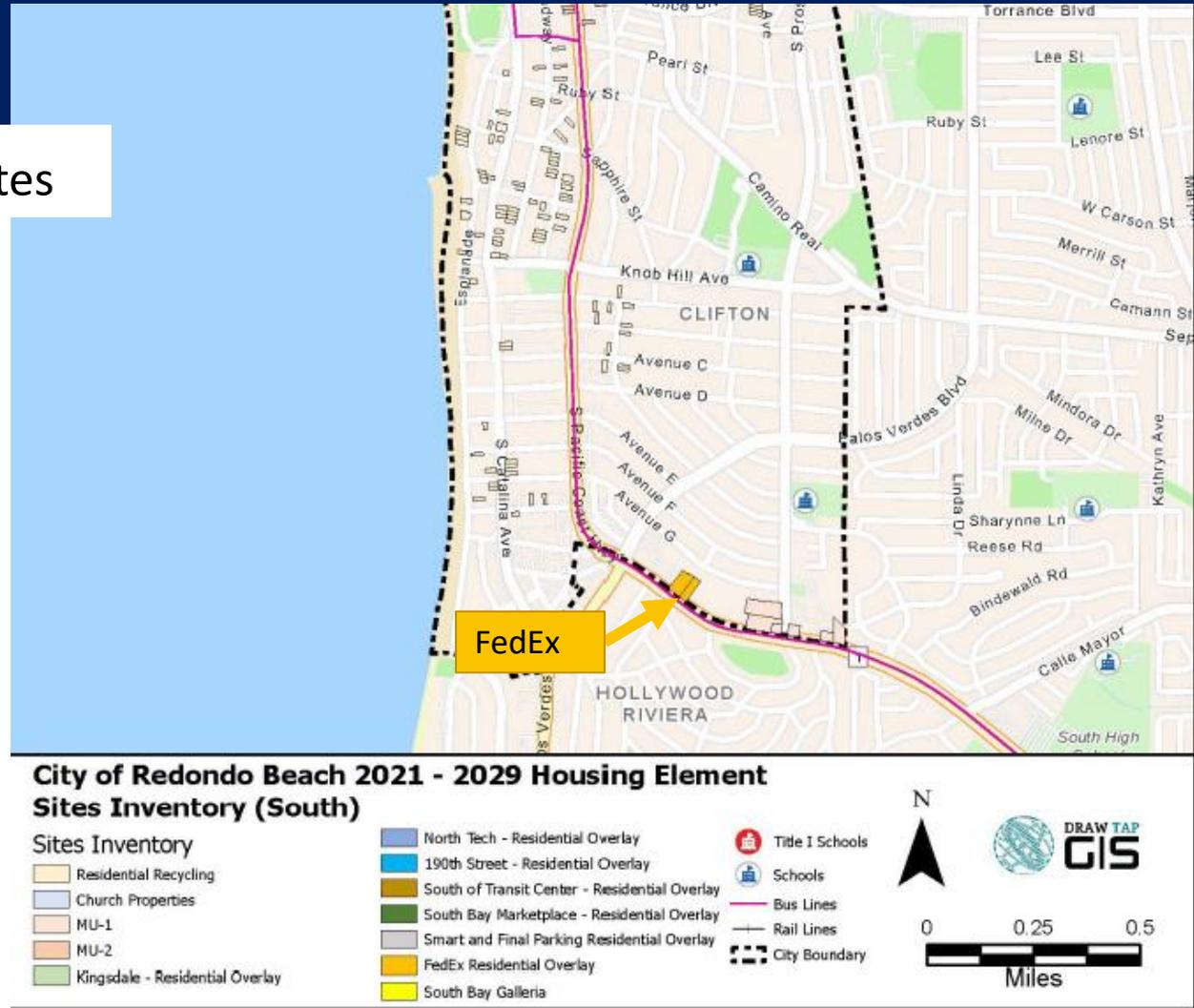
- North Tech - Residential Overlay
- 190th Street - Residential Overlay
- South of Transit Center - Residential Overlay
- South Bay Marketplace - Residential Overlay
- Smart and Final Parking Residential Overlay
- FedEx Residential Overlay
- South Bay Galleria

- Title I Schools
- Schools
- Bus Lines
- Rail Lines
- City Boundary



Residential Overlay Sites

f. FedEx (MU-1-RO)



Zoning Ordinance

Parking Requirements

- Multi-family residential – Current Standard: 2 spaces for each unit.
 - New standard: 1 space for each studio/0-bedroom unit, 1.5 spaces for each 1-bedroom unit, and 2 spaces for each unit with 2 or more bedrooms.

RH Zones

- Increase the allowable density in RH zones from 28 du/ac to 30 du/ac.
- In the RH-3 zone establish a minimum density of 20 du/ac for all sites identified on Table B-2 of the Housing Element.

State Housing Law

- Density Bonus program.
- Replacement housing requirements.
- Reasonable Accommodation requirements.

Zoning Ordinance

By-Right Housing

- Multiple family projects up to 15 units.
- Projects identified in Table B-1, or Table B-2 of the Housing Element that provide at least 20 percent of units affordable to lower income households shall be permitted by right.

Special Needs Housing

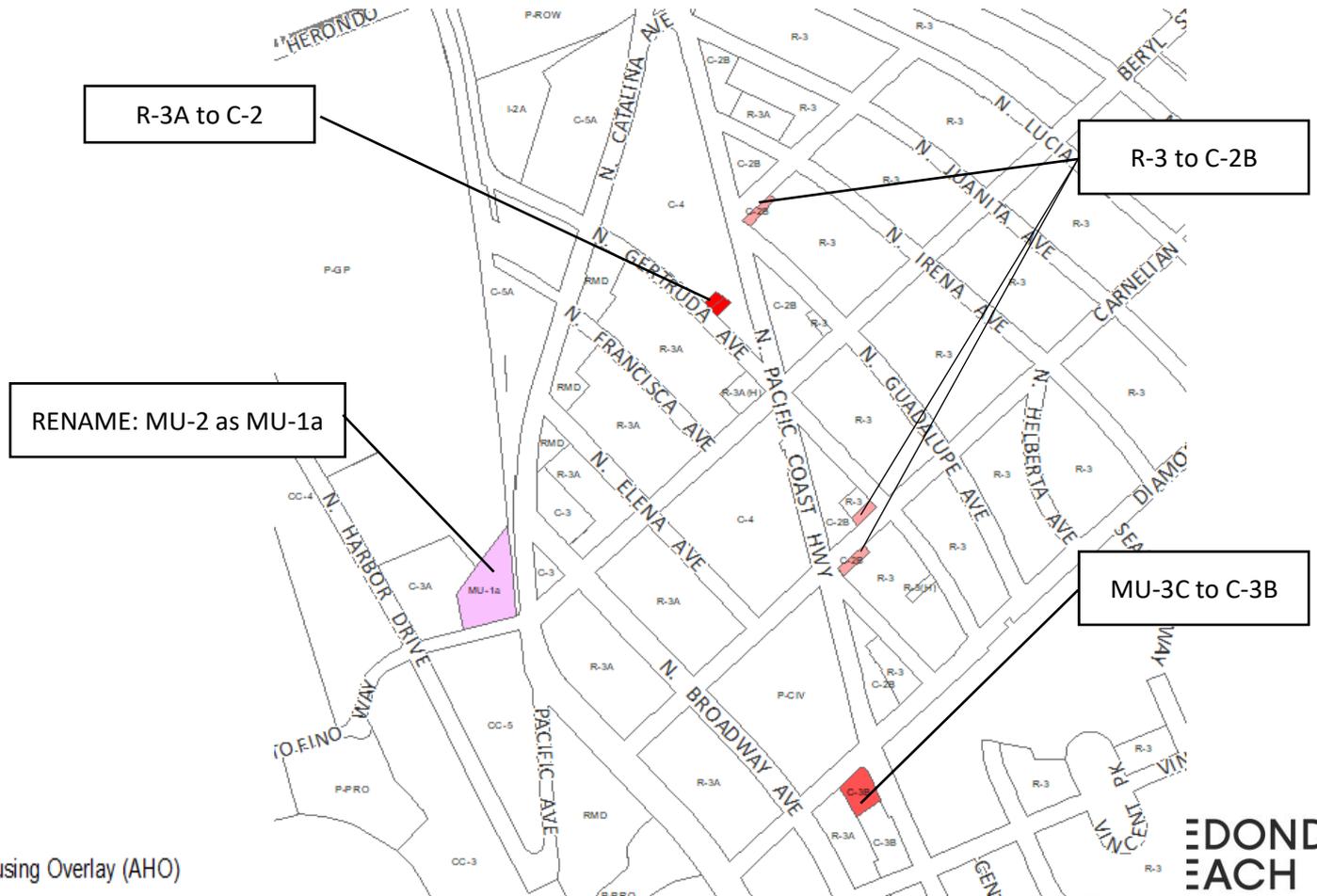
- Specifically allow ***employee housing, supportive housing, and transitional housing*** as a residential use, subject to the same standards as other residential uses, in all districts where residential uses are allowed.
- Allow ***low barrier navigation centers*** as permitted uses in all mixed-use zones, industrial, and/or commercial zones where the AHO is applied.
- Conditionally allow ***Single Room Occupancy (SRO)*** housing in all C-4 zones.

Zoning Map Amendments – RESIDENTIAL NOT REQUIRED by the HE or State Law

- Change Residential and Mixed-Use to Commercial
 - R-3 to C-2B and C-2 on a few properties in North PCH SPA
 - MU-3C to C-3B at the corner of PCH and Diamond
 - R-1 to C-2 Zoning Along Torrance Boulevard
 - RH to C-2 Zoning Along 2 Blocks of Central PCH
 - MU-1 to C-2 on all but 1 existing mixed-use property on Artesia Boulevard

Zoning Map Amendments – RESIDENTIAL NOT REQUIRED by the HE or State Law

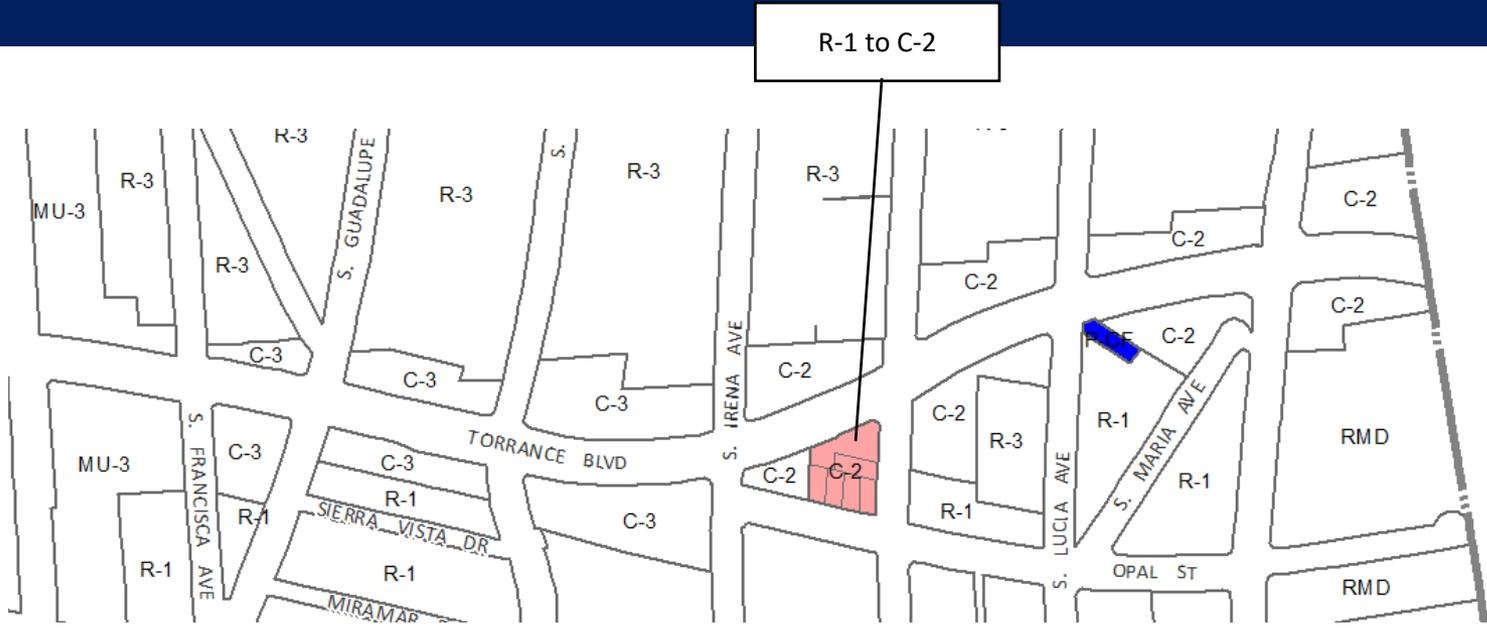
- | | |
|--|--|
|  R-1 |  CC-4 |
|  R-1A |  CC-5 |
|  R-2 |  MU-1 |
|  R-3 |  MU-1a |
|  R-3A |  MU-3 |
|  RMD |  MU-3A |
|  RH-2 |  MU-3B |
|  RH-3 |  MU-3C |
|  R-MHP |  CR |
|  C-1 |  I-1 |
|  C-2 |  I-1A |
|  C-2-PD |  I-1B |
|  C-2B |  I-2 |
|  C-3 |  I-2A |
|  C-3-PD |  IC-1 |
|  C-3A |  P-CIV |
|  C-3B |  P-RVP |
|  C-4 |  P-GP |
|  C-4-PD |  P-ROW |
|  C-4A |  P-CF |
|  C-5A |  P-PRO |
|  CC-1 |  P-SF |
|  CC-2 |  ROW |
|  CC-3 |  Affordable Housing Overlay (AHO) |



S. Pacific Coast Highway



Zoning Map Amendments – RESIDENTIAL NOT REQUIRED by the HE or State Law

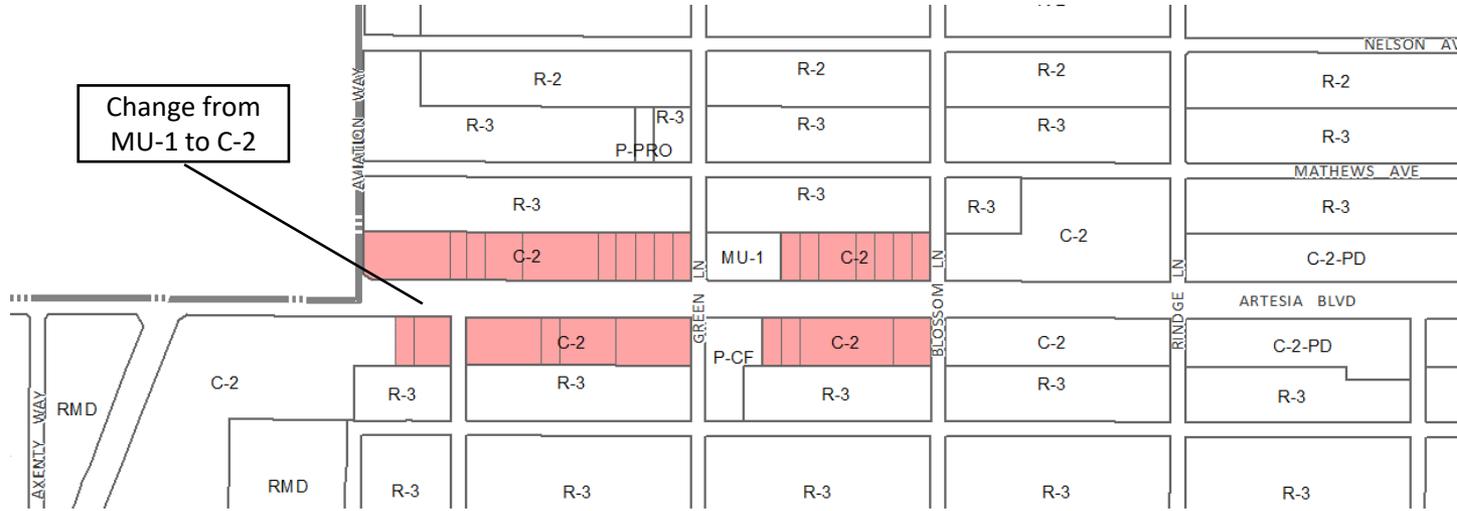


R-1	C-1	C-4-PD	MU-1a	I-2	P-SF
R-1A	C-2	C-4A	MU-3	I-2A	ROW
R-2	C-2-PD	C-5A	MU-3A	IC-1	Affordable Housing Overlay (AHO)
R-3	C-2B	CC-1	MU-3B	P-CIV	
R-3A	C-3	CC-2	MU-3C	P-RVP	
RMD	C-3-PD	CC-3	CR	P-GP	
RH-2	C-3A	CC-4	I-1	P-ROW	
RH-3	C-3B	CC-5	I-1A	P-CF	
R-MHP	C-4	MU-1	I-1B	P-PRO	

Torrance Blvd.



Zoning Map Amendments – RESIDENTIAL NOT REQUIRED by the HE or State Law



R-1	C-1	C-4-PD	MU-1a	I-2	P-SF
R-1A	C-2	C-4A	MU-3	I-2A	ROW
R-2	C-2-PD	C-5A	MU-3A	IC-1	Affordable Housing Overlay (AHO)
R-3	C-2B	CC-1	MU-3B	P-CIV	
R-3A	C-3	CC-2	MU-3C	P-RVP	
RMD	C-3-PD	CC-3	CR	P-GP	
RH-2	C-3A	CC-4	I-1	P-RV	
RH-3	C-3B	CC-5	I-1A	P-CF	
R-MHP	C-4	MU-1	I-1B	P-PRO	

Zoning Ordinance Amendments – Residential NOT REQUIRED by the HE or State Law

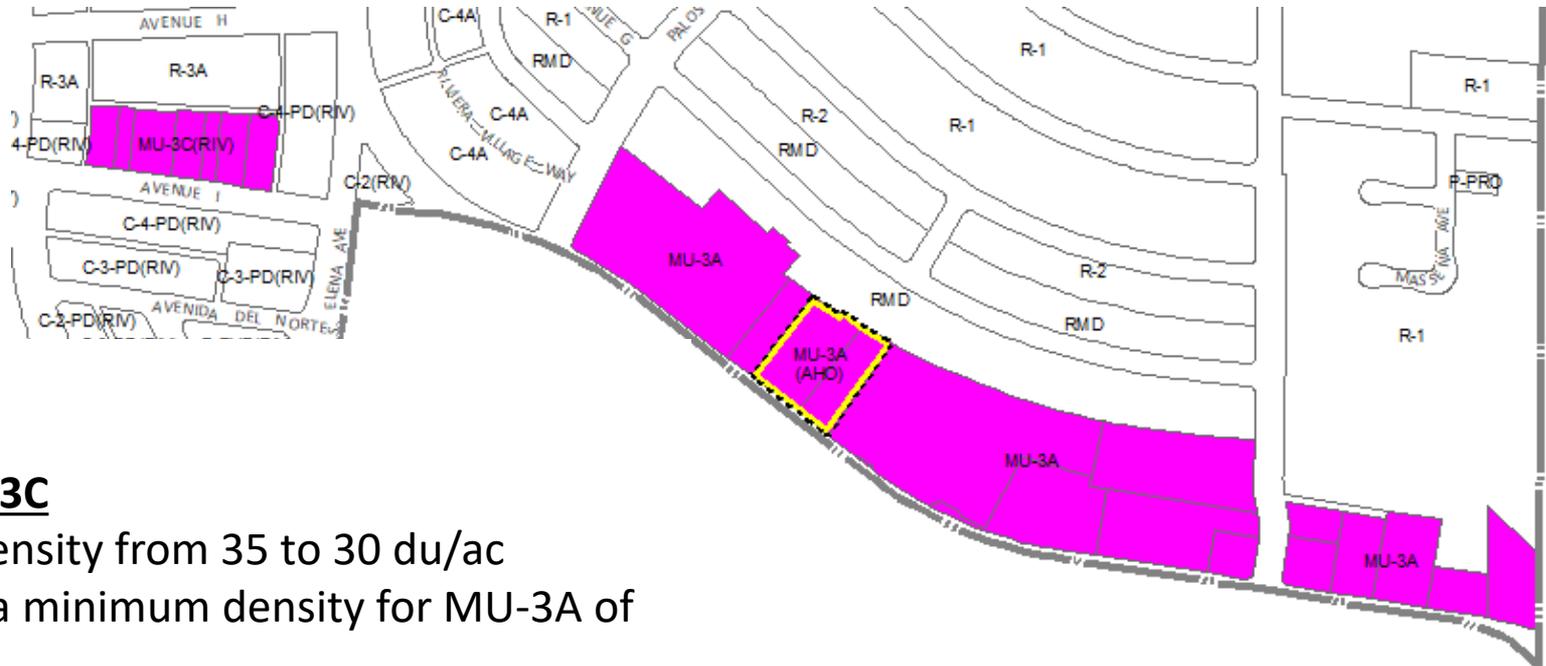
CR

- Reduce density from 35 to 30 du/ac



Zoning Standards – Proposed Changes

ARESIA BLVD



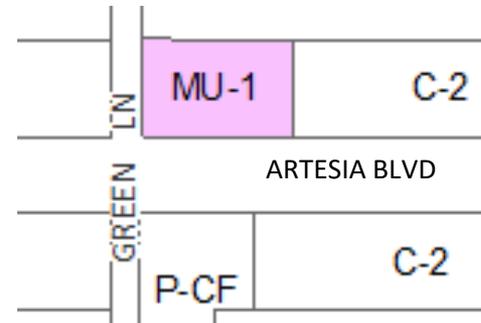
MU-3A, MU-3C

- Reduce density from 35 to 30 du/ac
- Establish a minimum density for MU-3A of 20 du/ac

Zoning Standards – Proposed Changes

MU-1

- Reduce density from 35 to 30 du/ac



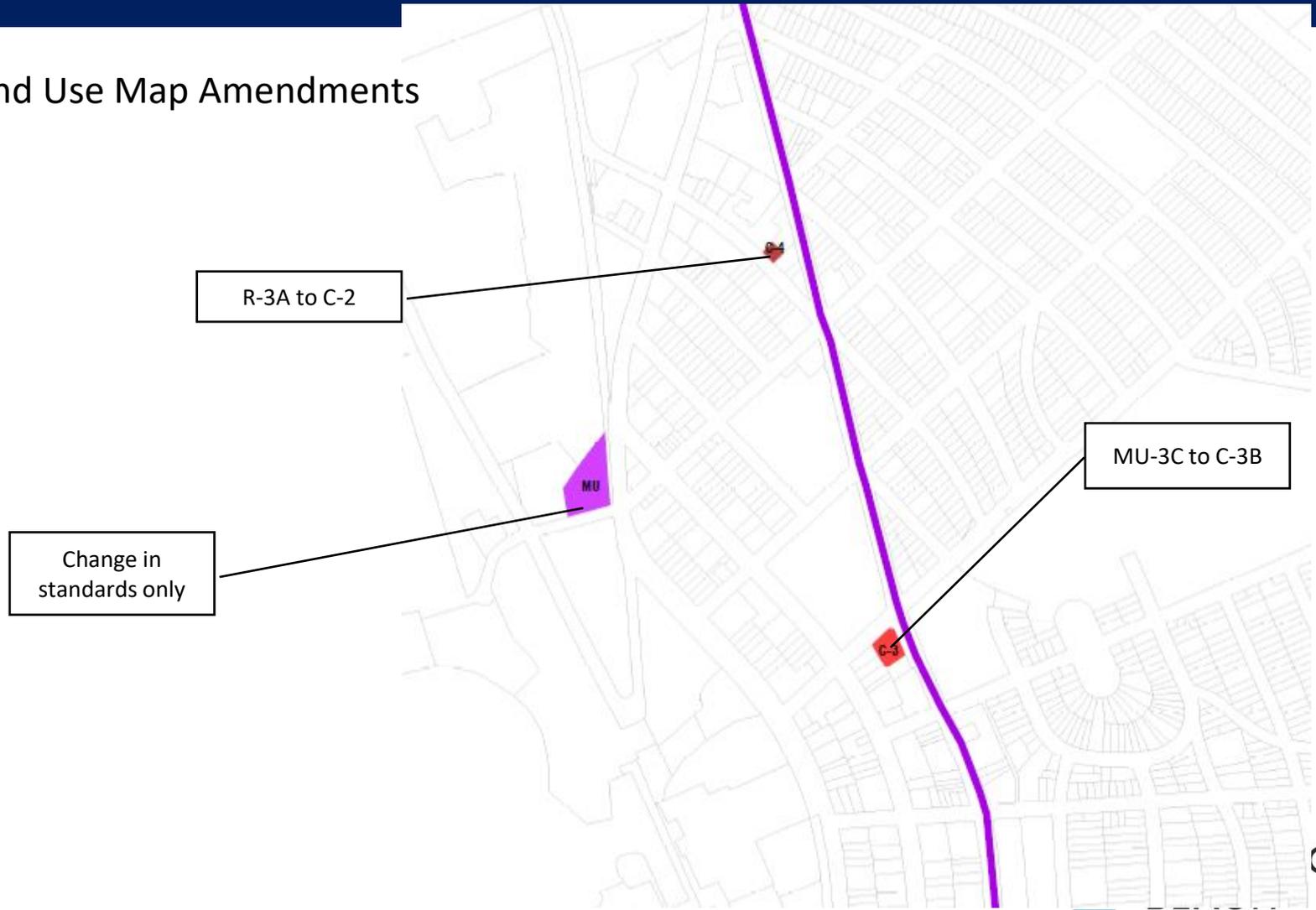
MU-1a (Coastal Zoning Code Only)

- RENAME MU-2 to MU-1a
- Reduce density from 35 to 30 du/ac



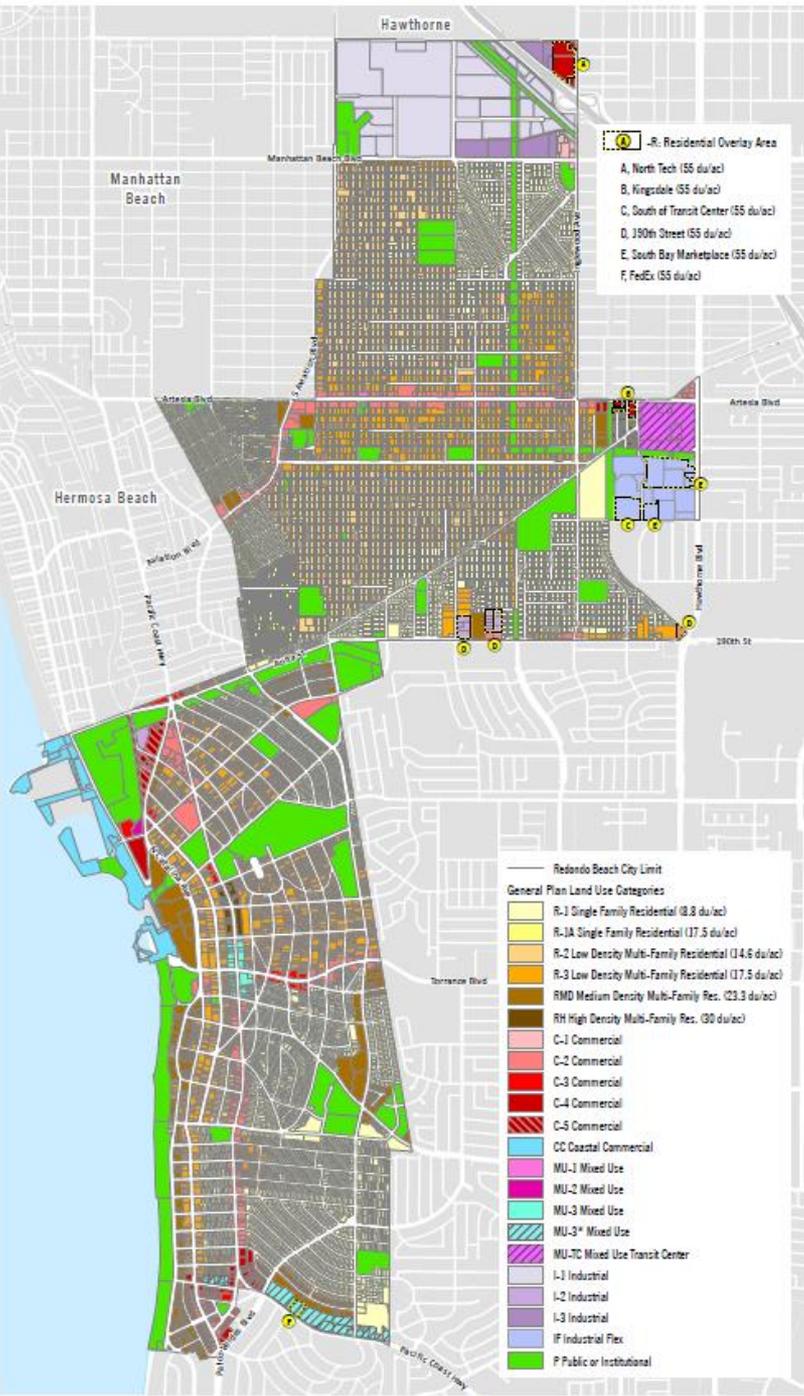
Proposed LCP Amendments – RESIDENTIAL NOT REQUIRED by the HE or State Law

Coastal Land Use Map Amendments



Land Use Element

- Existing LUE being amended (temporarily) for consistency and HE implementation
- Will be replaced when updated LUE is adopted at a later date
- Amended Land Use Definition Table
- Amended the Land Use Plan
- Limited updates to goals and policies for impacted area.



LUE Amendments

TABLE 2 (Cont.)

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
Industrial		Floor area ratio: 0.7.
I-1	Light industrial, research and development, "office park" facilities, manufacture of spacecraft and associated aerospace systems, supporting commercial uses (e.g., restaurants, banks, copiers, and similar uses), educational and governmental facilities, and day care centers.	
I-2	Uses permitted in I1.	Floor area ratio: 1.0.
I-3	Uses permitted in I1, and building material sales, furniture stores, vehicle sales and services, maintenance and repair services, restaurants, banks, photocopies, and similar uses.	Floor area ratio: 0.7.
Industrial Flex (IF)	<u>Provides for an integrated mix of light industrial and commercial and/or office uses such as: commercial, research and development, incubator space, creative or technology-based businesses, offices, hotel, and supporting commercial uses. The overall character in this designation is intended to create a creative/tech incubator district with supporting uses.</u>	Max FAR 1.00
Public		
P	Governmental administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses.	N/A
Overlays		
-PD	Offices shall be located at the rear or above the first floor of structures whose ground floor is occupied by pedestrian-oriented uses (e.g., retail sales and restaurants).	N/A

Residential Overlay (R)

An overlay is a planning tool used to provide flexibility in land use designations. This designation allows uses that differ from or are in addition to, the underlying General Plan land use. This flexibility can help the City respond to State-mandated housing requirements and increase development options in different market conditions.

Min. 20 du/ac
Max. 55 du/ac

The Residential Overlay allows residential infill projects in six areas of the City: The North Tech District, the northern portion of the Kingsdale neighborhood, the area immediately south of the city's transit center, the area south of the Galleria, several areas along 190th Street, and an area along south Pacific Coast Highway east of Palos Verdes Boulevard.

The North Tech District, and the areas south of the transit center and Galleria are all located in close proximity to existing or future Metro Station stops, which provides access to existing or planned transportation alternatives.

Properties with the Residential Overlay designation may be developed as the underlying land use designation (industrial, industrial flex, or commercial depending on the location) and also have the option of developing as infill residential without the need for a General Plan amendment.

The Residential Overlay is intended to encourage the development of affordable housing by providing added land use flexibility that could allow for the integration of new residential housing opportunities in close proximity to transit, job centers, and commercial service centers.

Residential uses in the overlay area may be stand-alone projects, horizontal mixed use, or vertical mixed use.

Residential projects must have a minimum density of 20 dwelling units per acre, and they cannot exceed the maximum density identified within each overlay area.

Policies It shall be the policy of the City of Redondo Beach to:

Function and Permitted Uses

- 1.15.1 Accommodate land uses and provide for a physical form and scale of development which differentiates Artesia Boulevard into the four following sub-areas:
 - a. East of Ruxton Lane: developed as a higher intensity transitional area to the Galleria at South Bay (Sub-Area 1). This area includes a Residential Overlay Area;
 - b. Phelan Lane to Rindge Lane: developed as a pedestrian-oriented community-serving commercial "village" (Sub-Area 2);
 - c. Blossom Lane to west of Flagler Lane: developed as a mixed-use node, integrating residential with community-serving commercial uses (Sub-Area 3). All areas designated MU-1 are amended to C-2, with the exception of the northeast corner of Green Lane and Artesia Blvd; and
 - d. Remaining areas: mix of highway- and community-oriented commercial uses (Sub-Area 4) (II.1).
- 1.15.2 Publicly initiate and allow for the private sector development of municipal or shared parking lots, which incorporate bicycle storage facilities, along the street frontages to provide for joint use of adjacent commercial properties and allow for the incorporation of commercial uses into the structure along the street frontage (except for areas required for access) (II.1, II.16).
- 1.15.3 Provide for the continued use of existing parking lots which extend to Mathews Avenue and Vanderbilt Lane, ensuring their compatibility with adjacent residences (II.1).

Design and Development

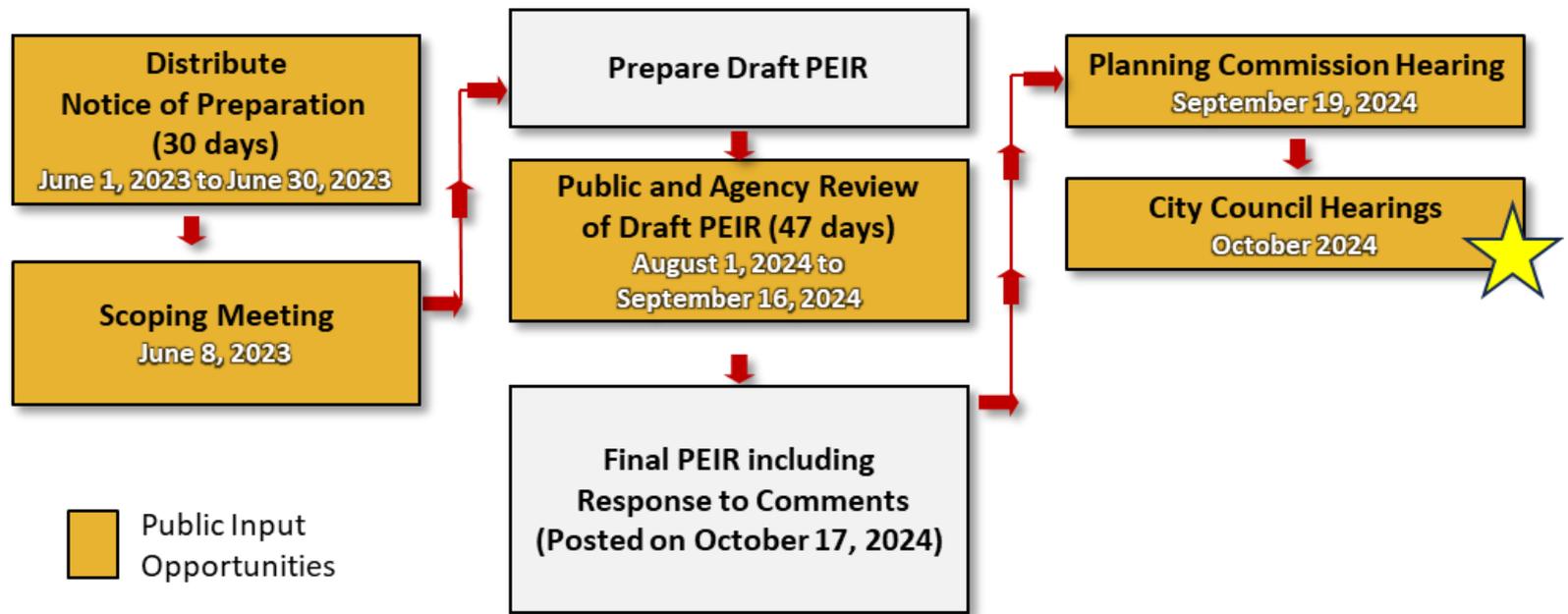
- 1.15.4 Implement the Artesia/Inglewood Public Improvement Project, including the incorporation of street trees, landscape (planters), street furniture (benches, trash receptacles, newsracks, etc.), street and crosswalk paving, lighting, public signage, and other appropriate elements (II.17).
- 1.15.5 Improve the design and landscape of the Artesia Boulevard median (II.17).
- 1.15.6 Install signage or other visual elements to distinctly identify the entries to the Artesia Boulevard commercial corridor (II.17).



Program Environmental Impact Report (PEIR)

- The PEIR allows the City to address environmental impacts on a comprehensive scale for the General Plan Update.
- Future projects may be within the PEIR's scope and additional environmental review may not be required.
- Factors that allow for tiering may include a project's land use, overall density and building intensity and location.
- Certification of the PEIR allows for the adoption of the General Plan, Zoning Ordinance, and Local Coastal Program amendments that are intended to implement the Housing Element and does not commit the City to taking specific policy actions.

CEQA Process



Significant and Unavoidable Impacts

Air Quality

- Construction and Operation
 - AQ-1. Air Quality Assessment (Construction)
 - AQ-2. Air Quality Assessment (Operation)

Energy

- Consistency with Plans

Greenhouse Gas Emissions

- Emissions and Consistency with Plans
 - GHG-1. Climate Action Plan (CAP)

Land Use and Planning

- Consistency with Plans

Transportation

- Consistency with Plans and Vehicle Miles Traveled (VMT)

Cultural Resources

- Historic Resources
 - CUL-1. Historical Resources Assessment

Noise

- Construction
 - N-1. Construction Noise Measures

Population and Housing

- Population Growth

Notification of the Final PEIR

- The Final PEIR was posted to the City's website:
https://www.redondo.org/departments/community_development/planredondo/index.php
- The Final PEIR was uploaded to the California State Clearinghouse on October 17, 2024.
- The availability of the Final PEIR was noticed in the Easy Reader newspaper on October 17, 2024.
- Public agencies that commented on the Draft PEIR were notified of the Final PEIR via USPS on October 15, 2024.
- Hardcopies of the Final PEIR were made available at the City Planning Department and the two city libraries.
- The Final PEIR includes responses to comments received during the public review period on the Draft PEIR.
- The Final PEIR includes revisions and corrections to the Draft PEIR based on responses to comments and recommendations.
- The Final PEIR includes the Mitigation Monitoring and Reporting Program (MMRP).

Final PEIR – Response to Comments

A total of 18 comment letters were received on the Draft PEIR.

Summary of comments received and Staff recommended changes to the Draft PEIR:

- Four comment letters were received confirming receipt of the Notice of Availability (NOA)
- One comment letter provided recommendations regarding tsunami considerations and references
- 13 comments letters were submitted related to the proposed 0.75 Floor Area Ratio (FAR) for the BCHD campus under the proposed PI Land Use Designation
- Minor revisions to update tsunami considerations and references
- Revisions to Appendix I General Plan Implementation
- Revisions to the proposed land use designations of Open Space (OS) to Public Institutional (PI) at applicable school sites.
- Revisions to revert all Utility (U) designation to Public (P).

No significant new information was presented that requires recirculation of the Draft PEIR.

No significant environmental impacts not previously disclosed in the Draft PEIR were identified.



Recommended Actions

1. Adopt Resolution No. CC-2410-105, certifying the Final Program EIR, adopting findings pursuant to CEQA, adopting a Statement of Overriding Considerations, and adopting a mitigation monitoring and reporting program
2. Adopt Resolution No. CC-2410-106, amending the General Plan Land Use Element
3. Adopt Resolution No. CC-2410-107, amending the Land Use Plan of the City's Certified Local Coastal program
4. Introduce for first reading Ordinance No. CC-3281-24, amending Title 10, Chapter 1
5. Subdivisions of the Redondo Beach Municipal Code7. Introduce for first reading Ordinance No. CC-3282-24, amending Title 10, Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code
6. Introduce for first reading Ordinance No. CC-3283-24, amending Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance of the Redondo Municipal Code
7. Provide staff with direction regarding the proposed re-zoning from R-1 to C-2 on Torrance Boulevard and RH to C-2 on Pacific Coast Highway