

ORDINANCE NO. CC-3281-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10, CHAPTER 1 SUBDIVISIONS OF THE REDONDO BEACH MUNICIPAL CODE FOR CONSISTENCY WITH THE GENERAL PLAN LAND USE ELEMENT AND TO IMPLEMENT THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT AND OTHER AMENDMENTS REGARDING RESIDENTIALLY DESIGNATED PROPERTIES NOT IDENTIFIED AS PROGRAM ACTIONS IN THE CITY'S HOUSING ELEMENT.

WHEREAS, in 2019, the City initiated work on the City's 6th Cycle 2021-2029 Housing Element; and

WHEREAS, the City's 6th Cycle 2021- 2029 Housing Element presents a framework for meeting the housing needs of existing and future resident populations within the City based on the Regional Housing Needs Allocation (RHNA) of 2,490 units. While the RHNA allocation is 2,490 units, when accounting for a credit of 451 units and 240 anticipated ADUs, the total need with a 10% buffer is 1, 944 units; and

WHEREAS, the 6th Cycle 2021- 2029 Housing Element identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner; and

WHEREAS, the 6th Cycle 2021- 2029 Housing Element actualizes the noted strategies and programs with proposed additional residential densities within mixed- use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofit organizations; and

WHEREAS, the City Council, at its duly noticed public meetings on April 20, May 4, May 11, and May 18, 2021, at which time all interested parties were given an opportunity to be heard and to present evidence, considered multiple land plans for the purpose of identifying housing sites throughout the City that would accommodate the City' s RHNA; and

WHEREAS, the City Council at its duly noticed public meeting on June 15, 2021 approved a draft land use plan that identified housing sites that can accommodate the City' s RHNA and other land use changes and adjustments to some commercial, industrial, and public institutional designations; and

WHEREAS, the City Council held a duly noticed public hearing on July 5th, 2022, at which time it considered evidence presented by staff, the consultant, and other interested parties and adopted the revised City of Redondo Beach 6th Cycle 2021-2029 Housing Element, incorporating the amendments recommended by the California Department of Housing and Community Development (HCD) and submitted the revised Housing Element to HCD on July 11, 2022; and

WHEREAS, on September 1, 2022, the State Department of Housing and Community Development (HCD) issued a letter certifying the City's 6th Cycle 2021-2029 Housing Element and noting that the City must continue timely and effective implementation of all programs; and

WHEREAS, the City's Subdivision Ordinance is consistent with, supports, and serves to implement the provisions of Program 13 of the City's certified 6th Cycle 2021-2029 Housing Element; and

WHEREAS, a component of program 13 commits the city to allow administrative processing for multi-family projects with up to 15 units; and

WHEREAS, the proposed updates to the City's Zoning Ordinances (including Subdivision Ordinance), and Local Coastal Program (LCP) required for consistency with the General Plan are consistent with, support, and serve to implement the City's Housing Element inclusive of the "Housing Sites" and "Housing Programs", and also serve to update the City's Zoning Ordinances and LCP consistent with State Housing Laws; and

WHEREAS, on August 1, 2024 the City's Updated Draft General Plan, Draft Zoning Ordinance (including Subdivision Ordinance), and Draft Local Coastal Program, were released for comment on the City's website, allowing the public and other interested parties to comment directly on the draft documents; and

WHEREAS, on June 20, August 1, and August 15, 2024 the Planning Commission held multiple duly noticed public hearings to take testimony from staff, the public and other interested parties, and to deliberate on updates to the City's General Plan Land Use, Open Space & Conservation, Noise, and Safety Element, and revisions to the City's Zoning Ordinances (including Subdivision Ordinance), and LCP required for consistency and to implement the City's Housing Element; and

WHEREAS, on September 19, 2024 the Planning Commission held a final duly noticed public hearing and completed its deliberations on updates to the City's General Plan Land Use, Open Space & Conservation, Noise, and Safety Elements, and updates to the City's Zoning Ordinances (including Subdivision Ordinance), and LCP required for consistency and to implement the City's Housing Element, and took testimony from staff, the public and other interested parties, and considered the associated Draft Program Environmental Impact Report and made the following recommendations:

1. That the City Council certify pursuant to CEQA, the Final Program Environmental Impact Report inclusive of its referenced appendices for the “Redondo Beach Focused General Plan Update, Zoning Ordinance Updates (including Subdivision Ordinance) and Local Program Amendments”, approve appropriate findings, a statement of overriding considerations, and mitigation monitoring and reporting program; and
2. That the City Council adopt a General Plan Amendment to update the City’s Land Use, Open Space and Conservation, Noise, and Safety Elements with certain proposed changes and edits as set forth in Planning Commission Resolution No. 2024-09-PCR-09; and
3. That the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10, Planning and Zoning, Chapter 1, Subdivisions, Chapter 2 Zoning and Land Use, Chapter 5 Coastal Land Use Plan Implementing Ordinance to make consistent the General Plan Update and to implement the 6th Cycle 2021-2029 Housing Element inclusive of the zoning amendments for implementing “Housing Sites” and “Housing Programs”; and
4. That the City Council adopt amendments to the City of Redondo Beach’s Coastal Land Use Plan of the Local Coastal Program to make consistent the General Plan Update and to implement the 6th Cycle 2021-2029 Housing Element inclusive of the zoning amendments for implementing “Housing Sites” and “Housing Programs”;

WHEREAS, pursuant to CEQA, a Draft Program Environmental Impact Report (Draft PEIR) has been prepared and was presented to the Planning Commission at the same time as the final draft of the General Plan Update, Zoning Ordinance Amendments (including Subdivision Ordinance), Zoning Ordinance for the Coastal Zone Amendments, and Local Coastal Program Amendments; and

WHEREAS, the overall purpose of the PEIR is to inform the City, responsible agencies, decision makers, and the public about the potential environmental effects resulting from full implementation of the proposed Redondo Beach General Plan Update, and the associated Zoning Ordinance (including Subdivision Ordinance), Zoning Ordinance for the Coastal Zone, and Local Coastal Program amendments that are required for consistency purposes and to implement the City’s certified 6th Cycle 2021-2029 Housing Element; and

WHEREAS, the PEIR addresses effects that may be significant and adverse; evaluates alternatives to the project; and identifies mitigation measures and alternatives to reduce or avoid identified potentially significant impacts; and

WHEREAS, included as an appendix to the PEIR, Appendix A Buildout Methodology, explains the buildout assumptions and methodologies utilized for projecting

the potential growth in the City over the next 25 years to the horizon year of the General Plan Update of 2050; and

WHEREAS, on August 1, 2024 an “Amended Notice of Availability of a Draft Environmental Impact Report” was issued to advise the public and interested parties that the City of Redondo Beach Planning Division had released the Draft PEIR addressing potential impacts associated with the Redondo Beach Focused General Plan Update, Zoning Ordinance Update (including Subdivision Ordinance), and Local Coastal Program Amendment (proposed project) for a 47-day review period beginning on August 1, 2024, and ending on September 16, 2024; and

WHEREAS, on August 1, 2024 the City’s Updated Draft General Plan, Draft Zoning Ordinance, and Draft LCP, were released for comment on the City’s website, allowing the public and other interested parties to comment directly on the Draft General Plan Document; and

WHEREAS, the City timely received 18 written comments on the Draft PEIR; and

WHEREAS, all comments timely received on the Draft PEIR have been responded to and are included in the Final PEIR, which consists of the Draft EIR, responses to comments timely received on the Draft PEIR, and clarifications/revisions to the Draft EIR; and

WHEREAS, on October 1, 15, and 29, 2024, and November 5, 2024, the City Council, at duly noticed public hearings, considered the Project and the Draft and Final PEIR, at which times the City staff presented its reports and interested persons had an opportunity to be heard and to present evidence regarding the Project and the Final PEIR; and

WHEREAS, at their duly noticed public hearing on October 15, 2024, City Council directed staff to move forward with the Housing Element implementation related General Plan, Zoning Ordinance (including Subdivision Ordinance), and Local Coastal Program Amendments to comply with the statutory deadline of February 12, 2025 and defer other proposed nonresidential amendments for later consideration. Additionally, City Council directed City staff to include other residential amendments not required by the City’s Housing Element that change residential capacity at the same time as the Housing Element related amendments; and

WHEREAS, multiple technical studies, environmental scoping meetings, community surveys, public meetings and workshops with the GPAC, the general public, the Planning Commission, and the City Council since 2016 have all served to engage and inform the general public including residents, business owners/operators, and other interested parties and have shaped the resulting draft General Plan Update, and the associated Zoning Ordinance (including Subdivision Ordinance), Zoning Ordinance for

the Coastal Zone, and LCP amendments required for consistency and implementing the Housing Element.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AS FOLLOWS:

1. That the amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions are consistent with and serve to implement the City's certified 6th Cycle 2021-2029 Housing Element.
2. The amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance are necessary to facilitate the development of affordable housing in the community consistent with State housing law.
3. The City Council considered the information contained in the Final Program Environmental Impact Report for the proposed Title 10 Planning and Zoning, Chapter 1 Subdivisions amendments, and the City Council certified the Final Program Environmental Impact Report (State Clearinghouse Number 2023050732), adopted findings pursuant to the California Environmental Quality Act, adopted a Statement of Overriding Considerations, and adopted a Mitigation Monitoring and Reporting Program.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That the above recitals and findings are true and correct, and are incorporated herein by reference as if set forth in full.

SECTION 2. PUBLIC COMMENT. That agencies and interested members of the public have been afforded ample notice and opportunity to comment on the Final PEIR and the proposed amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance.

SECTION 3. FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT. That the City Council considered the information contained in the Final Program Environmental Impact Report for the proposed amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance, and the City Council certified the Final Program Environmental Impact Report (State Clearinghouse Number 2023050732), adopted findings pursuant to the California Environmental Quality Act, adopted a Statement of Overriding Considerations, and adopted a Mitigation Monitoring and Reporting Program, and directed City staff to implement and monitor the mitigation measures, and file a Notice of Determination as set forth in Public Resources Code Section 21152.

SECTION 4. TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS. That

the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions to make consistent and implement the City's certified 6th Cycle 2021-2029 Housing Element as well as other amendments regarding residentially designated properties, which amendments are not identified as program actions in the City's Housing Element, in accordance with the proposed changes/edits attached as "Exhibit A".

SECTION 5. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this amendment to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance. The City Council declares that it would have passed this amendment to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 6. PUBLICATION AND EFFECTIVE DATE. This ordinance shall be published by one insertion in the Easy Reader, the official newspaper of said City, and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

[THIS SECTION INTENTIONALLY LEFT BLANK]

PASSED, APPROVED AND ADOPTED this 12th day of November, 2024.

James A. Light, Mayor

APPROVED AS TO FORM:

ATTEST:

Michael W. Webb, City Attorney

Eleanor Manzano, CMC, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF REDONDO BEACH)

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Ordinance No. 3281-24 was introduced at a regular meeting of the City Council held on the 5th day of November, 2024 and approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 12th day of November, 2024, and there after signed and approved by the Mayor and attested by the City Clerk, and that said ordinance was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eleanor Manzano, CMC
City Clerk

“Exhibit A”

Amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions of the Redondo Beach Municipal Code.

Amendments to Chapter 1, Subdivisions

Amendments to Article 5, Tentative Maps

Section 10-1.504 Decisions and reports

Section 10-1.504, Decisions and reports will be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Subdivision of not more than three parcels or ~~three parcels or~~ 15 condominium units on any lot ~~and involving no more than two or combination of adjacent lots~~. If the Community Development Director, or his/her assigned, finds that the map for a subdivision of not more than ~~three parcels or~~ three parcels or 15 condominium units on any lot ~~and involving no more than two or combination of adjacent~~ lots meets the requirements of this chapter and the Map Act, the Community Development Director, or his/her assigned, shall approve a map of the subdivision within 50 days after the certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of the California Environmental Quality Act. If the Community Development Director, or his/her assigned, finds that the map does not meet the requirements of this chapter or the Map Act, the Community Development Director, or his/her assigned, shall disapprove or conditionally approve the map within such time. Dedications and reservations of property and on-site and off-site improvements may be required by the Community Development Director, or his/her assigned, as a condition of approval as authorized by the Subdivision Map Act and this chapter. Written notice of the decision shall be given to the subdivider.
- ~~(1) Appeals to the Commission. The decision of the Community Development Director shall be final and conclusive unless, within 10 days after the date of the written notice of decision, the subdivider files a written appeal with the Planning Division requesting a public hearing before the Commission. Notice of public hearing before the Commission to consider an appeal of the decision of the Community Development Director shall be mailed to the subdivider not less than 10 days prior to the date of such hearing. The Commission shall hear the testimony of the subdivider or any witnesses on behalf of the subdivider and information provided by the Community Development Director. The Commission may also hear the testimony of other persons interested in the matter. Upon the conclusion of the hearing, or no later than the date of the next regular Commission meeting, the Commission shall declare its findings, based upon the testimony and documents before it. The Commission may sustain, modify, reject, or overrule any action of the Community Development Director and may make such findings and determinations as are not inconsistent with the provisions of the Map Act or this chapter. The action of the Commission may be appealed to the Council pursuant to Section ~~10-~~ 1.506 of this article.~~

Subsection (b) will be amended to read:

ORDINANCE NO. CC-3281-24, AMENDING TITLE 10, CHAPTER 1 SUBDIVISIONS OF THE REDONDO BEACH MUNICIPAL CODE FOR CONSISTENCY WITH THE GENERAL PLAN LAND USE ELEMENT AND TO IMPLEMENT THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT AND OTHER AMENDMENTS REGARDING RESIDENTIALLY DESIGNATED PROPERTIES NOT IDENTIFIED AS PROGRAM ACTIONS IN THE CITY'S HOUSING ELEMENT

- (b) ~~Subdivisions of four or more parcels or of four or more parcels or creating 16~~ condominium units or more on any lot or combination of lots or a subdivision involving more than two adjacent lots. In the case of subdivisions of four or more parcels or creating 16 or more ~~condominium units on any lot or combination of lots or a subdivision involving more than two adjacent lots,~~ the Commission shall review the recommendations and, if it finds that the map meets the requirements of this chapter and the Map Act, the Commission shall approve the map of the subdivision within 50 days after certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, unless such time is extended by mutual agreement with the subdivider in accordance with Government Code Section 65957. If the Commission finds that the map does not meet the requirements of this chapter or the Map Act, the Commission shall disapprove or conditionally approve the map within such time.

Section 10-1.1010 Community Development Director or Commission decisions

Section 10-1.1010, Community Development Director or Commission decisions will be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Subdivision of not more than three parcels or 15 ~~condominium units on any lot and involving no more than two adjacent~~ or combination of lots. If the Community Development Director, ~~or his/her assigned,~~ finds that the parcel map for a subdivision of not more than three parcels or 15 condominium units on any lot ~~and involving no more than two adjacent~~ or any combination of lots meets the requirements of this chapter and the Map Act, the Community Development Director, ~~or his/her assigned~~ shall approve the parcel map within 50 days after the certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of the California Environmental Quality Act. If the Community Development Director, ~~or his/her assigned,~~ finds that the parcel map does not meet the requirements of this chapter or the Map Act, the Community Development Director shall disapprove or conditionally approve the parcel map within such time. Dedications and reservations of property and on-site and off-site improvements may be required by the Community Development Director as a condition of approval as authorized by the Subdivision Map Act and this chapter. Written notice of the decision shall be given to the subdivider.
- (1) Appeals to the Commission. The decision of the Community Development Director may be appealed to the Commission in the manner as provided in Section 10-1.504(a)(1)10-1.504(a)(1) of this chapter.

Subsection (b) will be amended to read:

- (b) Subdivision of four or more parcels or 16 ~~condominium units on any lot or a subdivision involving more than two adjacent~~ combination of lots. In the case of subdivisions of four or more parcels or 16 ~~condominium units on any lot or a subdivision involving more than two adjacent~~ combination of lots, the Commission shall review the recommendations and testimony and, if the Commission finds that the parcel map meets the requirements of this chapter and the Map Act, it shall approve the parcel map within 50 days after certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, unless such time is extended by mutual agreement with the subdivider in accordance with Government Code Section 65957. If the Commission finds that the map does not meet the requirements of this chapter or the Map Act, it shall disapprove or conditionally approve the parcel map within such time.