

RESOLUTION NO. 2024-09-PCR-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CERTIFY PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT INCLUSIVE OF ITS REFERENCED APPENDICES FOR THE “REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT”, APPROVE APPROPRIATE ENVIRONMENTAL FINDINGS, A STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING AND REPORTING PROGRAM, AND ADOPT A GENERAL PLAN AMENDMENT TO UPDATE THE CITY’S LAND USE, OPEN SPACE AND CONSERVATION, NOISE, AND SAFETY ELEMENTS WITH PROPOSED CHANGES/EDITS ATTACHED AS “EXHIBIT A” AND “EXHIBIT B”, ADOPT AMENDMENTS TO THE REDONDO BEACH MUNICIPAL CODE, TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS ATTACHED AS “EXHIBIT C”, ADOPT AMENDMENTS TO THE REDONDO BEACH MUNICIPAL CODE, TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE ATTACHED AS “EXHIBIT D”, ADOPT AMENDMENTS TO THE REDONDO BEACH MUNICIPAL CODE, TITLE 10 PLANNING AND ZONING, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE ATTACHED AS “EXHIBIT E”, AND ADOPT AMENDMENTS TO THE CITY OF REDONDO BEACH’S COASTAL LAND USE PLAN OF THE LOCAL COASTAL PROGRAM ATTACHED AS “EXHIBIT F”, TO MAKE CONSISTENT AND IMPLEMENT THE GENERAL PLAN UPDATE AND CERTAIN HOUSING ELEMENT PROGRAMS.

WHEREAS, the City’s current General Plan was adopted on May 26, 1992; and

WHEREAS, on March 29, 2016 the City Council approved the City’s three-year Strategic Plan goal to “Ensure sustainability, livability, and health by completing the General Plan update and by implementing environmentally responsible programs”; and

WHEREAS, on May 17, 2016 the City Council approved the “Request for Proposal” (RFP) for consultant services to update the General Plan and at the City Council’s direction the Community Development Department circulated the RFP to nearly 50 qualified consultants across the State; and

WHEREAS, on July 1, 2016 the City received two (2) competitive proposals from qualified consulting firms with local and pertinent experience and pursuant to the RFP a “Selection Committee” was formed and both consulting firms were interviewed on July 21, 2016; and

WHEREAS, the “Selection Committee”, consisting of the Assistant City Manager, Community Development Director, Waterfront and Economic Development Director, Public Works Director, Community Services Director, Fire Chief, and Planning Manager, after measuring the totality of the proposals against the requirements for the project per the RFP and conducting face to face interviews with each firm, recommended to the City Council to award the project to Placeworks, Inc.; and

WHEREAS, on October 4, 2016, the City Council awarded the contract for planning and environmental consulting services to Placeworks, Inc. for updates to the “Land Use Element” and “Conservation, Recreation and Parks, and Open Space Element” of the City’s General Plan and preparation of the required environmental documents; and

WHEREAS, on December 13, 2016 the City Council approved Resolution No. CC-1612-122 establishing a 27-member General Plan Advisory Committee (GPAC) to provide direct community stakeholder input to the update of the Land Use and Conservation, Recreation and Parks, and Open Space Elements of the General Plan including analysis and recommendations regarding amendments to the Mixed-Use Zoning and Development Standards, and opportunities for additional recreation, parks, and open space areas; and

WHEREAS, on February 21, 2017 pursuant to Resolution No. CC-1612-122, the Mayor and City Council selected the members of the GPAC and the City Clerk reviewed all selections and confirmed each was a resident of Redondo Beach. Two (2) members were appointed by the Mayor, one (1) of which served as the Chair, and each Council Member appointed five (5) members, three (3) of which resided in their District; and

WHEREAS, the GPAC conducted a total of twenty-eight (28) noticed public meetings since April 27, 2017, with their final meeting being held on January 31, 2024. At the final meeting, GPAC completed their discussions and recommendations for the final draft General Plan, which includes a consistently formatted, comprehensive General Plan document with a new Introduction, along with updated Goals, Policies, and Implementation Measures for the Land Use, Open Space and Conservation, Safety, and Noise Elements; and

WHEREAS, on December 19, 2017 the City Council approved the First Amendment to the Original Agreement with Placeworks, Inc. to include ten (10) additional GPAC meetings (the Original Agreement included ten (10) GPAC meetings total) to support updates to the City’s Environmental Hazards/Natural Hazards Element (proposed to be reorganized and renamed as the Safety and Noise Elements) of the General Plan, the development of the City’s Local Hazard Mitigation Plan inclusive of a “Vulnerability Assessment”, the development of the Artesia & Aviation Corridors Area Plan, and a fourth community-wide workshop (the Original Agreement included three (3) community workshops total); and

WHEREAS, on April 16, 2019 the City Council approved the Second Amendment to the Agreement with Placeworks, Inc. to include GPAC's development of draft Guiding Principles and Vision Statement and a determination to present multiple draft land use plan options at the City's first Community Meeting rather than a single preferred land use plan. Three (3) additional GPAC meetings were also included in this Second Amendment; and

WHEREAS, on March 17, 2020 the City Council approved the Third Amendment to the Agreement with Placeworks, Inc. to add budget for multiple refinements to the land use diagrams and plans to address changes in State Housing Law and the Regional Housing Needs Allocation (RHNA) allocation, and additional project administration costs. Four (4) additional GPAC meetings were also included in the Third Amendment for a total of 27 GPAC meetings; and

WHEREAS, on October 4, 2022 the City Council approved the Fourth Amendment to the Agreement with Placeworks, Inc. to address the significant RHNA requirement. This Amendment was necessary to support the multiple additional public hearings held in the Spring of 2021 and the multiple versions of buildout analyses that were required to develop and approve a draft Land Plan that could accommodate the City's RHNA and support the certification by the State Department of Housing and Community Development (HCD) of the City's 6th Cycle Housing Element (adopted July 5, 2022 and HCD certified on September 1, 2022). Additionally, this Amendment included the development of an "Introduction" section of the updated General Plan; and

WHEREAS, on February 21, 2023 the City Council approved the Fifth Amendment to the Agreement with Placeworks, Inc. to include updates to the City's Zoning Ordinance, Zoning Ordinance for the Coastal Zone, and Local Coastal Program required to make all documents consistent with the updated General Plan and to implement the Housing Sites and Housing Element Programs. Additionally, this Amendment included a final GPAC meeting to confirm their recommended consolidated General Plan updated document, an additional community workshop prior to formal public hearings before the Planning Commission and City Council, the set up and facilitation of Konevio, an online survey/commenting software for providing comments on the draft General Plan Elements, draft Zoning Ordinance(s), and draft Local Coastal Program; and

WHEREAS, on March 12, 2024 the City Council approved the Sixth Amendment to the Agreement with Placeworks, Inc. to update the scope of the required Article XXVII traffic impact analysis and mitigation recommendations, and to update the General Plan environmental analysis resulting from the City Council's direction to study increasing the Floor Area Ratio (FAR) from 0.6 to 1.5 within the Artesia & Aviation Corridor Area Plan (AACAP). Additionally, this Amendment was necessary to cover costs related to the extended length of the project and the additional project management and team meetings necessary to cover the balance of the 2024 calendar year; and

WHEREAS, on February 29, 2024 the City's Draft General Plan document was released for comment on the City's website, allowing the public and other interested parties to comment directly on the Draft General Plan Document. Additionally, on March

20, 2024 City staff and Placeworks, Inc. conducted an open house meeting to present and take input on the City's Draft General Plan update. All public comments have been documented and included with materials provided to the Planning Commission during their public hearings on this matter beginning in June 2024; and

WHEREAS, on June 20, 2024 the Planning Commission held a duly noticed public meeting and received a "report" from City staff that presented an "overview" of the City's Draft General Plan Update and the associated Zoning Ordinance and Local Coastal Program Amendments. Staff's "report" included a summary of the updates to the City's Land Use Element, Open Space and Conservation Element, Safety Element, and Noise Element along with a summary of the Zoning Ordinance Amendments required to implement the Housing Element's programs and sites and for general consistency; and

WHEREAS, on August 1, 2024 the Planning Commission held a duly noticed special meeting to conduct a public hearing on updates to the City's General Plan Land Use, Open Space & Conservation, Noise, and Safety Elements, take testimony from staff, the public and other interested parties, and deliberate, make recommendations, and continue the public hearing to August 15, 2024. At their August 1, 2024 public hearing, the Planning Commission reached consensus on recommended proposed edits to some Land Use Element Policies and Implementation Measures that are included in the "Exhibits" of this resolution; and

WHEREAS, on August 15, 2024 the Planning Commission held a duly noticed public hearing to continue deliberations on updates to the City's General Plan Land Use, Open Space & Conservation, Noise, and Safety Element, and to take testimony from staff, the public and other interested parties, and initiate deliberations and make recommendations concerning revisions to the City's Zoning Ordinances and Local Coastal Program (LCP) required for consistency and to implement the City's Housing Element. At their August 15, 2024 continued public hearing, the Planning Commission did not make any proposed edits to the proposed zoning ordinances and local coastal program that are included in the "Exhibits" of this resolution; and

WHEREAS, on September 19, 2024 the Planning Commission held a third and final duly noticed public hearing to complete their 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 and Local Coastal Program (LCP) required for consistency and to implement the City's Housing Element, and to take testimony from staff, the public and other interested parties, and consider the associated program Draft Environmental Impact Report; and

WHEREAS, at their September 19, 2024 public hearing the Planning Commission made the following additional recommendations all of which are either identified in the attached "Exhibits" as noted or identified in the "RESOLVE AS FOLLOWS" "SECTIONS" of this Resolution:

- 1) Amend the General Plan Floor Area Ratio (FAR) for the Public/Institutional (PI) land uses from 0.75 to 0.5 for all properties *except*: City Hall bounded by PCH, Broadway, Carnelian St, and Diamond St; The Annex site on Northeast Corner

- of PCH and Vincent St; and all City Fire and Police Station properties all of which would have an FAR of 1.25 (“Exhibit B”)
- 2) Eliminate the proposed Public/Utility (U) land use designation for the AES and SCE transmission tower corridor properties and maintain the existing land use designation of “P” Public or Institutional for these properties (“Exhibit B”)
 - 3) Amend the General Plan Floor Area Ratio (FAR) for the C-4 designated properties along Pacific Coast Highway (PCH) from 1.0 to 0.5 and develop a comprehensive plan for the PCH corridor (“Exhibit B”) and amend the FAR zoning development standards from 1.0 to 0.5 for C-4 zoned properties along PCH (RESOLVE AS FOLLOWS SECTION 5. AND SECTION 6.)
 - 4) Amend the land use designation from “OS” (Parks and Open Space) to “PI” (Public/Institutional) at the School District owned properties identified as: 1. Lincoln Elementary School Fields and Blacktop Area; 2. Alta Vista Elementary School Fields; and 3. The former Franklin School Site (“Exhibit B”)
 - 5) Within the MU Mixed-Use Zoning Districts for projects including both commercial and residential uses amend the proposed minimum commercial FAR from 0.35 to 0.4 (RESOLVE AS FOLLOWS SECTION 5. AND SECTION 6.)
 - 6) Minor additional amendment to IM-LU-44 to require the exclusive use of native California drought resistant vegetation in all housing and commercial developments (“Exhibit B”)
 - 7) Minor additional amendment to IM-LU-45 to amend the Heat Island mitigation tree coverage target percentage of 25% to 29% (“Exhibit B”)

WHEREAS, with respect to the proposed FAR for the PI designation as they apply to School District properties, the Planning Commission understands that School District properties are under the control and authority of the State and the FAR upon School District properties only applies in the event that a School District property becomes a “surplus” property or otherwise is not used by the School District for educational purposes; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), 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, Zoning Ordinance for the Coastal Zone Amendments, and Local Coastal Program Amendments; and

WHEREAS, the overall purpose of the program Draft 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, Zoning Ordinance for the Coastal Zone, and Local Coastal Program amendments that are required for consistency purposes; and

WHEREAS, the Draft 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 Draft 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 has released the Draft PEIR addressing potential impacts associated with the Redondo Beach Focused General Plan Update, Zoning Ordinance Update 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, at the time of the release of RESOLUTION NO. 2024-09-PCR-09 on September 13, 2024 several comments on the Draft PEIR have been received; 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, Zoning Ordinance for the Coastal Zone, and Local Coastal Program amendments required for implementing the Housing Element and consistency.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

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

SECTION 2. FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT. The Planning Commission recommends that the City Council, in the exercise of its independent judgment and pursuant to CEQA, certify the Final Program Environmental Impact Report, inclusive of its referenced appendices for the “Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment”, and Approve appropriate Environmental Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program. The Draft PEIR inclusive of its referenced appendices is attached as a “Link” within “Exhibit A”.

SECTION 3. CITY OF REDONDO BEACH GENERAL PLAN. The Planning Commission recommends 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 proposed

changes/edits attached as “Exhibit B”. The proposed Land Use, Open Space and Conservation, Noise, and Safety Elements are included as a “Link” within “Exhibit B”.

SECTION 4. TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS. The Planning Commission recommends that the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions attached as “Exhibit C”.

SECTION 5. TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE. The Planning Commission recommends that the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use attached as “Exhibit D” with the following additional recommendations: Amend the FAR zoning development standards from 1.0 to 0.5 for C-4 zoned properties along Pacific Coast Highway (PCH); Within the MU Mixed-Use Zoning Districts for projects including both commercial and residential uses amend the proposed minimum commercial FAR from 0.35 to 0.4.

SECTION 6. TITLE 10 PLANNING AND ZONING, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE. The Planning Commission recommends that the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 5 Coastal Land Use Plan Implementing Ordinance attached as “Exhibit E” with the following additional recommendations: Amend the FAR zoning development standards from 1.0 to 0.5 for C-4 zoned properties along Pacific Coast Highway (PCH); Within the MU Mixed-Use Zoning Districts for projects including both commercial and residential uses amend the proposed minimum commercial FAR from 0.35 to 0.4.

SECTION 7. CITY OF REDONDO BEACH LOCAL COASTAL PROGRAM. The Planning Commission recommends that the City Council adopt amendments to the City of Redondo Beach’s Coastal Land Use Plan of the Local Coastal Program attached as “Exhibit F”.

SECTION 8. INCONSISTENT PROVISIONS. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 9. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this General Plan Amendment to Update the City’s Land Use, Open Space and Conservation, Noise, and Safety Elements, amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions, amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use, amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 5 Coastal Land Use Plan Implementing Ordinance, and amendments to the City of Redondo Beach’s Coastal Land Use Plan of the Local Coastal Program 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. The City Council shall declare that it would have passed this General Plan Amendment to Update the City's Land Use, Open Space and Conservation, Noise, and Safety Elements, amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions, amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use, amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 5 Coastal Land Use Plan Implementing Ordinance, and amendments to the City of Redondo Beach's Coastal Land Use Plan of the Local Coastal Program 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.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 19th day of September, 2024.

Signed by:



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Gale Hazeltine, Chair
Planning Commission
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

CITY OF REDONDO BEACH)

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2024-09-PCR-09 was duly passed, approved, and adopted by the Planning Commission of the City of Redondo Beach, California, at an adjourned regular meeting of said Planning Commission held on the 19th day of September, 2024 by the following roll call vote:

AYES: Light, Boswell, Craig, Gaddis, Conroy, Lamb, Chairperson Hazeltime

NOES: None

ABSENT:

Marc Wiener

Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:



City Attorney's Office