

RESOLUTION NO. 2020-09-PCR-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH RECOMMENDING THAT THE CITY COUNCIL ADOPT A FINDING THAT THE DRAFT ARTESIA & AVIATION CORRIDORS AREA PLAN QUALIFIES FOR A GENERAL RULE EXEMPTION FROM CEQA AND THAT THE CITY COUNCIL CONSIDER THE DRAFT ARTESIA & AVIATION CORRIDORS AREA PLAN (AACAP) WITH PROPOSED CHANGES/EDITS ATTACHED AS “EXHIBIT A”

WHEREAS, at its meeting on June 20, 2017, the City Council approved a budget for expanding the General Plan Advisory Committee (GPAC) and Placework’s scope of work to include “planning and environmental services for the development of a planning document to effectively support revitalization of the Artesia Boulevard Corridor (Artesia & Aviation Corridors Area Plan (AACAP))”; and

WHEREAS, at its meeting on December 19, 2017, the City Council of the City of Redondo Beach approved the FIRST AMENDMENT TO AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND PLACEWORKS, INC. for the development of the Artesia & Aviation Corridors Area Plan with a scope of services that included a parking utilization study and an economic feasibility and pro forma analysis of the Corridor, identification of revitalization strategy options, preparation of the Area Plan that would serve as guidance for the future revitalization of the “Corridors”, additional AACAP focused GPAC meetings, an AACAP community wide meeting, and public hearings before the Planning Commission and City Council; and

WHEREAS, at its meeting on March 7, 2019 the General Plan Advisory Committee held its kickoff Artesia & Aviation Corridors Area Plan (AACAP) meeting where they reviewed existing conditions and the percentage mix of existing commercial uses along the corridors, challenges impeding the corridors revitalization, and received technical studies and presentations including a feasibility and pro forma analysis (BAE Urban Economics) for Artesia Boulevard development concepts and an Artesia-Aviation Area Plan Parking Study (FEHR & PEERS), and a report from the City Manger’s Artesia-Aviation Revitalization Committee, a parklet/streetlet discussion (City Staff), and public survey results for the Aviation and Artesia Focus Areas; and

WHEREAS, at its meeting on September 26, 2019, the General Plan Advisory Committee completed their review of the Draft Artesia & Aviation Corridors Area Plan (AACAP) and reached consensus on various minor amendments and recommended that the Draft AACAP be forwarded to the Planning Commission for their consideration; and

WHEREAS, in November of 2019, the Draft Artesia & Aviation Corridors Area Plan (AACAP) was presented to the North Redondo Beach Business Association (NRBBA) for questions, comments, and input; and

WHEREAS, notice of the time and place of the public hearing (virtual) before the Planning Commission where the proposed Draft Artesia & Aviation Corridors Area Plan (AACAP) would be considered was given pursuant to State Law and local ordinance on July 2, 2020, and August 6, 2020 by publication in the Beach Reporter and September 3, 2020, by publication in the Daily Breeze, newspapers of general circulation in the City; and

WHEREAS, on July 16, 2020, August 20, 2020, and September 17, 2020 the Planning Commission conducted duly noticed public hearings (virtual), accepted public testimony, and considered the proposed CEQA General Rule Exemption and the Draft Artesia & Aviation Corridor Area Plan (AACAP).

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

SECTION 1. FINDINGS.

- A. In compliance with the California Environmental Quality Act of 1970, as amended (CEQA), and State and local guidelines adopted pursuant thereto, the Planning Commission finds that the Draft Artesia & Aviation Corridors Area Plan is exempt from the preparation of environmental review because the activity is not considered a project under CEQA and therefore qualifies for the general rule exemption under Section 15061(b)(3) of the CEQA Guidelines.
- B. The proposed Draft AACAP is consistent with the General Plan in that it shall be the goal of the City of Redondo Beach to provide lands for and encourage the development of retail, specialty, entertainment and similar uses which attract customers from adjacent cities in the region as well as serving City residents
- C. This proposed Draft Artesia & Aviation Corridors Area Plan does not require a vote of the people under Article XXVII of the City Charter.

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

SECTION 1. That the Planning Commission recommends that the City Council adopt a finding that the Draft Artesia & Aviation Corridors Area Plan qualify for a General Rule Exemption from CEQA and that the City Council consider the proposed Draft Artesia & Aviation Corridors Area Plan (AACAP) with recommended changes/edits attached as "Exhibit A".

SECTION 2. The Planning Commission shall 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 17th day of September, 2020.

Dan Elder, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Brandy Forbes, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2020-09-PCR-17 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 17th day of September, 2020, by the following vote:

AYES: Chair Elder, Commissioners Ung, Toporow, and Hinsley

NOES: Commissioner Strutzenberg

ABSENT: Commissioners Glad and Rodriguez

Brandy Forbes, AICP
Community Development Director

APPROVED AS TO FORM:

Assistant City Attorney

RESOLUTION NO. 2020-09-PCR-17 “EXHIBIT A”

DRAFT ARTESIA & AVIATION CORRIDORS AREA PLAN (AACAP) PROPOSED CHANGES/EDITS

The following are proposed changes/edits to the Draft Artesia & Aviation Corridors Area Plan for the City Councils consideration as recommended by the Planning Commission at their public hearing on September 17, 2020.

1. Consider restoring the name of Artesia Blvd to Redondo Beach Blvd to help in rebranding the area. [3-2]
2. Consider the FAR increase from 0.5 to something higher than the recommended 0.6 FAR suggested in the AACAP. [3-2]
3. Focus on Matthews and Vanderbilt or other parallel streets for bike traffic (both in short and potentially the long term) to make as safe for bicyclists as possible. Significant infrastructure changes are needed for Artesia to be safe and usable for more bicycle traffic. [4-0-1]
4. Consider eliminating Artesia on-street parking in the blocks at the nodes at first [3-2]
5. After establishing shared parking among lots and/or building parking structure(s), then reduce the parking requirements to encourage development, focusing on preferred uses. [4-1]
6. Add rooftop restaurant dining to the sidewalk dining idea along Artesia. [5-0]
7. Avoid the identified streetlets locations at signalized lights. Find other streetlet locations near the nodes. [3-2]
8. Consider an “empty storefront” and or blight fee for owners who choose to leave sites empty after some time period to encourage development (after 12 months, 18 months, etc.). [3-2]
9. Add a prioritization for timeline of the implementation items. There is an implementation list at the end of the Plan, but it would be helpful to have a standard linear timeline with milestones to get a feel of the possible roll out. [5-0]

10. Include a pie chart or other visual aid showing projected possible amounts from different funding sources. This would allow some approximation of what is possible. [4-1]
11. Potential AACAP changes may result from the Pandemic. Make sure this plan has flexibility to adapt to a post-Pandemic environment. [4-0-1]
12. Consider regulations that encourage local businesses in favor of larger national chains. [4-0-1]