

RESOLUTION NO. CC-2010-074

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH ADOPTING THE ARTESIA & AVIATION CORRIDORS AREA PLAN (AACAP) AND A FINDING THAT THE AACAP IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, at its meeting on June 20, 2017, the City Council approved a budget for expanding the General Plan Advisory Committee (GPAC) and Placeworks, Inc.'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 AACAP-focused 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, an Artesia-Aviation Area Plan Parking Study (FEHR & PEERS), a report from the City Manager's Artesia-Aviation Revitalization Committee, a parklet/streetlet discussion prepared by 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 (Draft 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 AACAP was presented to the North Redondo Beach Business Association (NRBBA) for questions, comments, and input; and

WHEREAS, on February 27, 2020, the Draft AACAP was presented at an advertised public community meeting/workshop open to the public, with attendance of

approximately 50 persons consisting of residents, business owners/operators and other interested parties at the Perry Park Senior Center for questions, comments, and input; and

WHEREAS, between February 21, 2020 and March 31, 2020 a survey hosted on the City's website requesting input from the public on prioritization of the proposed draft "Implementation Actions" recommended in the Draft AACAP was completed by 156 respondents; and

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

WHEREAS, on July 16, 2020 the Planning Commission had discussion item to receive a presentation regarding the Draft AACAP, and on August 20, 2020 and September 17, 2020 the Planning Commission conducted duly noticed public hearings (virtual), accepted public testimony, and considered the proposed CEQA Determination and the Draft AACAP; and

WHEREAS, at their duly noticed public hearing (virtual) on September 17, 2020 the Planning Commission determined to recommend that the City Council adopt a finding that the Draft AACAP is not a "Project" as defined by Section 15378 of the State CEQA Guidelines and therefore not subject to CEQA and that the City Council consider the Draft AACAP with the following changes/edits/comments:

Consider restoring the name of Artesia Blvd to Redondo Beach Blvd to help in rebranding the area.

Consider the FAR increase from 0.5 to something higher than the recommended 0.6 FAR suggested in the AACAP.

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.

Consider eliminating Artesia on-street parking in the blocks at the "Activity Nodes" at first.

After establishing shared parking among lots and/or building parking structure(s), then reduce the parking requirements to encourage development, focusing on preferred uses.

Add rooftop restaurant dining to the sidewalk dining idea along Artesia.

Avoid the identified streetlets locations at signalized lights. Find other streetlet locations near the “Activity Nodes”.

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.).

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.

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.

Potential AACAP changes may result from the Pandemic. Make sure this plan has flexibility to adapt to a post-Pandemic environment.

Consider regulations that encourage local businesses in favor of larger national chains; and

WHEREAS, notice of the time and place of the public hearing (virtual) before the City Council where the proposed Draft AACAP would be considered was given pursuant to State Law and local ordinance on September 24, 2020 by publication in the Beach Reporter. Additionally, the notice of the time and place of the public hearing (virtual) before the City Council to consider the Draft AACAP was also provided by a press release publication in the Beach Reporter on October 1, 2020, by PlanRedondo emails to interested parties, by posting on the General Plan Update social media platform, cable television message, and by posting the public hearing notice on the City’s website; and

WHEREAS, the City Council of the City of Redondo Beach considered evidence presented by City Staff, and other interested parties at a public hearing held on the 6th day of October, 2020, with respect thereto.

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

1. In compliance with the California Environmental Quality Act of 1970, as amended (CEQA), and State and local guidelines adopted pursuant thereto, the City Council finds that the Draft Artesia & Aviation Corridors Area Plan is not subject to CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is not considered a “Project” as defined in Section 15378 of the State CEQA Guidelines as the Artesia & Aviation Corridors Area Plan concerns planning and strategic activities and serves as an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment and only contemplates the creation of government funding

mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

2. The proposed Draft Artesia & Aviation Corridors Area Plan is consistent with the General Plan in that it provides lands for and encourages the development of retail, specialty, entertainment, and similar uses which attract customers from adjacent cities and the region, as well as serving the City's residents.
3. This proposed Draft Artesia & Aviation Corridors Area Plan does not require a vote of the people under Article XXVII of the City Charter as the Draft AACAP does not constitute a defined "Major Change in Allowable Land Use" pursuant to Article XXVII of the "Official Charter" of the City of Redondo Beach, California.

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

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

SECTION 2. That based on the above findings, the City Council adopts the Draft Artesia & Aviation Corridors Area Plan.

SECTION 3. The City Clerk shall certify to the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

SECTION 4. That the location and custodian of documents and other materials which constitute the record of proceedings upon which this decision is based are held by the Redondo Beach City Clerk, located at City Hall, 415 Diamond Street, Redondo Beach, CA 90277.

PASSED, APPROVED AND ADOPTED this 6th day of October, 2020.

William C. Brand, Mayor

APPROVED AS TO FORM:

ATTEST:

Michael W. Webb, City Attorney

Eleanor Manzano, CMC, City Clerk

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 the foregoing Resolution No. CC-2010-074 was duly passed, 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 6th day of October, 2020, by the following vote:

AYES:

NOES:

ABSENT:

Eleanor Manzano, CMC
City Clerk