



Administrative Report

H.3., File # 20-1554

Meeting Date: 1/12/2021

To: MAYOR AND CITY COUNCIL

From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

ADOPT BY TITLE ONLY ORDINANCE NO. 3210-20 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 CHAPTER 2 OF THE MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES, CONSISTENT WITH STATE LAW. FOR SECOND READING AND ADOPTION.

ADOPT BY TITLE ONLY ORDINANCE NO. 3211-20 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 CHAPTER 5 OF THE MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES IN THE COASTAL ZONE, CONSISTENT WITH STATE LAW. FOR SECOND READING AND ADOPTION.

EXECUTIVE SUMMARY

New amendments to the State regulations regarding accessory dwelling units (ADUs) went into effect on January 1, 2020. If a local agency had an existing ADU ordinance that failed to meet the requirements of the revised regulations, that ordinance became null and void and that agency was required to thereafter apply the standards established in the amended State regulations under California Government Code Section 65852.2 for the approval of ADUs, unless and until the agency adopts an ordinance that complies with the State regulations that went into effect on January 1, 2020. The City of Redondo Beach regulations regarding ADUs thus became null and void on January 1, 2020. These proposed amendments to the Redondo Beach Municipal Code are to adopt local restrictions regarding ADUs that comply with the State regulations.

The proposed ordinances were introduced for first reading at a public hearing before the City Council held on December 8, 2020. This consideration is for the second reading and adoption of the amendments to the Zoning Ordinance (Title 10 Chapter 2) and Coastal Land Use Implementation Ordinance (Title 10 Chapter 5).

BACKGROUND

In 2019 the State Senate and Assembly adopted several bills pertaining to housing, and specifically to accessory dwelling units (ADUs). The Governor signed those bills into law in October 2019. The amendments went into effect on January 1, 2020. If a local agency has an existing ADU ordinance that fails to meet the requirements of the revised regulations, that ordinance shall be null and void and that agency shall thereafter apply the standards established in this subdivision for the approval of

ADUs, unless and until the agency adopts an ordinance that complies with the State regulations that went into effect on January 1, 2020. The City of Redondo Beach regulations regarding ADUs thus became null and void on January 1, 2020. The proposed amendments to the Redondo Beach Municipal Code are to adopt local restrictions regarding ADUs that comply with the State regulations.

Two ordinances were considered by the Planning Commission at their November 19, 2020 meeting—one for Title 10 Chapter 2 for inland zoning and the other for Title 10 Chapter 5 for coastal zoning. The Planning Commission recommended that the City Council adopt each and authorize the submittal of the Coastal Land Use Plan amendments to the California Coastal Commission. The proposed ordinances were presented to City Council for a public hearing and first reading on December 8, 2020. A copy of the Administrative Report from the December 8, 2020 public hearing is attached for a detailed description of the amendments.

Currently for consideration is the second reading and adoption of both ordinances.

COORDINATION

The proposed ordinances were coordinated with the City Attorney's Office.

FISCAL IMPACT

The cost of processing Zoning Code amendments is typically part of the Community Development Department and City Attorney's work plan and incorporated into the fiscal year operating budget. Due to COVID-19 budget impacts, the Community Development Department prepared an application for LEAP Grant funds from the California Department of Housing and Community Development (HCD) for reimbursement of legal costs to prepare the ADU ordinances. That grant award has been issued by HCD.

APPROVED BY:

Joe Hoefgen, City Manager

ATTACHMENTS

Ordinance No. 3210-20

Ordinance No. 3211-20

City Council Administrative Report December 8, 2020