



Administrative Report

P.1., File # 21-1952

Meeting Date: 1/19/2021

To: MAYOR AND CITY COUNCIL

From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND CONSIDERATION OF RESOLUTIONS OPPOSING CALIFORNIA STATE SENATE BILL 9 AND SENATE BILL 10 RELATED TO RESIDENTIAL DEVELOPMENT AS THESE BILLS WOULD PREEMPT LOCAL REGULATIONS FOR HOUSING

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2101-009, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, OPPOSING SENATE BILL 9 (ATKINS) WHICH WOULD REQUIRE MINISTERIAL APPROVAL OF HOUSING DEVELOPMENT CONTAINING TWO RESIDENTIAL UNITS AND PARCEL MAP DIVIDING A LOT INTO TWO EQUAL PARTS FOR RESIDENTIAL USE

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2101-010, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, OPPOSING SENATE BILL 10 (WEINER) WHICH WOULD REQUIRE MINISTERIAL APPROVAL OF HOUSING DEVELOPMENT CONTAINING UP TO 10 UNITS

EXECUTIVE SUMMARY

The Redondo Beach City Council has historically opposed housing bills that are detrimental to Redondo Beach, specifically those that preempt local controls. California Senate Bills 9 and 10 were introduced on December 7, 2020. These housing-related bills propose preemption of local controls.

To address these proposed housing bills, staff is in the process of preparing resolutions of opposition to SB 9 and SB 10 for City Council's consideration. These resolutions will be provided as Blue Folder items at Tuesday night's meeting.

BACKGROUND

Existing State law leaves zoning decisions exclusively to local governments-this is a major part of the home rule doctrine. Several of the housing bills proposed in the Senate and Assembly preempt local regulation for housing. In 2021, there are two Senate Bills that are being considered that were introduced on December 7, 2020 that would preempt local controls and substantially impact the land use of the City of Redondo Beach.

Senate Bill 9 would require a proposed housing development containing two residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements. This would effectively convert the City's single family zoning to multi-family without the City's consent.

Senate Bill 10 would authorize a local government to pass an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, where the ordinance would not be subject to the California Environmental Quality Act (CEQA). The bill states that this ordinance could be passed without having to go through the local restrictions on adopting zoning ordinances (public vote).

Despite the city's contemporary land-use planning policies and zoning designations, the proposed legislation would replace our strategically planned, locally appropriate areas of housing intensification with a blanket multi-family zoning. As well, SB 10 subverts the City's adopted procedures for requiring a public vote regarding zoning changes of this nature. This one size fits all approach to local land use regulation, if enacted as written, may have significant adverse impacts on our established community and its character. The proposed legislation may also have significant implications regarding traffic, parking, and other infrastructure that was designed decades ago for a more suburban density.

To address these proposed housing bills, staff is preparing resolutions of opposition to SB 9 and SB 10 for City Council's consideration which will be provided as Blue Folder items at the January 19, 2021 meeting.

COORDINATION

The resolutions have been coordinated with the City Manager's office and the City Attorney's office.

FISCAL IMPACT

The cost of processing communications as part of the Community Development Department's annual work program is included in the Department's portion of the adopted 2020-2021 Annual Budget.

APPROVED BY:

Joe Hoefgen, City Manager

ATTACHMENTS

Resolution No. 2101-09 Opposing SB 9

Resolution No. 2101-10 Opposing SB 10

Text of proposed bill SB 9

Text of proposed bill SB10

City of Redondo Beach opposition letter to SB 50 dated February 12, 2019

City of Redondo Beach opposition letter to SB 50 dated January 8, 2020

Staff report of City Council opposition to SB 827 dated February 6, 2018

Minutes of City Council opposition to SB 827 dated February 6, 2018