



Administrative Report

N.5., File # 21-2333

Meeting Date: 5/4/2021

To: MAYOR AND CITY COUNCIL

From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN

EXECUTIVE SUMMARY

This is the second of multiple planned public meetings by the Mayor and City Council to discuss, receive public input/comments, and consider the City's Draft General Plan Land Use Plan/Map which will support and inform the Draft Housing Element Update and serve as the basis for the required environmental analysis (California Environmental Quality Act - CEQA) of the City's ongoing General Plan Update.

At the meeting on April 6, 2021, the City Council approved the following calendar schedule for considering and confirming a City of Redondo Beach Draft General Plan Land Use Plan/Map:

- April 20, 2021
- May 4, 2021
- May 11, 2021
- May 18, 2021 (if necessary)

At the first public meeting on April 20, 2021, City Staff and the consultant provided a comprehensive presentation of the General Plan Advisory Committee's (GPAC's) and the Planning Commission's recommended Draft General Plan Land Use Plan/Map along with all the public's comments received at the citywide meeting and survey on April 7, 2021.

This Administrative Report provides a brief summary of the remarks and additional information requests, noted below, raised by the City Council and Mayor at the April 20, 2021 public meeting:

- Provide list of comments from SocialPinpoint Survey in numerical order (not grouped by location/focus area)
- Inquire with City of Lawndale where they are considering rezoning to demonstrate capacity for affordable housing
- Provide traffic LOS grades for intersections in Redondo Beach
- Prepare density information by Council District
- Offer suggestions of how to require/get open space in overlay districts
- Provide the RHNA methodology factors from SCAG
- City Attorney to provide consequences for non-compliance

Additionally, this Administrative Report includes as attachments the April 20, 2021 Administrative Report and PowerPoint presentation.

It is expected that the May 4, 2021 City Council continued discussion on this agenda item will include a brief staff and consultant presentation summarizing GPAC's and Planning Commission's recommendations and including the information in response to the requests from the Mayor and City Council noted above. The subsequently scheduled City Council meetings for this discussion item on May 11th, and potentially May 18th are expected to continue the discussions and considerations of options in order to finalize the General Plan Land Use Plan/Map that will support and inform the Draft Housing Element Update and serve as the basis for the required environmental analysis (California Environmental Quality Act - CEQA) of the City's ongoing General Plan Update.

BACKGROUND

SocialPinpoint Survey

Attached to this Administrative Report are the results of the SocialPinpoint Survey (nearly 350 comments received) organized in numerical order. Additionally, the SocialPinpoint Survey as it was originally organized (by location/focus area) is also attached.

City of Lawndale

Per the City of Lawndale's Community Development Director, Lawndale is still analyzing, at a staff level, their options for housing sites that could accommodate capacity for affordable housing (very low, low, and moderate-income levels). The City of Lawndale's 5th Cycle RHNA is 381 and their 6th Cycle RHNA is 2,497. No community meetings or hearings with Lawndale's Planning Commission or City Council have been conducted as of the date of this Administrative Report.

At this time Lawndale's Community Development Director was unable to share publicly the sites they are currently investigating, however they do envision high-density Mixed-Use Zoning along their major existing commercial corridors will be considered, as preserving the character of their existing residential neighborhoods has been a priority.

Traffic Intersection Level of Service (LOS)

Attached to this report are key discussions, tables, and figures from the City's existing Circulation Element adopted in November 2009 which identifies over 100 intersection LOS for 2007 and a projected General Plan buildout year of 2030. Included with the LOS tables and figures are associated discussions from the Circulation Element that explain LOS and the assumptions utilized to project the 2030 intersection LOS, see "*Future Growth*" and "*Future Intersection Analysis*".

The City's Traffic Engineer was consulted in an effort to provide more current intersection LOS data, however any updates to intersection LOS since the Circulation Element was adopted were based on project specific traffic studies and aren't available in this timeframe to cross reference with the comprehensive citywide information in the Circulation Element.

As part of the upcoming environmental review of the draft General Plan Land Use Plan/Map a comprehensive traffic study will be conducted that will assess intersection LOS citywide and the City Council will have the opportunity to assess intersection LOS impacts and consider changes

accordingly.

Density Comparisons

Attached to this report are a series of tables which present density comparisons by zip code and City Council District. The tables present the data in dwelling units per acre and population per acre. In order to extrapolate population density, staff utilized the data below from the City's current Housing Element. The population per household data and is based on the 2010 Census.

"B. Households

2. Household Size...

Average household size in Redondo Beach also varied by geography. On average, households were much larger in the northern part of the City (north of 190th Street) than in the southern part (south of 190th Street) (Table H-12). Single person households comprised about 25 percent of the households in the northern portion of the City compared to about 40 percent of the households in the southern portion. Large households (households consisting of five or more persons) made up approximately seven percent of households in the northern portion of the City, but just four percent of households in the southern portion.

Table H-12: Persons in Households by Sub-Area (2010)						
Household Size	Redondo Beach	%	North Redondo*	%	South Redondo*	%
1 Person	9,252	31.9	3,860	25.0	5,392	39.7
2 Persons	9,794	33.8	5,100	33.0	4,694	34.6
3 Persons	4,763	16.4	2,960	19.2	1,803	13.3
4 Persons	3,591	12.4	2,417	15.7	1,174	8.7
5 Persons	1,090	3.8	735	4.8	355	2.6
6 or more	521	1.8	367	2.4	154	1.1
Total households	29,011	--	15,439	53.2	13,572	46.8
Total population	66,748	--	38,781	58.1	27,967	41.9
Avg. household size	2.29	--	2.51	--	2.01	--

Source: Bureau of the Census (2010).

* North Redondo includes Census Tract Nos. 6205.01, 6205.21, 6205.22, 6206.01, 6206.02, 6207.01, and 6207.02

* South Redondo includes Census Tract Nos. 6212.01, 6212.04, 6213.01, 6213.24, 6213.26, and 6214"

Open Space Strategies - Residential Overlay Districts

The development of additional parks and open spaces within the City is a priority and has been discussed and debated robustly over the course of GPAC's ongoing consideration, review, and update to the City's Conservation, Parks and Recreation, and Open Space Elements. GPAC's recommendations on this matter will be moved forward to the community, Planning Commission, and City Council over the late summer and fall of 2021. Although GPAC has not yet completed their discussions and recommendations updating goals and policies with respect to parks and open space, City Staff and the consultant will be presenting various strategies for providing more parkland citywide.

City Staff and the consultant will describe examples of strategies to encourage development of open space in overlay districts at the May 4, 2021 City Council meeting.

Attached to this report is a document entitled “LA County Parks Needs Assessment - Redondo Beach” that demonstrates park needs citywide.

RHNA Methodology Factors (SCAG)

Attached to this report is a document issued by SCAG entitled “Final RHNA Allocation Methodology” which comprehensively presents the framework and individual “factors” that supported SCAG’s allocations to member jurisdictions. The discussion of the “Local Planning Factors” begins on page 20 of the attached document.

Consequences for Non-Compliance - City Attorney’s Office

The City Attorney’s Office will provide their opinion on the potential consequences during the discussion of this matter by the Mayor and City Council.

COORDINATION

Preparation of this report has been in coordination with the City Manager’s Office and the City Attorney’s Office, as well as with the City’s General Plan Update Consultant Placeworks, Inc. and with the City’s Housing Consultant Veronica Tam and Associates.

FISCAL IMPACT

The costs associated with the determined additional meetings for the City Council’s review of the recommended General Plan Land Use Plan/Map are within the scope and budget of the existing contract with the City’s General Plan Update consultant, PlaceWorks.

APPROVED BY:

Joe Hoefgen, City Manager

ATTACHMENTS

City Council Administrative Report-April 20, 2021 (Discussion Item N.2.)
City Council PowerPoint Presentation-April 20, 2021 (Discussion Item N.2.)
Community Comments-Social PinPoint (Numerical Order)
Community Comments-Social PinPoint (Grouped by Location-Focus Area)
Traffic Intersection Level of Service (LOS)-Discussions, Tables, Citywide Maps-Figures
Density Comparison Tables
LA County Parks Needs Assessment - Redondo Beach
Final RHNA Allocation Methodology (SCAG)
GPAC's Recommended Draft Land Use Plan-Map_12.03.20
GPAC's Summary of Recommendations_12.03.20
Planning Commission Consensus on Recommendations LU Plan 2021-04-15
Additional Public Written Comments received after the April 20th City Council meeting