



Administrative Report

N.2., File # 21-2331

Meeting Date: 4/20/2021

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 first 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)

The Draft General Plan Land Use Plan/Map to be presented to the Mayor and City Council was recommended by the General Plan Advisory Committee (GPAC) at their meeting on December 3, 2021 (GPAC22). GPAC's recommended draft land use plan/map has since been presented to the community at a citywide meeting (approximately 165 registered attendees) on April 7, 2021 and to the Planning Commission at a public hearing on April 15, 2021.

This Administrative Report includes brief summary remarks to address the following topics:

- Description of GPAC's makeup and role
- An identification of the areas where GPAC determined to recommend changes to the City's existing General Plan Land Use Plan/Map
 - GPAC's recommended draft land use plan/map is attached
 - GPAC's summary of recommendations (narrative of focus area concepts and changes from existing General Plan) is attached
- The consistency of GPAC's recommended draft land use plan/map with State Housing Laws including the City's Regional Housing Needs Assessment (RHNA) allocation
- Public comments/input received at the April 7, 2021, community meeting

- Summary of comments received from the public via the Social PinPoint website survey from April 7th through April 11th are included in the attached document entitled, "Community Comments-Social PinPoint"
- Planning Commission comments/input/recommendations from the April 15, 2021 public hearing
 - A memorandum with a summary of the Planning Commission's recommendations will be provided as a "Blue Folder" item before the City Council meeting on April 20, 2021

Additionally, this Administrative Report includes a list of the key documents in support of this matter and a "link" to the location on the City's website to all the identified key documents.

It is expected that the April 20, 2021 City Council discussion on this agenda item will include a detailed presentation and start the conversation with City Council. The subsequently scheduled meetings for this discussion item at the May 4, May 11, and potentially May 18th City Council meetings are expected to be more discussion and consideration 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

General Plan Advisory Committee

The GPAC is a 27-member advisory committee appointed by the City Council and Mayor charged with supporting the City's ongoing General Plan Update. The GPAC has been meeting for nearly 4 years and has held 22 meetings to date. The GPAC has 5 remaining meetings. The remaining GPAC work program includes the completion of a draft Open Space and Conservation Element, Land Use Element goals and policies, and completion and review of the Safety and Noise Element.

The GPAC's recommendations for amendments to the City's existing General Plan Land Use Plan/Map focused on most of the City's commercial corridors, larger commercial centers, and industrial areas while largely preserving and maintaining the City's existing residential neighborhoods with their current land use designations.

The General Plan Advisory Committee's (GPAC) most recent meeting (GPAC22) held on December 3, 2020, focused upon revisiting their earlier draft Land Plan/Map in order to address recent changes in the State's housing laws and incorporate the City's recently assigned Regional Housing Needs Allocation (RHNA) housing numbers. GPAC's recommended draft Land Plan/Map are compliant with all State housing laws and have the capacity to accommodate the City's RHNA of 2,490 residential units. Below is the City's final SCAG 6th Cycle RHNA Allocation.

County	Jurisdiction	Total RHNA*	Income Category			
			Very-low	Low	Moderate	Above-moderate
Los Angeles	Redondo Beach	2490	936	508	490	556

* The City appealed its RHNA based upon SCAG data inconsistencies and local zoning factors demonstrating responsible housing development historically, however SCAG denied the City's appeal.

The GPAC's "Recommended Draft General Plan Land Use Plan/Map" is attached to this Administrative Report. Additionally, a document entitled "GPAC's Summary of Recommendations_12.03.20" provides a narrative of the GPAC's concepts and changes from the existing General Plan for each of the "focus areas" is also attached.

April 7, 2021 Community Meeting

A community meeting was held on April 7, 2021 where City Staff and the City's consultants presented the GPAC recommended Draft General Plan Land Use Plan/Map and solicited comments. There were approximately 165 registered participants for the community meeting. Many of the comments received and questions raised by the public during the community meeting focused on where to locate the additional housing capacity required to meet the City's RHNA with a majority of the commenters recommending that future residential capacity be accommodated at locations throughout the City equally.

Additionally, the City launched the "Social PinPoint Website" at the community meeting. The Social PinPoint website is an interactive map that allowed the public to comment on GPAC's recommended draft land use plan/map changes from April 7th to April 11th. Nearly 350 comments were received from the public via the "Social PinPoint Website". A copy of the social pinpoint map and all the comments received is attached to this Administrative Report.

April 15, 2021 Planning Commission Public Hearing

The "Virtual Planning Commission Meeting" provided an additional opportunity for the community to provide input and allow the City's Planning Commission to conduct their discussions, consider confirming and/or recommending alternatives to the GPAC recommended Draft General Plan Land Use Plan/Map, and ultimately make their recommendation to the Mayor and City Council on the Draft General Plan Land Use Plan/Map.

Due to the recent assignment of the City's RHNA (February 2021) by the Southern California Association of Governments (SCAG) and the upcoming deadline (October 15, 2021) for the submittal to the State Department of Housing and Community Development (HCD) of the City's Housing Element, the City Council determined at their meeting on April 6, 2021, that the Planning Commission will have this single meeting to consider the Draft General Plan Land Use Plan/Map and make their recommendation to the Mayor and City Council.

A "Planning Commission Memorandum" that summarizes the Planning Commission's recommendations on the Draft General Plan Land Use Plan/Map, as well as any additional public comments, will be provided as a Blue Folder item before the City Council's Public Hearing on April 20, 2021.

Link to Webpage Entitled "City Council to hold the first of multiple meetings on April 20, 2021 to consider GPAC Recommended Draft Land Use Plan"

Herein is the link to the most relevant webpage on the City's PLANredondo website that discusses the April 20, 2021 City Council meeting and also identifies the May 4th, May 11th, and May 18th planned City Council public hearing dates. This webpage includes numerous important links, listed below, to the documents that City Staff requests the Mayor and City Council review in preparation for this and the future public hearings.

- [Planning Commission Administrative Report April 15, 2021](#)

[<https://www.redondo.org/civicax/filebank/blobdload.aspx?BlobID=39267>](https://www.redondo.org/civicax/filebank/blobdload.aspx?BlobID=39267)

- PowerPoint Presentation April 15, 2021 Planning Commission Public Hearing
- Planning Commission Memorandum of Recommendations
- FAQs Redondo Beach Housing Element
- GPAC's Recommended Land Use Plan/Map - December 3, 2020
- Recommended Land Use Definition Matrix
- Recommended Land Use Plan Buildout and Comparison to Current General Plan
- PowerPoint Presentation April 7, 2021 Virtual Community Meeting
- Social Pinpoint Website - public comment map open through April 11, 2021
 - Comments received on the draft land use plan/map have been compiled into a single document that includes the map with all comments located and listed
 - The compiled comments are included in an exhibit entitled "Community Comments-Social PinPoint" which has been uploaded to this website page and attached to this Administrative Report
 - The social pinpoint map also includes descriptions of the each of the GPAC's focus areas and summaries of the concepts for each area as well as the changes from the existing General Plan map that GPAC recommends
 - A document entitled "GPAC's Summary of Recommendations_12.03.20" reflecting GPAC's descriptions of their recommendations for each of the focus areas has been uploaded to this website page and attached to this Administrative Report
- Meeting Video April 15, 2021 Planning Commission Public Hearing - to present the Draft Land Use Plan and determine Planning Commission's recommendations
- Meeting Video April 7, 2021 Community Meeting - to present the Draft Land Use Plan
- Meeting Video from GPAC meeting December 3, 2020 - where the recommended plan was discussed and approved by GPAC

[<https://www.redondo.org/news/displaynews.asp?NewsID=3233&TargetID=48>](https://www.redondo.org/news/displaynews.asp?NewsID=3233&TargetID=48) (Link to be updated immediately following Planning Commission Public Hearing)

COORDINATION

Preparation of this report has been in coordination with the City Manager'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

GPAC Recommended Draft Land Use Plan-Map

GPAC Summary of Recommendations
Community Comments-Social PinPoint
Public written comments