

BLUE FOLDER ITEM

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CITY COUNCIL MEETING

May 18, 2021

N.4. DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN AND MAP

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

- PowerPoint Presentation

City of Redondo Beach City Council

May 18, 2021

General Plan Update: Recommended Land Use Plan



Purpose of Tonight's Meeting

PURPOSE OF THE MEETING

Provide update regarding how prior meeting's motion regarding the General Plan Land Use Map/Plan meets State Housing Element and SB330 requirements and obtain direction on remaining GPAC recommended changes to the land use map and definitions.

Staff is available to answer questions about prior meeting topics as well such as:

- State requirements for the Housing Element and RHNA
- Comments received from GPAC, Planning Commission or the Public
- Clarification on proposed General Plan Land Use Designation Definitions

Prior Meeting's Motion

1. Increase FAR in the Industrial from MBB to Marine from Aviation to Inglewood to 1.5
2. Increase FAR AACAP area to 1.5
3. North of 405 60 dwelling units per acre, residential overlay. If the owners maintain or replace commercial space at same or greater level get 20% increase in density. 60' maximum height.
4. South of Transit Center 70 dwelling units per acre, residential overlay. If the owners maintain or replace commercial space at same or greater level get 20% increase in density. 60' maximum height.
5. If necessary, Living Spaces, Nordstrom Rack, Sprouts, Total Wine and parking areas 35 dwelling units per acre. If the owners maintain or replace commercial space at same or greater level get 20% increase in density. 60' maximum height.
6. Accept above, utilizing the spreadsheet provided by Councilman Obagi.
7. Accept GPAC recommendation for PCH South with 30 dwelling units per acre Mixed Use.
8. Reduce buffer to 10% or in line with the buffer represented in the Obagi proposal (items 1-5 above).
9. Refer housing overlay to GPAC to consider goals and policies for development.

Prior Meeting's Motion

10. Refer housing overlay to GPAC to consider goals and policies for development.
11. Continue definition discussion.
12. Accept GPAC recommendation for PCH North.
13. Accept GPAC recommendation for PCH Central Option B.
14. Accept GPAC recommendation for Torrance.
15. Accept GPAC recommendation for Kingsdale, adding a residential overlay of 30 dwelling units per acre over the commercial parcels.
16. Staff have the authorization to revise the densities by 10% up or down to meet the RHNA obligations.

Motion's Consistency with RHNA

AB 1397 Adequate Sites Requirements

- For lower income RHNA - to be rezoned within 3 years
 - Minimum Maximum – 30 du/ac
 - Minimum Minimum – 20 du/ac
 - Minimum Site Size – 0.5 acre
 - Minimum Number of Units per site – 16 units
 - Applies to RH if for lower income, IF and CF

Assumptions Used in Estimating Capacity

- HCD will not accept that all sites will be developed at maximum allowable density
 - Development standards
 - Specific sites constraints
- 80% of Maximum Allowable Density

Sites Strategy Option 1: Includes IF – Alt, No 10% on CF or IF

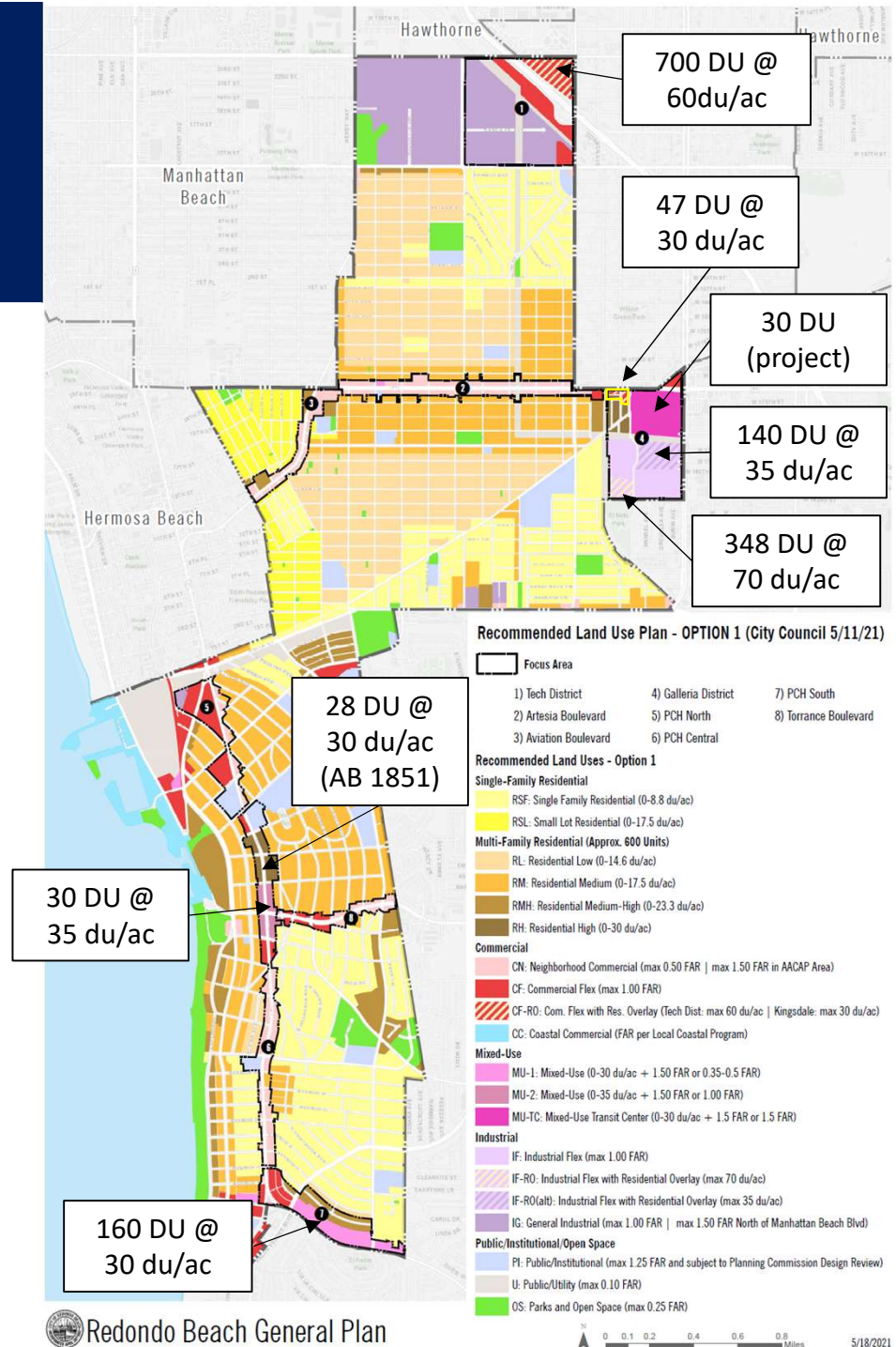
SB 330 Compliant

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	936	508	490	556	2,490
10% Buffer (SB 166 No Net Loss)	1030	559	490	556	2,635
Credits (Entitled/Pending/ADUs)					
ADUs (SCAG Income Affordability Study)	17%	43%	6%	34%	100%
Expected ADUs	41	103	14	82	240
Galleria Project	30	0	0	270	300
Beach Cities Health District	0	0	0	150	150
Total Credits	71	103	14	502	690
Sites Inventory					
R2 Recycling (doubling existing, at least 1 net new)	0	0	0	300	300
R3 Recycling (doubling existing, at least 1 net new)	0	0	500	0	500
Housing on Church Sites (AB 1851, only 50% of Parking)	28		0	0	28
Commercial Flex – Kingsdale + 6 Assembled Parcels (requires density range 20-30 du/ac)	47		0	0	47
Commercial Flex (Residential Overlay, no In & Out)	700		0	0	700
Industrial Flex (Residential Overlay)	348		0	0	348
MU1 (30 du/ac)	160		0	0	160
MU2 (35 du/ac) (Most don't meet 0.5 acre)	30		70	0	100
Industrial Flex – Alt (only 5 acres of parking area)	140		0	0	140
Total Sites	1,463		570	300	2,323
Sites + Credits	1,627		584	802	3,013
Extra	38		94	246	378

RHNA Strategy (Option 1)



Low + Very Low Sites



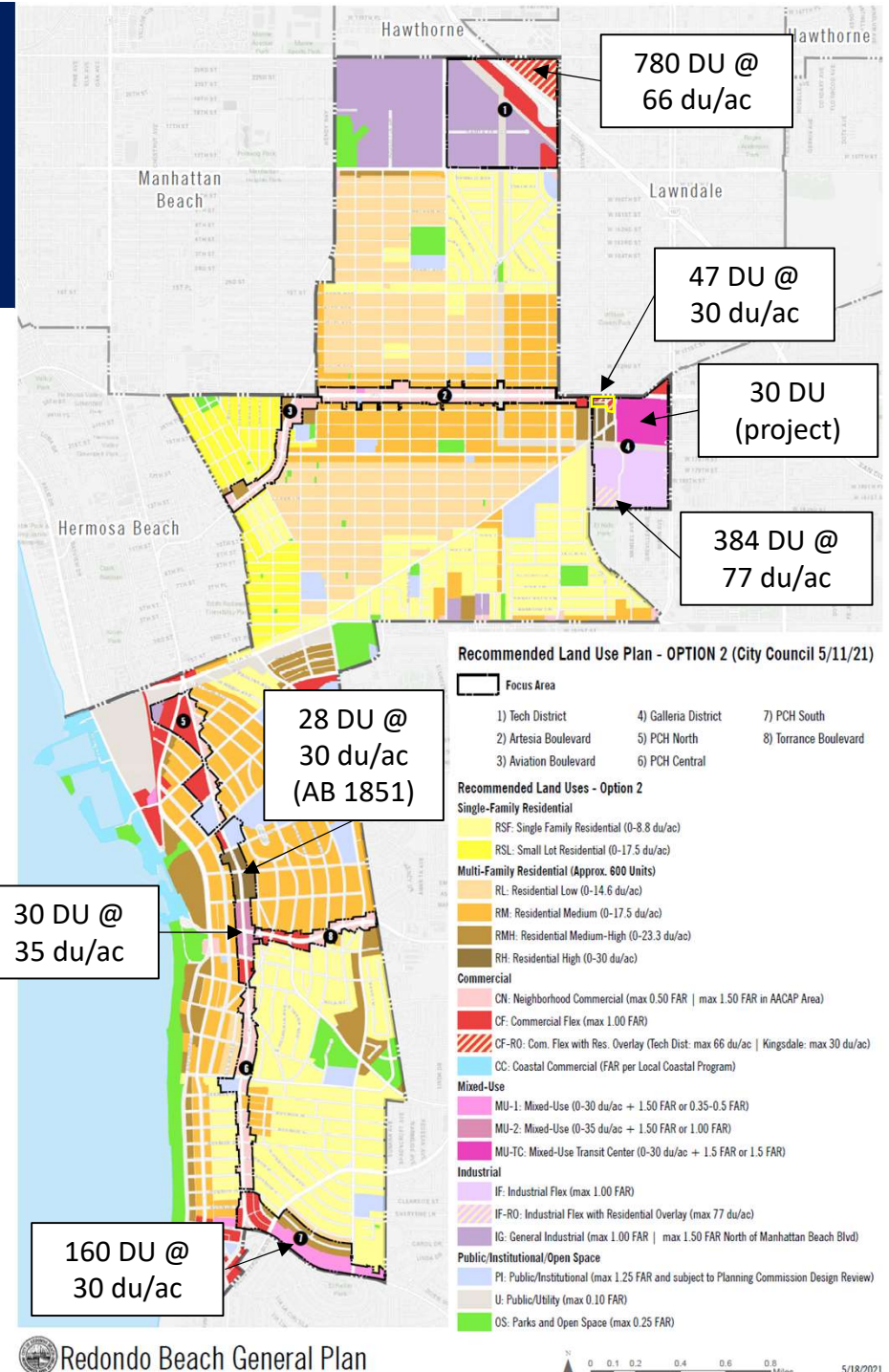
Sites Strategy Option 2: Includes 10% on CF and IF, No IF - Alt **NOT SB 330 Compliant, less 13 units**

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	936	508	490	556	2,490
10% Buffer (SB 166 No Net Loss)	1030	559	490	556	2,635
Credits (Entitled/Pending/ADUs)					
ADUs (SCAG Income Affordability Study)	17%	43%	6%	34%	100%
Expected ADUs	41	103	14	82	240
Galleria Project	30	0	0	270	300
Beach Cities Health District	0	0	0	150	150
Total Credits	71	103	14	502	690
Sites Inventory					
R2 Recycling (doubling existing, at least 1 net new)	0	0	0	300	300
R3 Recycling (doubling existing, at least 1 net new)	0	0	500	0	500
Housing on Church Sites (AB 1851, only 50% of Parking)	28		0	0	28
Commercial Flex – Kingsdale + 6 Assembled Parcels (requires density range 20-30 du/ac)	47		0	0	47
Commercial Flex (Residential Overlay, no In & Out)	780		0	0	780
Industrial Flex (Residential Overlay)	384		0	0	384
MU1 (30 du/ac)	160		0	0	160
MU2 (35 du/ac) (Most don't meet 0.5 acre)	30		70	0	100
Total Sites	1,429		570	300	2,323
Sites + Credits	1,603		584	802	2,989
Extra	14		94	246	354

RHNA Strategy (Option 2)



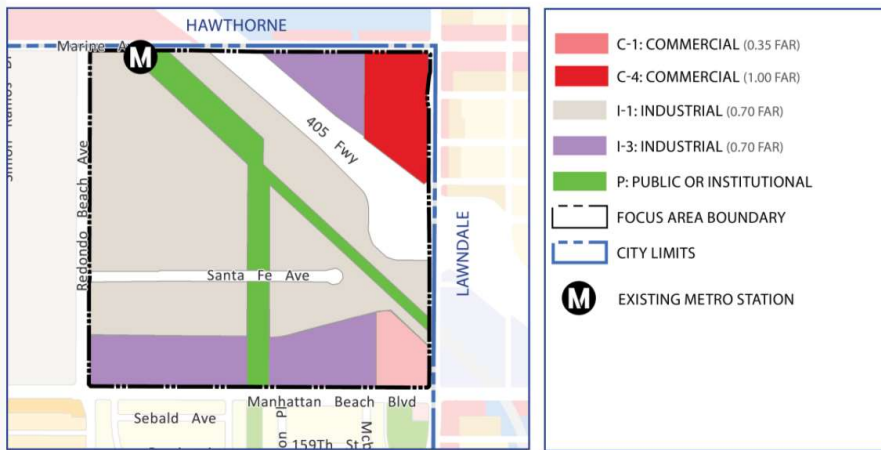
Low + Very Low Sites



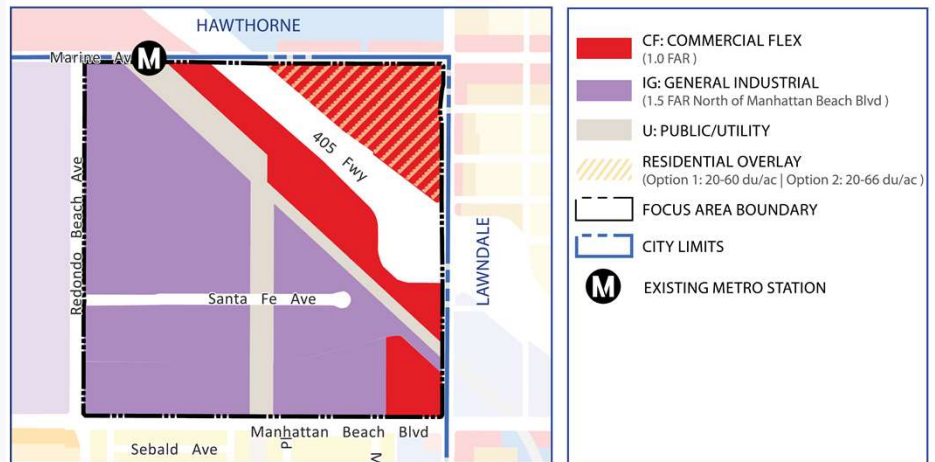
Confirm Land Use Changes

Tech District

Current General Plan



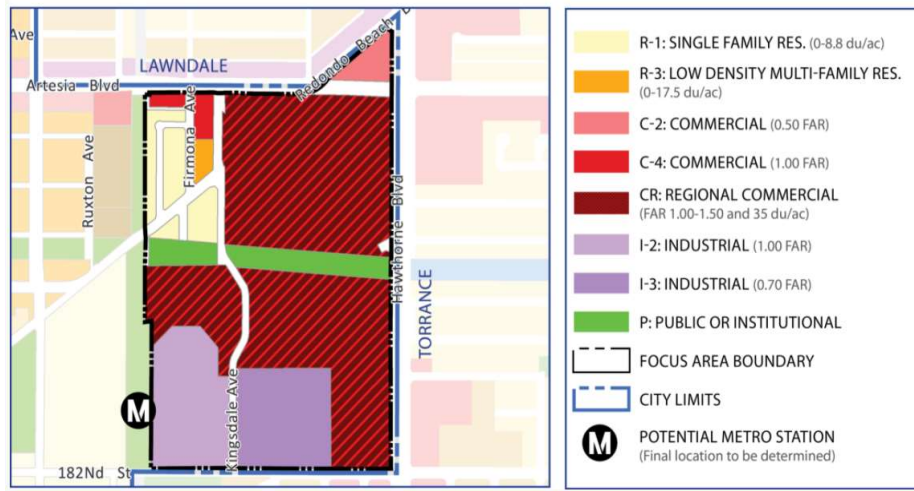
Recommended Land Use Plan



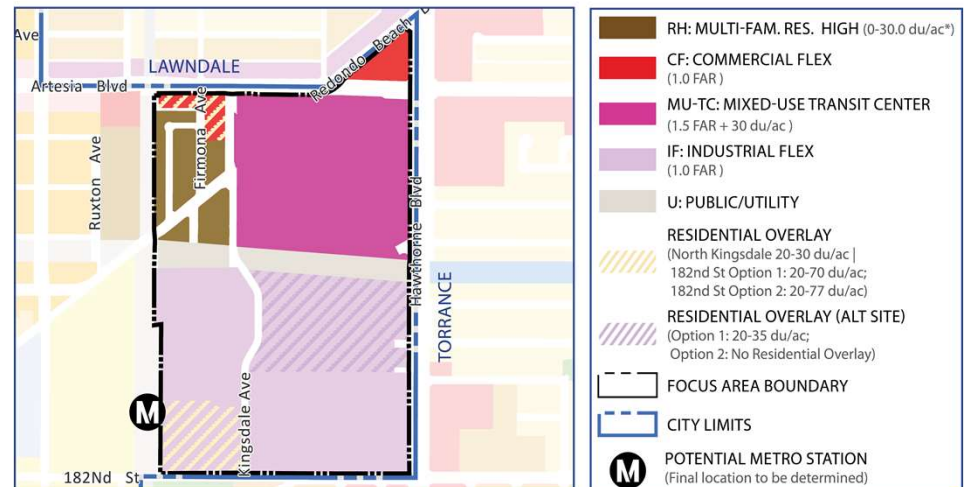
Confirm Land Use Changes

Galleria

Current General Plan

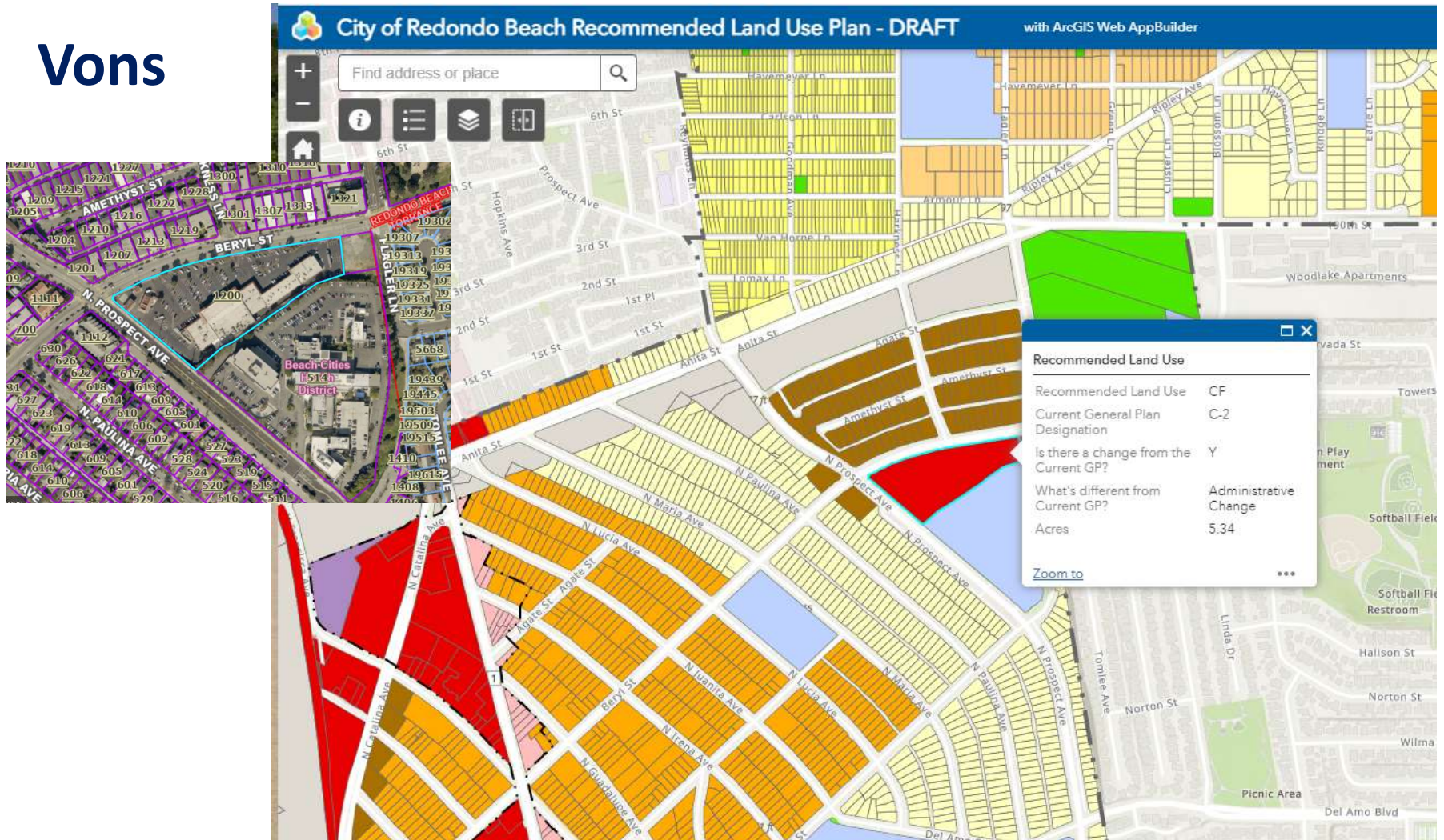


Recommended Land Use Plan



Confirm Land Use Changes

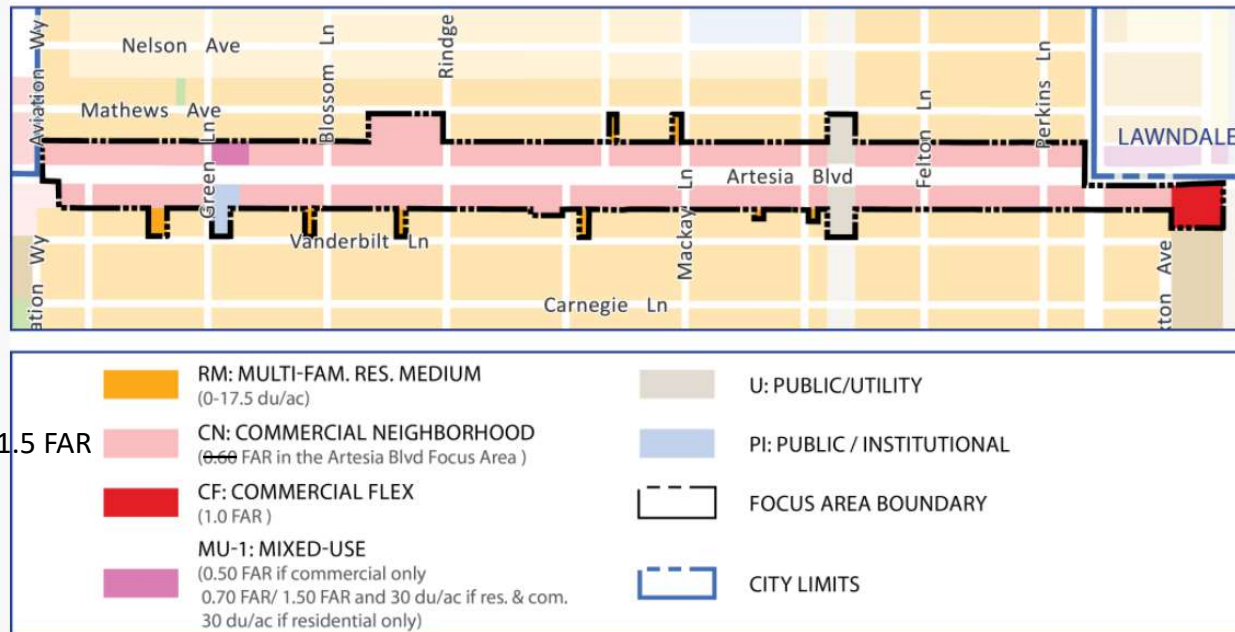
Vons



Confirm Land Use Changes

Artesia & Aviation

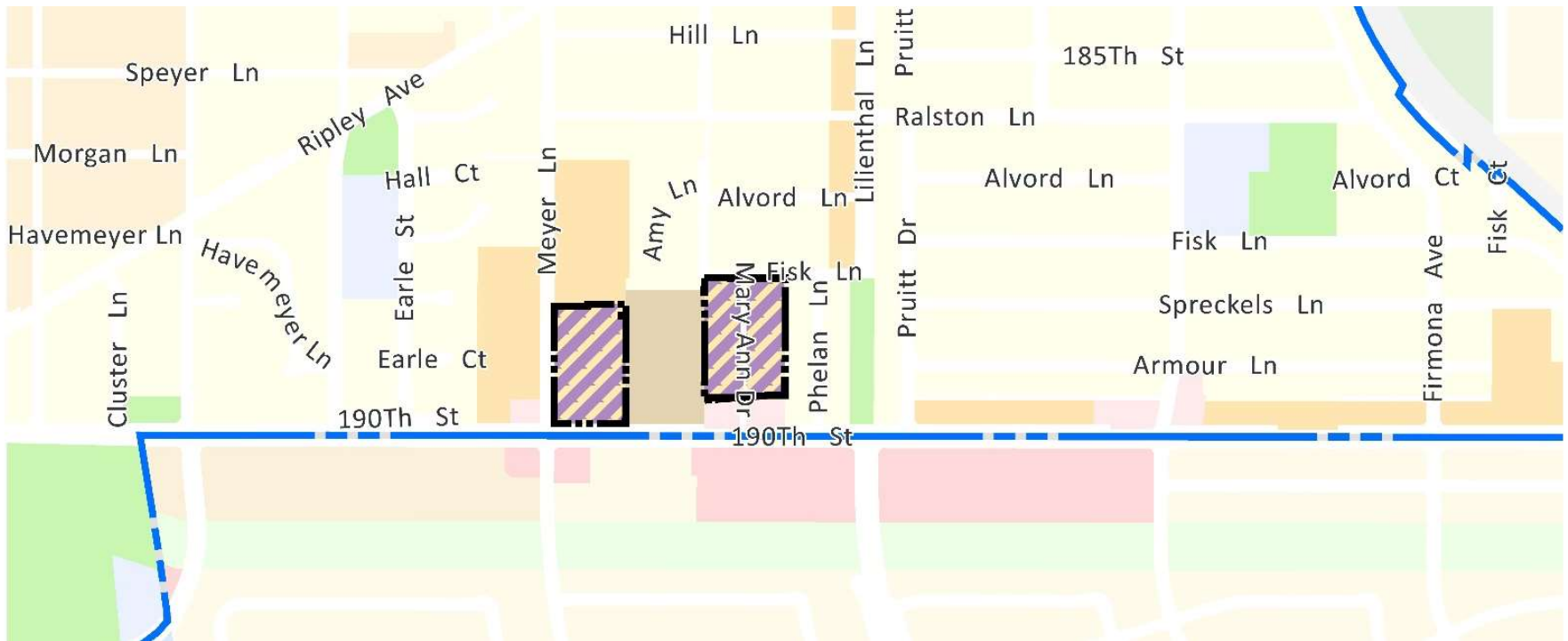
Recommended Land Use Plan



Residential Overlays

- Residential Overlay Maximums:
 - North of the 405: 60 du/ac
 - Living Spaces site: 35 du/ac
 - Kingsdale: 30 du/ac
- Residential Overlay – for HE/RHNA minimum density of overly in Industrial Flex and Commercial Flex needs to be 20 du/ac (right now no minimum density specified)

190th Overlay Area



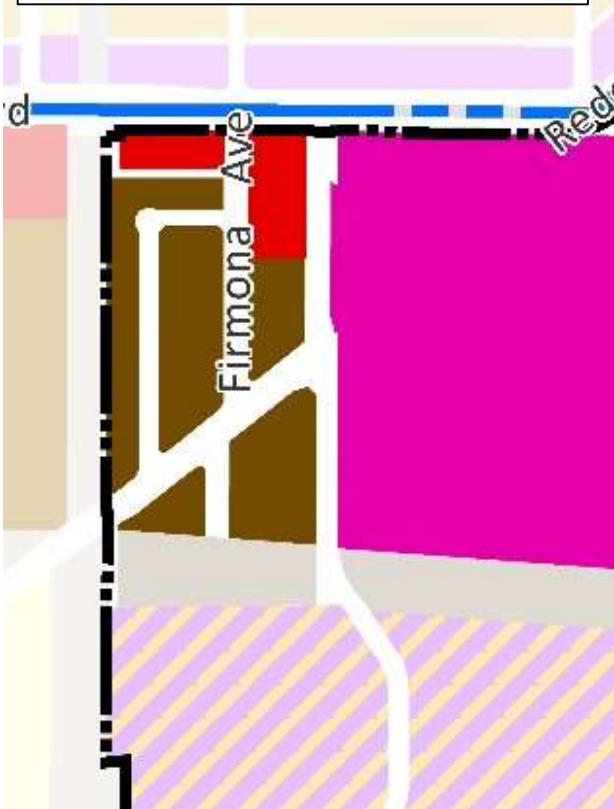
- Residential Overlay on Industrial Areas along 190th Street (remove or retain?)

Kingsdale

New information since community workshop

RECOMMENDED LUP

Current GPAC recommendation – Commercial along Artesia with RH south (30 DU/AC)



BACKSTORY

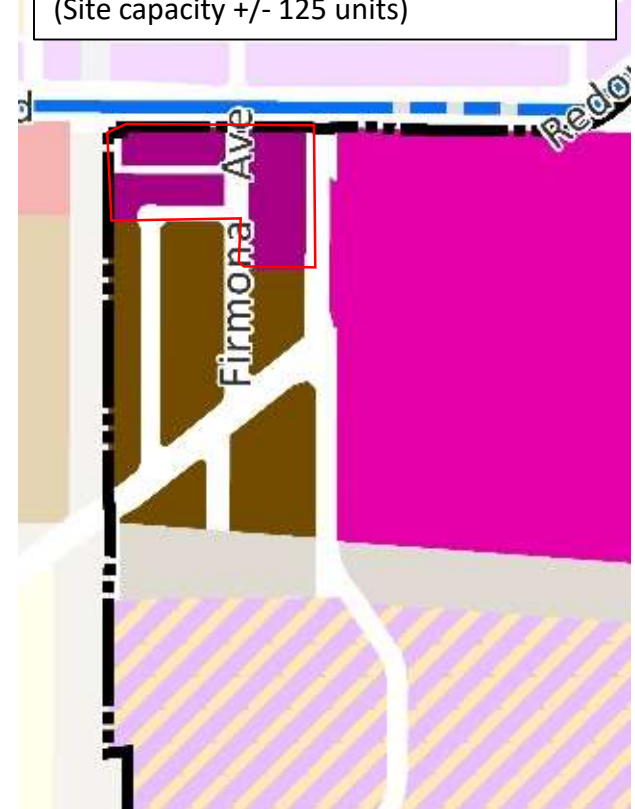
- GPAC originally recommended up to 60 DU/AC if site could qualify as “Affordable” with HCD
- HCD noted it would not qualify this cycle due to required lot consolidation
- To count: City would need to show properties were in process of consolidation
- As a result, Recommended LUP shows parcels at 30 du/ac

SINCE THE WORKSHOP

Property owner for 2.75 acres of this area contacted City confirming acquisition of several parcels proposes MU with 60 du/ac

LOT CONSOLIDATION

Property owner for area outlined below has already consolidated lots & proposes MU with 60 DU/AC. (Site capacity +/- 125 units)



Definitions

Background – General Plan (GP) Land Use Designations/Definitions

- GP Definitions Relationship to Zoning:
 - The GP describes the allowable uses and the appropriate range of density or intensity
 - State law requires the two to be consistent
 - Multiple zoning classifications may be implemented with a single GP land use designation
- Zoning Provides More Detail:
 - Permitted uses, Conditionally Permitted Uses
 - Development standards
 - Required Entitlements and Development Criteria
 - Review and processing procedures

Definitions

Background – GPAC's Work

- Multiple (8) GPAC Meetings beginning in July of 2017.
- Conducted Large Group and Small Group exercises in review of the existing and draft General Plan Land Use Definitions.
- **GPAC Meeting 18, April 25, 2019:** Presented Draft Proposed General Plan “Land Use Plan Classifications/Definitions” (Dated October 2018)
- **GPAC Meeting 19, May 30, 2019:** Updated Draft “Land Use Plan Classifications/Definitions” (Dated 5/23/2019)

Summary of GPAC Recommended Changes

Residential

- Renamed categories (to read less like zoning)
- Added language to describe the intent of each designation and the generally allowed uses, including allowing for corner commercial uses in residential designations.

Commercial

- Refined, consolidated, and simplified definitions to be more straightforward to administer as part of the GP

Mixed-Use

- Reduced Density in Mixed-Use Transit Center and Mixed-Use Low (MU-1) down to 30/ac;
- Consolidated
 - Existing GP MU-1 + MU-2 = MU-1 (Mixed Use Low; all areas except Central PCH, 30 du/ac)
 - Existing MU-3 changed to = MU-2 (Mixed Use Med. Low; Central PCH only, 35 du/ac, consistent with current GP)

Public / Institutional

- Divided “P” into three categories to reflect the amount of green space available in the City on the land use map more accurately.
 - Public/Institutional (PI)
 - Public/Utility (U)
 - Parks and Open Space (OS)