

BLUE FOLDER ITEM

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CITY COUNCIL MEETING

October 5, 2021

**L.1. PUBLIC HEARING FOR CONSIDERATION OF THE CITY OF REDONDO BEACH
6TH CYCLE 2021-2029 DRAFT HOUSING ELEMENT OF THE GENERAL PLAN
AND CERTIFICATION OF AN INITIAL STUDY/NEGATIVE DECLARATION**

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2110-095, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING THE CITY'S 6TH CYCLE 2021-2029 DRAFT HOUSING ELEMENT OF THE GENERAL PLAN AND ASSOCIATED CALIFORNIA ENVIRONMENTAL QUALITY ACT DOCUMENTATION, INITIAL STUDY/NEGATIVE DECLARATION

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

- Response to comments received on the Draft Housing Element

6th Cycle 2021-2029 Draft Housing Element – Public Comments and Responses**(Does not include comments/responses concerning associated environmental documents (ISND) or from/to State Department of Housing and Community Development (HCD))**

Date Comment Received	Commenter	Comment Summary	Draft Responses in progress and to be released prior to October 5, 2021 City Council Public Hearing
04.10.2021	Grace Peng, PhD, Resident	<p>Commented her concerns that HCD will reject the draft Housing Element and that the draft HE does not meet the requirements of Affirmatively Furthering Fair Housing (AFFH) and produces disparate impacts. Offers alternatives.</p> <p>Comments and questions concerning why the City did not examine its past history. Notes that rules have changed since the fifth RHNA cycle and are publicly available.</p> <p>Notes multiple Federal, US Supreme Court, State, and Regional government sources of information related to provision of fair housing.</p> <p>Notes the importance of aerospace industry in North Redondo Beach and recommends not putting a housing overlay on the Industrial areas that support the aerospace industry.</p> <p>Comments that GPAC was guided by Environmental Justice. Notes data from CalEnviroScreen and cites that the proposed housing within an area bounded by Inglewood, Marine, Redondo Beach Ave, Manhattan Beach Ave and next to 405 freeway will be negatively impacted by pollution.</p> <p>Notes HCD would not support housing on the Northrop Grumman site and then assign the city a much higher housing target to reflect an expected low yield at this location.</p> <p>Claims that Redondo Beach still bears the marks of “20th century racist zoning and lending practices”. Cites a “mapping inequality” exhibit concerning lending practices and demographic data in support.</p>	<p>HCD’s September 2, 2021 letter has requested additional information concerning the North Tech District housing site and the contiguous small lot sites located along 190th and one small lot site on Pacific Coast Hwy. City staff continues to investigate these housing sites and has engaged property owners to confirm and, in some cases, reconfirm support for the identification of the subject properties as potential sites for future high density residential and/or mixed use. To date staff has confirmed significant interest from the property owner of the largest shopping center in the North Tech District for the future additional development of high density residential at this location. Additionally, none of the property owners of the small sites that city staff has been able to engage to date are opposed to the Residential Overlay designation on their properties. Staff is continuing to investigate these sites. Staff does not anticipate that HCD will not accept the proposed housing sites based upon the overwhelming interest by property owners for potential high</p>

		<p>City should up zone all R1 zones to R2 or R3, and give incentives to combine lots for building even more densely.</p> <p>Cites a USC study that found in high rent areas a higher percentage of inclusionary (subsidized housing) can be supported.</p> <p>Notes that students living in the north tech area (Freeway) and transit center (South Galleria) housing sites will have to cross train tracks and at least one arterial roadway to get to elementary school. Claims this creates disparate pollution and traffic impacts on some residents. Comments on negative school impacts with plan.</p> <p>City should put housing above parking lot in Riviera Village and incentivize lot consolidation for mixed use in Riviera Village.</p> <p>Notes benefits of reducing segregation and includes a table with student economic and racial demographic information per school in Redondo Beach.</p> <p>Comments that AES power plant site should be developed with highest number of VLI/LI units in the City. Cites an environmental justice argument to support housing recommendation on AES site.</p> <p>Concludes with request that the City do better and more equitable zoning.</p> <p>Includes Appendixes with CalEnvironScreen data per City Census Tract, School Populations with Economic Data.</p>	<p>density residential on the determined housing sites per the draft housing element.</p> <p>Any future redevelopment of high density residential within the North Tech District will be subject to the requirements of the California Environmental Quality Act (CEQA) to address potential environmental impacts of a future project. Additionally, the current General Plan update will include an environmental justice analyses (as required by Senate Bill (SB) 1000) to address the potential for health effects in low-income communities and communities of color as they may apply. At the time of the future General Plan Amendment for the application of the Residential Overlay designation the environmental justice issues will be addressed and mitigation as required determined through the associated environmental analysis.</p> <p>No Northrop Grumman properties are included as future housing sites.</p> <p>The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public meetings over many months concerning housing sites at locations</p>
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04.12.2021	Therese Mufic Neustaedter	Comments that Redondo Beach is "gaming" the Housing Element Update. Comments that RB downzoned southern part of town and added homes to northern end of town. Commenter questions putting housing overlays on northern industrial area next to freeway and between other busy roadways. Commenter attached letter with comments on Draft Housing Element from Grace Peng, PhD dated April 10, 2021.	<p>The City's existing residential density in the southern part of the City is the densest. Proposed "housing sites" for potential future high density residential were not necessarily based on existing density but rather on multiple State criteria and proximity to existing and future transit locations. It is noteworthy that even with the addition of the recommended housing sites in the northern area of the City, the city's overall highest density remains within the southern area of the City.</p> <p>See responses above to commenter Grace Peng, PhD.</p>
05.11.2021	RUTAN & TUCKER, LLP, Attorneys representing fee owners of the 50-acre site on which AES operates	<p>Comments on Planning Commission's vote, 5 to 2, in favor of mixed use allowing 30 dwelling units per acre for up to 50% of the Power Plant site. The property owner of the site agrees with Planning Commission's recommendation.</p> <p>Comments on current status of the AES Power Plant permits to operate per the California State Water Resources Control Board.</p> <p>Comments on property owners plans for re-use of the Power Plant site.</p> <p>Notes that owner is wants to discuss with City Council the recommended re-use of the site for mixed use development of 30 DU/AC. Power plant site represents</p>	The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public meetings over many months concerning housing sites at locations throughout the City. After carefully considering the public's input and the hundreds of comments/requests received, the City Council at their public meeting on June 15, 2021 approved the

		<p>prototypical “underutilized” property that State Law has determined should be made available for future development.</p> <p>Comments that owner has developed a plan for closure and clearing of the site by 2027. Could have approximately half the site developed with residential by late 2025.</p> <p>Comments that North Tech area site is less suitable for redevelopment and may not qualify due to the following: Proximity to freeway and adjacent industrial uses; Opposition by Northrup Grumman; eliminating commercial and industrial areas reducing local jobs and tax base; staggered leases which may make some areas unavailable; and elimination of last mile distribution of goods movement facilities.</p> <p>Comments that Power Plant site is superior location for large commercial or mixed-use campus that held remedy City jobs/housing imbalance. Owners contemplating:</p> <ul style="list-style-type: none"> • 750 residential units • 300 key hotel • 750,000 sf of office (20% studio/production space) • 150,000 sf of retail, restaurant and event space 	<p>housing sites as identified within the draft housing element.</p> <p>The property owner of the largest shopping center in the North Tech District has expressed enthusiastic support for the allowance of high density residential on their property while maintaining their existing commercial center. Additionally, the property owner has recent experience with introducing high density residential within existing older shopping centers that retain existing commercial and are located in close proximity to freeways.</p> <p>Northrop Grumman has not expressed any opposition to the introduction of the proposed residential overlay on the North Tech District site.</p>
05.11.2021	RUTAN & TUCKER, LLP, Attorneys representing fee owners of 1021 N. Harbor	<p>Comments that this property, 1021 N. Harbor is a suitable housing site surrounded by other high density residential developed sites.</p> <p>Property owner requests that the City Council allow for residential uses at a density of no less than 30 DU/AC.</p>	<p>The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public meetings over many months concerning housing sites at locations throughout the City. After carefully considering the public’s input and the hundreds of comments/requests received, the City Council at their public meeting on June 15, 2021 approved the housing sites as identified within the draft housing element.</p>

05.20.2021	Anthony Dedousis, Director, Policy and Research, Abundant Housing LA (Letter submitted on behalf of Abundant Housing LA and YIMBY Law)	<p>Abundant Housing LA is a pro-housing, nonprofit advocacy organization. YIMBY Law's mission to make housing in CA more accessible and affordable through enforcement of state housing law.</p> <p>Cites major concerns about the City's willingness and ability to meet its state-mandate RHNA target of 2,490 homes by 2029. Claim that site inventory is inconsistent with HCD instructions and affirmatively further fair housing requirements under Assembly Bill 686.</p> <p>City fails to identify enough sites where RHNA housing growth can be accommodated by 2029.</p> <p>City's approach fails on three counts:</p> <ol style="list-style-type: none"> 1. The City proposes new housing in locations where it is highly unlikely to be built. 2. The City does not encourage new housing in locations where it is likely to be built. Leave the City's underutilized land as-is. 3. The City bans new mixed-use development in locations where it has successfully been built in recent years. <ol style="list-style-type: none"> 1. Unlikely that the City's rezoning plan will encourage meaningful housing growth. <ul style="list-style-type: none"> • Area bounded by Marine, Inglewood, Manhattan Beach, and Redondo Beach Boulevards – Not a credible site as Northrop Grumman is very unlikely to vacate Space Park over next 8 years. • Galleria District - Since the Galleria District developer is planning housing the remainder Galleria area should also be allowed to provide additional residential development. Instead City plans to allow additional residential development on surrounding properties, but those property owners have shown no interest in residential development. <p>City failed to provide convincing evidence that redevelopment of above sites is likely to happen.</p> <ol style="list-style-type: none"> 2. The City overlooks a large number of potential housing sites, including: 	<p>HCD's September 2, 2021 letter has requested additional information concerning the North Tech District housing site and the contiguous small lot sites located along 190th and one small lot site on Pacific Coast Hwy. City staff continues to investigate these housing sites and has engaged property owners to confirm and, in some cases, reconfirm support for the identification of the subject properties as potential sites for future high density residential and/or mixed use. To date staff has confirmed significant interest from the property owner of the largest shopping center in the North Tech District for the future additional development of high density residential at this location. Additionally, none of the property owners of the small sites that city staff has been able to engage to date are opposed to the Residential Overlay designation on their properties. Staff is continuing to investigate these sites. Staff does not anticipate that HCD will not accept the proposed housing sites based upon the overwhelming interest by property owners for potential high density residential on the determined housing sites per the draft housing element.</p> <p>As noted, none of the property owners of the proposed housing sites have</p>
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06.01.2021	Jon Wizard, Policy Director, Campaign for Fair Housing Elements, YIMBY Law	Requests that the City consider Redondo Beach resident and third-party commenter Dr. Grace Peng's comments. To date the majority of the City Council has been unresponsive to Dr. Peng's input this far. Cites Dr. Pang's letter dated	See responses above to commenter Grace Peng, PhD.
07.09.2021	Bill Maher, Realtor	The owners of the property located at 306-312 S. Catalina Avenue would like to have their property considered for multi-family or mixed-use development.	The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public meetings over many months concerning housing sites at locations throughout the City. After carefully considering the public's input and the hundreds of comments/requests received, the City Council at their public meeting on June 15, 2021 approved the housing sites as identified within the draft housing element.
07.09.2021	Bob Pinzler, Resident	Percentage share of Married with children in 2019 should be 23% not 29%.	The statistics as provided are consistent with most current credible data sets.
07.11.2021	Barbara Epstein, Resident	<p>Hopes planning process is protected from special commercial interests and "ill-conceived state government requirements".</p> <p>Most important thing in planning is "greening up" of Redondo.</p>	The Draft Housing Element is required to comply with State housing laws. An ongoing review process is underway with the State's Department of Housing

		<p>Claims past city governments have catered to special developer interests, resulting in inadequate yards/setbacks on residential lots and no space for beneficial trees and plants to capture carbon and water, beautify neighborhoods, provide oxygen, and cool the atmosphere.</p> <p>Require ample green space, parkland, and trees with every residential building permit.</p> <p>Supports a proposed development on Catalina Avenue between Diamond and Emerald Streets that preserves the café and adds a bakery. Notes that the development is also overcrowded. Suggests additional development standards including planting native plant species for this proposed development. Offered South Bay Parkland Conservancy as a resource.</p>	<p>and Community Development to ensure the City's housing element is ultimately compliant with applicable State housing laws.</p> <p>The issue of "greening up" will be addressed as part of the ongoing updates to the City's Land Use and Open Space and Conservation, and Parks and Recreation Elements of the General Plan.</p> <p>The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public meetings over many months concerning housing sites at locations throughout the City. After carefully considering the public's input and the hundreds of comments/requests received, the City Council at their public meeting on June 15, 2021 approved the housing sites as identified within the draft housing element.</p>
07.26.2021	Nancy Skiba, Resident	"Affordable housing for 90277 and 90278 should be equally planned."	<p>The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public meetings over many months concerning housing sites at locations throughout the City. After carefully considering the public's input and the hundreds of comments/requests received, the City Council at their public meeting on June 15, 2021 approved the</p>

			housing sites as identified within the draft housing element.
08.23.2021	Laura Emdee, Resident (Council Person)	"If the Housing Element has been sent to HCD, what are the purpose of the comments? Where will they go and to what purpose?"	<p>In HCD's continued discussions with City as well as in their correspondence dated September 2, 2021, HCD has emphasized Government Code Section 65583, which requires local governments to make a diligent effort to achieve public participation from all economic segments of the community in the development of the City's housing element. Specifically, HCD commented... "The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. HCD's future review will consider the extent to which the revised element demonstrates that the City solicited, considered, and addressed public comments in the element."</p> <p>All comments should be addressed to the City for further consideration as the City continues to confirm the housing element complies with State laws as they pertain to this matter.</p>
08.24.2021	Natalie Bennion, Resident	"North Redondo Beach is already doing it's share to accommodate more housing. Please zone 1,245 units in the 90277 part of town. There is availability in areas such as the 50-acre power plant site."	The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public

			meetings over many months concerning housing sites at locations throughout the City. After carefully considering the public's input and the hundreds of comments/requests received, the City Council at their public meeting on June 15, 2021 approved the housing sites as identified within the draft housing element.
08.25.2021	Leonid Pustilnikov, Property Owner	<p>Claims the City of Redondo Beach has spent the last generation fighting development. Cites the Legado Project development review process in support of claim.</p> <ul style="list-style-type: none"> Originally planned for 180 units, was approved for 115 units. Still awaiting permits more than a decade later. <p>Notes surprise that Redondo completed 40% (559 of 1,397) of its required 5th Cycle.</p> <p>In order to meet 6th Cycle goal commenter recommends the City be proactive and update its zoning throughout the City. Notes that City's proposed solution puts 49% of housing at the city's edge. Claims all housing overlay sites are adjacent to other, less affluent jurisdictions. Claims probability of any units in the proposed housing overlay areas is "extremely low" and cites the following claims in support of assertion:</p> <ul style="list-style-type: none"> North Tech site. <ul style="list-style-type: none"> A business in Redondo Beach since 1985 has no intentions of relocating or shutting down. A grocery anchored shopping center with 100% occupancy (17 tenants) has no plans of selling or repositioning the property. A national plumbing fixture showroom located at site for years. Any residential development would pose a serious adverse health impacts on its residents. South Transit Center site. 	<p>Permits have been issued for the Legado Project.</p> <p>Concerning the comments regarding the probability of residential development potential of the recommended housing sites, during the 6th cycle, the following is provided:</p> <p>North Tech site – The property owner of the largest shopping center in the North Tech District has expressed enthusiastic support for the allowance of high density residential on their property while maintaining their existing commercial center. Additionally, the property owner has recent experience with introducing high density residential within existing older shopping centers that retain existing commercial and are located in close proximity to freeways.</p> <p>South Transit Center site – City staff continues to investigate this site and</p>

		<ul style="list-style-type: none"> ○ Property recently purchased in 2019 and as currently planned does not include housing. ● South Bay Galleria site. <ul style="list-style-type: none"> ○ Sought entitlements for 650 units and was approved for on 300 units. ○ Claims that due to “covid pandemic” significant changes to the project are likely and will take years to resolve. <p>Claims Redondo Beach is not “serious about housing” as evidenced by residential overlays instead of rezoning sites exclusively for residential. Cites the reason for residential overlays is to avoid “vocal protest” from property owners.</p> <p>Comments that currently proposed housing sites create the illusion of housing and ignores changes to most of the city. More suitable solutions in and around affluent parts of the city were not considered.</p> <p>Cited appropriate alternative locations for exclusively residential or mixed-use development that are adjacent to parks, bike paths, beaches and harbors and developments ranging from 17.5 to 120 units per acre but not considered:</p> <ul style="list-style-type: none"> ● 1-acre site at 1021 N. Harbor. ● 50-acre power plant at 1100 N. Harbor. <p>Notes Planning Commission’s recommendation for 50% of power plant site be zoned at 30 dwelling units per acre. Notes City Council chose other areas for housing and ignored power plant site that commenter claims are not suitable sites that will never be developed.</p> <p>Notes as the property owner of 1021 N. Harbor and 1100 N. Harbor that he has studies and reports confirming housing could be built on the site within the 6th cycle, is eager to build housing, and is currently cleaning and remediating 1100 N. Harbor in anticipation of its closure on or before December 31, 2023. Claims that the City deemed 1021 and 1100 N. Harbor unsuitable because “the city knew it would mean real housing units”.</p> <p>Strongly urges HCD to reject the housing element as drafted. Requests that the city obtain commitments from property owners of the designated housing sites</p>	<p>has engaged the property owner(s) to confirm and, in this case, reconfirm support for the identification of the subject property as potential sites for future high density residential and/or mixed use. Staff does not anticipate that HCD will not accept the proposed housing site at the South Transit Center as they did not request additional information regarding this property. Finally concerning this site, during the many GPAC meetings specific interest from representatives of this site requested that the GPAC recommend this site for high density residential, citing the site’s close proximity to the City’s Transit Center under construction and the future planned Metro station.</p> <p>To date staff has confirmed interest from many of the property owners of the recommended housing sites for the application of a high-density Residential Overlay designation on their properties. Additionally, none of the property owners of the sites that city staff has been able to engage to date are opposed to the Residential Overlay designation on their properties.</p> <p>Staff does not anticipate that HCD will not accept any of the proposed housing sites.</p>
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		demonstrating their commitment, support, and willingness to pursue residential development. Comments that city should be fairer to its electorate and spread development throughout the city and that housing is better suited nearer to parks and space rather than freeways and industrial centers.	The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public meetings over many months concerning housing sites at locations throughout the City, including the 50-acre Power Plant site. After carefully considering the public's input and the hundreds of comments/requests received, the City Council at their public meeting on June 15, 2021 approved the housing sites as identified within the draft housing element.
08.26.2021	Melissa K. Dagodag, Attorney representing a North Redondo Beach resident (Golden Hills neighborhood)	Comments that best place to build high density housing is on the 50-acre Power Plant site. Don't put housing on sites that are bad for community when there are large parcels next to beach, bike path, parks.	The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public meetings over many months concerning housing sites at locations throughout the City, including the 50-acre Power Plant site. After carefully considering the public's input and the hundreds of comments/requests received, the City Council at their public meeting on June 15, 2021 approved the housing sites as identified within the draft housing element.
08.31.2021	Sheila Lamb, resident (GPAC Member)	<p>General: Requests that new additions to housing element be identified.</p> <p>Comments on the following Sections requesting clarifications, some additional information, edits in language, and challenging various conclusions and claims that the cited information is incorrect within the document:</p> <ul style="list-style-type: none"> • Section 2.2.1 Introduction (Page 1). • Section 2.2.1C Public Participation (Page 2). 	At their meeting on September 16, 2021, the City's Planning Commission carefully considered these comments, in addition to many other comments, and determined that some should be addressed as revisions/edits to the proposed draft housing element. For

		<ul style="list-style-type: none"> • Section 2.2.2D Homeless Resources (Page 22). • Section 2.2.2E Table H22 Single family attached units (Page 24). • Section 2.2.3A Constraints on Housing Production-Government Constraints (Page 34). • Section 2.2.3A4 Tables H35-36 Provision for a Variety of Housing Types (Pages 41-42). • Section 2.2.3A4 Provision for a Variety of Housing Types-Zoning and Land Use (Pages 46-47). • Section 2.2.3A4 Provision for a Variety of Housing Types-Senior Housing (Page 48). • Section 2.2.3A4 Provision for a Variety of Housing Types-Emergency Shelters, Transitional Housing, Supportive Housing, SRO's (Page 48). • Section 2.2.3B5 Liquefaction (Page 61). • Section 2.2.3B Flooding (Page 61-64). • Fig. H2/H3 Sites Inventory (Pages 75-76). • Appendix C Public Participation (Page C-1). • Add Appendix-List of legislation mentioned in the text. • Add Appendix-List of zoning amendments in the text. • Add Additional Numbers-More easily search the document. 	<p>example, figures (bar charts) were added to the draft housing element which illustrate the City's unique housing mix, with more percentage of residential land area designated as multi-family zoning rather than single-family zoning, in comparison to surrounding jurisdictions and the SCAG region overall.</p>
09.02.2021	Brian Clark, Resident (Golden Hills neighborhood)	<p>Raised four (4) main concerns with the Housing Element:</p> <ol style="list-style-type: none"> 1. Housing Element does not mention the GLBTQIA+ community and requests that the document identify and count this community and include specialized support resources that other segments of the population have been given. 2. Commenter does not support the placement of the majority of housing in North Redondo and most specifically the housing adjacent to the 405 freeway (North Tech District). Cites health and well-being concerns for persons having to live next to the 405 freeway. 3. Commenter concerned with over-densifying the Northern-most corner of the City, citing that it will be too impactful a change in one area. Prefers that development be more evenly spread throughout the City on smaller parcels. Comments on inequity of plan to locate high density in one area and leave other others unchanged. 	<p>The City continues to review the comment concerning the GLBTQIA+ community and whether additional considerations are necessary to include in the draft housing element.</p> <p>Any future redevelopment of high density residential within the North Tech District will be subject to the requirements of the California Environmental Quality Act (CEQA) to address potential environmental impacts of a future project. Additionally, the current General Plan update will include an environmental</p>

		<p>4. Commented that during the City Council debates concerning the land plan some viewpoints were overlooked, consensus was not gained, and minority voices were disregarded.</p>	<p>justice analyses (as required by Senate Bill (SB) 1000) to address the potential for health effects in low-income communities and communities of color as they may apply. At the time of the future General Plan Amendment for the application of the Residential Overlay designation, the environmental justice issues will be addressed and mitigation as required to be determined through the associated environmental analysis will be applied.</p> <p>The City's existing residential density in the southern part of the City is the densest. Proposed "housing sites" for potential future high density residential were not necessarily based on existing density but rather on multiple State criteria and proximity to existing and future transit locations. It is noteworthy that even with the addition of the recommended housing sites in the northern area of the City, the city's overall highest residential density remains within the southern area of the City.</p> <p>The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public meetings over many months concerning housing sites at locations throughout the City. After carefully</p>
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09.02.2021	Dan Elder, Resident	Commented that the overwhelming feedback from residents and the Planning Commission was ignored by City Council in identifying the Residential Overlays for the required RHNA housing locations. Cites that nearly every RHNA housing sites are in North Redondo Beach which will place a significant burden on infrastructure. Supports a more balanced approach for locating housing as identified by residents at multiple meetings.	The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public meetings over many months concerning housing sites at locations throughout the City. After carefully considering the public's input and the hundreds of comments/requests received, the City Council at their public meeting on June 15, 2021 approved the housing sites as identified within the draft housing element.
09.02.2021	Barbara Epstein, Resident	Commenter supports the preservation and creation of as much open space and parkland as possible in the City. Cites too much density existing in support of this comment. Comments desire to increase tree canopy for healthier air quality, carbon capture, shade, habitat and beauty in every neighborhood.	The issue of "open space and parkland" will be addressed as part of the ongoing updates to the City's Land Use and Open Space and Conservation, and Parks and Recreation Elements of the General Plan.
09.02.2021	Gregory McGinity, Resident	Strongly urges the City Council and Planning Commission to reject the 2021-2029 Housing Element. Cites severe lack of water. City should implement system similar to City of Cambria, which does not allow additional housing without additional water. Recommends "growth management" ordinance. Commenter does not believe the City has enough water to accommodate the City's housing needs through 2040. Comments that water rationing now is necessary.	The actual changes in land use designations to accommodate the recommended housing sites will be executed with the update to the City's Land Use Element of the General Plan. At that time a comprehensive environmental analysis compliant with CEQA will be conducted. The environmental impact report will include an assessment of water

		<p>Commenter cites NASA and IPCC concerning impacts of climate change in the future and its furtherance of water shortage for City.</p> <p>Comments on uncertainty of future supplies from State Water Project and the Colorado River Aqueduct which supply nearly 50% of water purveyors sources.</p> <p>Commenter further specified water resource details concerning State Water Project and Colorado River water supplies and cites the crises facing both of these sources.</p> <p>Provides additional comments and sources concerning climate change, Sierra Nevada snowpack issues, and other water resources shortages, and concludes that because of all data the commenter cites, it seems unlikely that current and certainly future water needs can be met, and therefor the City should reject the plan.</p>	resources and impacts of climate change and mitigation as necessary will be identified.
09.03.2021	Chris Ahearn, Resident - Homeowner	Comments that it is very difficult to see the maps of the draft plan. City emailed copies but the quality was similarly poor. Because of the poor-quality plan commenter does not feel he has enough information to comment. Document does not specifically answer how this plan will affect current homeowners and it should.	The commenter is invited to visit City Hall to meet and confer in person. Plans can be enlarged and provided as necessary.
09.03.2021	Peter Aziz, Resident	<p>Comments that the housing needs to be equally distributed throughout all of Redondo Beach, not just one or two of the densest districts. Comments that public input was ignored. Disagrees with location of housing near the freeway, citing poor air quality and poor quality of life.</p> <p>Included multiple links to articles concerning poor air quality and negative health affects for residents of housing near freeways.</p> <p>Requests that the housing near the freeway be removed from the plan and distributed equally throughout the City.</p>	The City's existing residential density in the southern part of the City is the densest. Proposed "housing sites" for potential future high density residential were not necessarily based on existing density but rather on multiple State criteria and proximity to existing and future transit locations. It is noteworthy that even with the addition of the recommended housing sites in the northern area of the City, the city's overall highest residential density remains within the southern area of the City.

			<p>Any future redevelopment of high density residential within the North Tech District will be subject to the requirements of the California Environmental Quality Act (CEQA) to address potential environmental impacts of a future project. Additionally, the current General Plan update will include an environmental justice analyses (as required by Senate Bill (SB) 1000) to address the potential for health effects in low-income communities and communities of color as they may apply. At the time of the future General Plan Amendment for the application of the Residential Overlay designation the environmental justice issues will be addressed and mitigation as required determined through the associated environmental analysis will be applied.</p> <p>The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public meetings over many months concerning housing sites at locations throughout the City. After carefully considering the public's input and the hundreds of comments/requests received, the City Council at their public meeting on June 15, 2021 approved the housing sites as identified within the draft housing element.</p>
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09.03.2021	Alisa Beeli, Resident	<p>Strongly urges the City to reject the Housing Element plan and cites the following in support:</p> <ul style="list-style-type: none"> • Nearly 94% of required units in the North/90278 zip code • Places nearly all new zones on edges of City • All overlay zones are adjacent to less affluent areas of the City • North Tech district property owner have no plans to relocate existing commercial tenants and its location adjacent to 405 Freeway is a serious health risk • Alternative options for housing were not considered, 1021 and 1100 North Harbor Drive, and should be as they are next to parks, bike paths, the beach and Planning Commission recommended the 1100 North Harbor Drive location. • Based on only developing 40% of 5th Cycle RHNA housing, developing 2,490 is unlikely without updating zoning throughout the City. <p>Placing majority of new housing in North Redondo/90278 near freeways and industrial areas is not realistic or equitable. Cites concerns with traffic and overcrowding of schools in North Redondo.</p> <p>Concerned that hundreds of public comments were ignored and housing should be better distributed throughout the entire City.</p>	<p>The City's existing residential density in the southern part of the City is the densest. Proposed "housing sites" for potential future high density residential were not necessarily based on existing density but rather on multiple State criteria and proximity to existing and future transit locations. It is noteworthy that even with the addition of the recommended housing sites in the northern area of the City, the city's overall highest residential density remains within the southern area of the City.</p> <p>North Tech site – The property owner of the largest shopping center in the North Tech District has expressed enthusiastic support for the allowance of high density residential on their property while maintaining their existing commercial center. Additionally, the property owner has recent experience with introducing high density residential within existing older shopping centers that retain existing commercial and are located in close proximity to freeways.</p> <p>Any future redevelopment of high density residential within the any of the proposed housing sites will be subject to the requirements of the California Environmental Quality Act (CEQA) to</p>
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			<p>address potential environmental impacts of a future project. Additionally, the current General Plan update will include an environmental justice analyses (as required by Senate Bill (SB) 1000) to address the potential for health effects in low-income communities and communities of color as they may apply. At the time of the future General Plan Amendment for the application of the Residential Overlay designation, the environmental justice issues will be addressed and mitigation as required to be determined through the associated environmental analysis will be applied.</p> <p>The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public meetings over many months concerning housing sites at locations throughout the City, including 1021 and 1100 North Harbor Drive sites. After carefully considering the public's input and the hundreds of comments/requests received, the City Council at their public meeting on June 15, 2021 approved the housing sites as identified within the draft housing element.</p>
09.03.2021	Mariam P. Butler, Resident	Requests that housing/low income housing be evenly distributed throughout the City to minimize impacts to one district. D4 is already very dense and cannot	The City's existing residential density in the southern part of the City is the densest. Proposed "housing sites" for

		<p>accept the majority of housing. Impacts on schools and resources need to be considered.</p>	<p>potential future high density residential were not necessarily based on existing density but rather on multiple State criteria and proximity to existing and future transit locations. It is noteworthy that even with the addition of the recommended housing sites in the northern area of the City, the city's overall highest residential density remains within the southern area of the City.</p> <p>The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public meetings over many months concerning housing sites at locations throughout the City. After carefully considering the public's input and the hundreds of comments/requests received, the City Council at their public meeting on June 15, 2021 approved the housing sites as identified within the draft housing element.</p> <p>Any future redevelopment of high density residential within the any of the proposed housing sites will be subject to the requirements of the California Environmental Quality Act (CEQA) to address potential environmental impacts of a future project. Additionally, the current General Plan update will include an environmental</p>
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			justice analyses (as required by Senate Bill (SB) 1000) to address the potential for health effects in low-income communities and communities of color as they may apply. At the time of the future General Plan Amendment for the application of the Residential Overlay designation, the environmental justice issues will be addressed and mitigation as required to be determined through the associated environmental analysis will be applied.
09.03.2021	Tieira	<p>Comments that the City must build more affordable housing in all Redondo Beach neighborhoods. All deserve safe, clean and affordable housing. Comments on Segregation and negative impacts on lower-income and black populations.</p> <p>Comments that not providing affordable housing has negative impacts. Notes that LA County residents have been requesting more affordable housing for 10 years.</p> <p>Comments that poverty is a failed policy and that we must build more housing in all communities in Redondo Beach, especially in single family zones.</p>	<p>The City is currently investigating the development of an “inclusionary housing” ordinance that could serve to further the City’s intentions to build more affordable housing throughout the City at locations in addition to the recommended housing sites in the draft housing element. The City’s development of an “inclusionary housing” ordinance is outlined in Program 3 of the draft housing element.</p> <p>Additionally, the current General Plan update will include an environmental justice analyses (as required by Senate Bill (SB) 1000) to address the potential for health effects in low-income communities and communities of color as they may apply. At the time of the future General Plan Amendment for the application of the Residential</p>

			<p>Overlay designation, the environmental justice issues will be addressed and mitigation as required to be determined through the associated environmental analysis will be applied.</p> <p>Recent changes in State housing laws, Senate Bill (SB) 9, allow for the subdivision of R-1/small lots.</p>
09.03.2021	Marianne Teola, Resident	<p>Comments on the thoroughness and significant research went into the document. Expressed disappointment with short notice for providing comments, received email day before comments due. Suggests that a summary of the main points of the Housing Element be attached to the element. Asks the question, how will the City be impacted by the recommendations in the element?</p> <p>Comments on the difference between a single-family residence in District 1 vs. District 3. Questions the allowance of “third floors” in single family residences. Requests that a zoom meeting with the average citizen be scheduled to discuss the plan. Asks questions about the Beach Cities Health District.</p>	<p>Due to the length of time that it took the State (HCD) and the Southern California Association of Governments (SCAGs) (and its member jurisdictions including the City of Redondo Beach) to complete the 6th Cycle Regional Housing Needs Allocation (RHNA) process, inclusive of the appeal process, coupled with the State’s 60 day review period and deadline for adoption of the City’s housing element, October 15, 2021, the schedule for engaging the public was severely compressed. The City plans to continue the public engagement process through and beyond the adoption process to ensure compliance with State law on this matter.</p> <p>The “Administrative Reports” for both the September 16, 2021 Planning Commission public hearing as well as the City Council’s October 5, 2021 public hearing includes comprehensive summaries of the housing element and</p>

			<p>are linked to the City's PLANredondo webpage.</p> <p>The City's public hearings are accessible to all interested parties and opportunities for questions and comments were afforded to the public during said meetings. Additional future meetings on the housing element will be advertised and open to the public.</p> <p>Any concerns with zoning development standards, "third floors" can be addressed to the City's GPAC as they continue to review the update to the City's General Plan Land Use Element. Information of past and upcoming meetings of the GPAC are on the City's PLANredondo webpage.</p>
09.13.2021	Mark Nelson, Resident – BCHD Volunteer	Comments on "Planning Commission Resolution No. 2021-**-PCR-**" citing an inaccuracy regarding outreach. Provides additional comments on the BCHD entity, their proposed project and their project review process to date.	<p>The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public meetings over many months concerning housing sites at locations throughout the City. After carefully considering the public's input and the hundreds of comments/requests received, the City Council at their public meeting on June 15, 2021 approved the housing sites as identified within the draft housing element.</p> <p>The Beach City's Health District (BCHD's) planned project will require</p>

			entitlements to be issued by the City prior to its development at which time additional analysis and reviews will be conducted by the City including taking public testimony/input/questions.
09.13.2021	Mike Martin	Comments on the Land Use Category Descriptions for Public/Institutional (PI), Public/Utility (U), and Parks and Open Space (OS) descriptions.	Any concerns with Land Use Category Descriptions and standards concerning Public/Institutional (PI), Public/Utility (U), and Parks and Open Space (OS) descriptions, can be addressed to the City's GPAC as they continue to review the update to the City's General Plan Land Use Element and Parks, Recreation, Open Space and Conservation Elements. Information of past and upcoming meetings of the GPAC are on the City's PLANredondo webpage.
09.14.2021	Our Future LA, Steering Committee Members	<p>Commenter provides multiple statistics concerning Black and Latino housing issues and attributes the effects to "decades of racist policies" that still remain. Cites restrictive covenants, exclusionary zoning, redlining, the California Constitution's Article 34 and local "crime-free housing" policies as contributing towards racial divisions.</p> <p>Commenter presents disproportionate statistics concerning COVID and cites overcrowding in Black and Latino neighborhoods as reasons for higher infection/death rates.</p> <p>Commenter cites that LA County ranks last in the US in terms of housing affordability, overcrowding, and homelessness. States that lower-income Black, Latino and AAPI families are being pushed out of their homes/communities at alarming rate.</p>	<p>The City's Affirmative Furthering Fair Housing (AFFH) appendix of the City's draft housing element includes the following components pursuant to Assembly Bill (AB) 686:</p> <ul style="list-style-type: none"> • Summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; • Analysis of segregation patterns and disparities in access to opportunities; • Assessment of contributing factors; and • Identification of fair housing goals and actions.

	<p>Cites that LA County is only expected to build 7% of required housing by 2030 and shortfall will impact Black and Latino families disproportionately.</p> <p>Commenter notes making every neighborhood resource-rich will create better housing future. Housing Element must consider intersection between housing, public health, and environmental justice. Cites a number of statistics concerning low-income people of color bearing brunt of negative impacts of poor air and soil qualities.</p> <p>Commenter doesn't believe the draft housing element provides equity and affordability and wishes to meet to discuss the following:</p> <p><u>Protections</u></p> <ul style="list-style-type: none"> • Expand just-cause eviction protections. • Implement local RSO or strengthen/reduce the annual allowable rent increases. • Codify tenant's right to council for evictions. • Strengthen tenant education programs. • Create tenant anti-harassment ordinance. <p><u>Preservation</u></p> <ul style="list-style-type: none"> • Prioritize rezoning in high-resource neighborhoods which are transit- and job-rich, including single-family zones. • Exclude parcels containing RSO housing units in site inventory. • No net loss provisions should apply to site inventory parcels and include rezoning program with monitoring/implementation. • Institute local program and funding sources for preservation of existing affordable housing. <p><u>Prioritization of affordable housing</u></p> <ul style="list-style-type: none"> • Include inclusionary zoning to locally fund/incentivize affordable housing. • Prioritize creation of affordable housing on public land. • Streamline affordable housing production. • Include programs for 100% affordable housing zoning overlays and apply to high-opportunity and R1 areas. <p><u>Site Capacity Assessment</u></p>	<p>As confirmed in the AFFH appendix, all of the City's neighborhoods are determined to be "high resource areas" which supports the good health of future neighborhood populations as affordability and integration is realized as a result of the implementation of the City's housing element with the recommended land uses and housing programs.</p> <p>City staff and the City's housing consultant plan to initiate meeting(s) to confirm with the Our Future LA Steering Committee Members (commenter).</p> <p><u>Protections:</u> The City of Redondo Beach contracts with the Housing Rights Center (HRC) for fair housing services. The Housing Rights Center investigates and resolves discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. They also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair</p>
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		<ul style="list-style-type: none"> • Report the realistic capacity vs. estimated realistic capacity for both vacant and nonvacant sites. • Commenter estimates draft housing element will fall short of RHNA by 2,575 units of realistic capacity. • Report proportion of sites from previous housing element's inventory that were developed during the previous planning period and utilize HCD recommended methodologies/data sources/factors for realistic development capacity. • Survey owners of nonvacant housing sites to determine likelihood of being discontinued during the planning period. • A buffer of 15-30% capacity should be included in sites inventory. • Provide quantitative estimate of in-pipeline projects likely to be completed based on historical data and adjust accordingly. • Commit to mid-cycle review. <p><u>Affirmatively Furthering Fair Housing</u></p> <ul style="list-style-type: none"> • Increase the concentration of lower-income households in areas where concentrations are low. • Reduce the concentration of lower-income households in areas with significant exposure to noise/pollution. • Ensure community-serving investment in historically disinvested areas to gain affordable housing/stop displacement, while prioritizing environmental justice, community health, and strengthen equitable community leadership in planning. • Analyze local patterns in socioeconomic/racial segregation and integration. • Prioritize high-opportunity census tracts and well-resourced areas when selecting sites for lower-income housing. • Identify funding sources/public resources/density bonus programs to maximize likelihood of below market rate units are built. • Solicit public feedback/commentary on housing element reflecting City's socioeconomic makeup. • Utilize HCD recommended safe harbor methodology for forecasting future ADU development. 	<p>housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. Additional measures per the commenter are under further consideration by the City.</p> <p><u>Preservation</u>: The City has instituted all suggested measures of preservation with the exception of the development of a local program and funding sources for preservation of existing affordable housing. The City is further considering adding this measure to the existing "program" to address this matter.</p> <p>The City has incorporated some of the commenters suggested measures regarding Prioritization, Site Capacity Assessment, and Affirmative Furthering Fair Housing, and intends to further consider additional noted measures in future meeting(s) with this organization. Concerning "<u>Prioritization</u>" the City is currently investigating the development of a Citywide inclusionary housing ordinance. Concerning "<u>Site Capacity Assessment</u>" the City is conducting surveys with the property owners of the recommended housing sites. Concerning "<u>Affirmative Furthering Fair Housing</u>" since all of the City's neighborhoods are qualified as "high</p>
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		<ul style="list-style-type: none"> • Provide mid-cycle adjustments in inventory sites/ADU development is less than projected. Mid-cycle adjustments should automatically implement by-right density bonus large enough to make up for ADU shortfall. • Use city-specific data (instead of regional) for assessing projected affordability of ADUs. 	resource”, all future affordable housing will benefit within Redondo Beach.
09.15.2021	Abundant Housing LA/YIMBY Law	<p>Commenter supports more housing at all levels of affordability and reforms to land use and zoning to improve affordability, access to jobs/transit, environmental sustainability, and racial/economic equity.</p> <p>Commenter cites and summarizes their earlier letter dated May 20, 2021. Noted inconsistencies of draft housing element with state housing element law and AFFH, and HCD’s instructions for housing element design and implementation. Also referenced their October 2020 communication sharing their “best practices” for housing element updates.</p> <p>Commenter cites HCD’s September 2, 2021 letter identifying, “revisions will be necessary to comply with State Housing Element Law”.</p> <p>Commenter provides a summary table that includes deficiencies, HCD’s comments from their September 2, 2021 letter, Abundant Housing LA (AHLA)/YIMBY Law comments, and AHLA/YIMBY Law policy recommendations. The following is a summary list of AHLA/YIMBY’s policy recommendations:</p> <ul style="list-style-type: none"> • Rezone parcels located near transit, job centers, schools, and parks to expand housing supply in high- and highest-resource areas, including R1 parcels. • Reduce concentration of lower-income households in neighborhoods with high concentrations of low/moderate income households or with high pollution. • Identify new funding sources/public resources for production/preservations of affordable housing including real estate transfer tax, congestion pricing, local density bonus, and abatement of polluting infrastructure. • Exempt parcels containing affordable housing to prevent displacement of vulnerable households. • Annually monitor “no net loss” and include rezoning implementation program. • Include offering publicly-owned land at no cost to nonprofit affordable housing developers as a state density bonus law concession. 	<p>The City also supports more housing at all levels of affordability as described and programed in the draft housing element.</p> <p>HCD’s September 2, 2021 letter has requested additional information concerning the North Tech District housing site and the contiguous small lot sites located along 190th and one small lot site on Pacific Coast Hwy. City staff continues to investigate these housing sites and has engaged property owners to confirm and, in some cases, reconfirm support for the identification of the subject properties as potential sites for future high density residential and/or mixed use. To date staff has confirmed significant interest from the property owner of the largest shopping center in the North Tech District for the future additional development of high density residential at this location. Additionally, none of the property owners of the small sites that city staff has been able to engage to date are opposed to the Residential Overlay designation on their properties. Staff is continuing to investigate these sites.</p>

		<ul style="list-style-type: none"> • Create 100% affordable housing zoning overlay for high-opportunity neighborhoods including R-1. • Provide quantitative estimate of site's realistic capacity. Commenter references "Survey Method" or "Historical Redevelopment Rate Method". • Report sites developed during prior planning period. • Share interest letters with planned development descriptions from owners of site inventory parcels. • If City lacks enough suitable sites to achieve RHNA, don't add more theoretical units to existing sites, rezone additional parcels. • Commit to mid-cycle review to verify assumptions and adjust if necessary. • Provide quantitative estimate of "in-pipeline projects" and adjust if necessary. • Create local density bonus program that also applies to low-density parcels. • Pre-approve standard ADU's, small-scale multifamily and small lot subdivision housing plans. • Expand and speed up ministerial review process. • Eliminate on-site parking requirements. • Reduce restrictions on development standards. • Reduce fees on multi-family residential development. • Survey/poll online and hardcopy formats in top languages spoken in community regarding preferences/priorities for zoning and residential development. 	<p>Staff does not anticipate that HCD will not accept the proposed housing sites based upon the overwhelming interest by property owners for potential high density residential on the determined housing sites per the draft housing element.</p> <p>The City has incorporated or plans to incorporate some of the many policy recommendations cited by the commenter including: The sharing of interest letters for future development from owners of housing sites; Updating the existing Residential Design Guidelines with objective design standards to further "expand and speed up the ministerial review process" (Program 14); Amendments to the City's zoning ordinance consistent with State housing laws that serve to reduce/mitigate potential governmental constraints to housing production and affordability (Program 13); and The development of ADU guidelines that will be included within the City's updated Residential Design Guidelines (Program 12).</p> <p>The following is a list of additionally proposed "programs" within the draft housing element that address and are consistent with the intentions of many</p>
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			<p>of the policy recommendations from the commenter:</p> <p>Program 1: Mobility Access/Emergency Repair Program;</p> <p>Program 2: Preservation of Affordable Housing;</p> <p>Program 3: Inclusionary Housing;</p> <p>Program 4: Housing Choice Voucher (Section 8) Program;</p> <p>Program 5: Response to Homelessness;</p> <p>Program 6: Affordable Housing Development;</p> <p>Program 7: Green Task Force;</p> <p>Program 8: Residential Sites Inventory and Monitoring of No Net Loss;</p> <p>Program 9: By-Right Approval for Projects with 20 Percent Affordable Units;</p> <p>Program 10: Replacement Housing; and</p> <p>Program 11: Small Lot Development/Lot Consolidation.</p>
09.15.2021	Wally Marks, Property owner: 2810-2860 Artesia Boulevard	<p>Commenter supports the Housing Element document identifying ways in which the housing needs of existing and future populations can be met and its focus on improving affordable housing, finding more affordable housing and removing constraints.</p> <p>Comments on need for updating zoning and adopting an inclusionary housing ordinance.</p> <p>Comments on restrictions from past and current being prohibitive of housing development and recommends incentive based policies to create opportunities for more affordable units throughout Redondo Beach.</p>	<p>As noted by the commenter, the City's draft housing element promotes and furthers the identification of ways in which the housing needs of existing and future populations can be met and focuses on improving affordable housing, finding more affordable housing, and removing constraints.</p> <p>The City is currently investigating the development of an "inclusionary housing" ordinance that could serve to further the City's intentions to build</p>

		<p>Comments on future opportunities for creative policies ensuring new housing of all types for all income levels and the benefit economically and otherwise to the community.</p>	<p>more affordable housing throughout the City at locations in addition to the recommended housing sites in the draft housing element. The City's development of an "inclusionary housing" ordinance is outlined in Program 3 of the draft housing element.</p> <p>Included within the many "programs" contained in the draft housing element are initiatives to directly address past and current regulations that may serve as a constraint on housing while also including creative elements that promote more housing opportunities for all income levels throughout the City.</p>
09.17.2021	Mary Schurr, Resident	<p>Commenter expresses that the best place for high density housing is the 50-acre Power Plant site. Cites that 500 persons expressed this sentiment as part of the City's Social Pin Point land use plan survey.</p> <p>Supports the development of housing at 1021 and 1100 N. Harbor Drive and cites the property owners' letter. Also cites the Planning Commission's recommendation for housing at the 50-acre site.</p> <p>Cites percentage of housing developed during 5th Cycle as 40%. Doesn't believe the City will meet 6th Cycle requirement for 2,490 units.</p> <p>Cites City's solution is to place housing on fringes of City. All housing sites are adjacent to other "less affluent jurisdictions".</p> <p>Cites list of reasons why many of the identified housing sites are not likely to be developed:</p>	<p>The General Plan Advisory Committee (GPAC), Planning Commission, and City Council conducted multiple public meetings over many months concerning housing sites at locations throughout the City, including 1021 and 1100 North Harbor Drive sites. After carefully considering the public's input and the hundreds of comments/requests received, the City Council at their public meeting on June 15, 2021 approved the housing sites as identified within the draft housing element.</p>

		<p><u>North Tech Site</u></p> <ul style="list-style-type: none"> Existing development not likely to shut down/relocate. If any residential is developed they will have a 45-minute commute to Redondo Union High School. Would not be near any amenities. <p><u>South Transit Site</u></p> <ul style="list-style-type: none"> Cites property owner is working on a project that does not include residential. <p><u>South Bay Galleria</u></p> <ul style="list-style-type: none"> Should have more residential. There is an EIR for 650 units. <p>Cites that City is losing its small-town charm. Development is out of control. Parking in the streets is severely impacting neighborhoods. Increased traffic on Artesia Blvd is not safe. North Redondo is overdeveloped now. Does not support more housing in North Redondo.</p> <p>Don't allow zoning on unlikely properties while ignoring large parcels next to the beach/bike paths/parks.</p>	<p>The City's existing residential density in the southern part of the City is the densest. Proposed "housing sites" for potential future high density residential were not necessarily based on existing density but rather on multiple State criteria and proximity to existing and future transit locations. It is noteworthy that even with the addition of the recommended housing sites in the northern area of the City, the city's overall highest residential density remains within the southern area of the City.</p> <p>North Tech site – The property owner of the largest shopping center in the North Tech District has expressed enthusiastic support for the allowance of high density residential on their property while maintaining their existing commercial center. Additionally, the property owner has recent experience with introducing high density residential within existing older shopping centers that retain existing commercial and are located in close proximity to freeways.</p> <p>South Transit Center site – City staff continues to investigate this site and has engaged the property owner(s) to confirm and, in this case, reconfirm support for the identification of the</p>
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			<p>subject property as potential sites for future high density residential and/or mixed use. Staff does not anticipate that HCD will not accept the proposed housing site at the South Transit Center as they did not request additional information regarding this property. Finally concerning this site, during the many GPAC meetings specific interest from representatives of this site requested that the GPAC recommend this site for high density residential, citing the sites close proximity to the City's Transit Center under construction and the future planned Metro station.</p> <p>To date staff has confirmed interest from many of the property owners of the recommended housing sites for the application of a high-density Residential Overlay designation on their properties. Additionally, none of the property owners of the sites that city staff has been able to engage to date are opposed to the Residential Overlay designation on their properties.</p> <p>Staff does not anticipate that HCD will not accept any of the proposed housing sites.</p>
09.22.2021	Robert Doran, Director of	Commenter (property owner of Redondo Beach Plaza-North Tech District Site) supports the identification of the Redondo Beach Plaza as a "housing site". See email comment below.	North Tech site – The property owner of the largest shopping center in the North Tech District has expressed

	Development & Construction, Redondo Beach Plaza (North Tech District – Housing Site)	<p>“ROIC would welcome the opportunity to introduce High Density Residential to our Redondo Beach Plaza. I have attached some examples of other properties we own where we have recently completed or are in the process of entitling/permitting densification efforts which includes residential components.”</p>	<p>enthusiastic support for the allowance of high density residential on their property while maintaining their existing commercial center. Additionally, the property owner has recent experience with introducing high density residential within existing older shopping centers that retain existing commercial and are located in close proximity to freeways.</p>
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