



Administrative Report

L.1., File # 21-2080

Meeting Date: 2/16/2021

To: MAYOR AND CITY COUNCIL

From: BRANDY FORBES, Community Development Director &
TED SEMAAN, Public Works Director

TITLE

PUBLIC HEARING TO CONSIDER AMENDING TITLE 9, CHAPTER 12 OF THE MUNICIPAL CODE PERTAINING TO THE FLOOD DAMAGE PREVENTION REGULATIONS

INTRODUCE BY TITLE ONLY ORDINANCE NO. 3212-21, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING FLOOD DAMAGE PREVENTION REGULATIONS IN TITLE 9, CHAPTER 12, SECTIONS 9-12.201, 9-12.501, AND 9-12.507, FOR INTRODUCTION AND FIRST READING

PROCEDURES:

- a. Open Public Hearing, take testimony; and
- b. Close Public Hearing; and
- c. Introduce Ordinance 3212-21 by title only

EXECUTIVE SUMMARY

The proposed Ordinance will amend the Redondo Beach Municipal Code (RBMC), which is necessary to keep the City in compliance with revised Federal Emergency Management Agency (FEMA) standards and eligible for the National Flood Insurance Program (NFIP). The NFIP is a crucial program to ensure marketability of real properties located in a flood zone. A property located in a flood zone is almost impossible to finance without insuring that property against flood. The City's compliance with FEMA requirements allows those properties to qualify for a special flood insurance rate from the NFIP.

BACKGROUND

Redondo Beach is currently a part of the NFIP, which allows Redondo Beach property owners to purchase subsidized flood insurance. As a condition of NFIP participation, the City needs to adopt, from time to time, revised floodplain management regulations and maps that comply with NFIP and State standards. After an extensive review and appeal period, FEMA issued a letter of final determination to the County on October 21, 2020, stating that a new Flood Insurance Study and set of Flood Insurance Rate Maps (FIRMs) were set to become effective on April 21, 2021. As such, the City is required to adopt the updated FIRMs and make all necessary code changes prior to the map effective date of April 21, 2021 to continue participation in the NFIP.

As part of the flood management program, FEMA designates flood hazard zones on the FIRMs that apply to Redondo Beach's Floodway Zone and Floodplain Overlay Zone as follows:

- AE zone: A "coastal high hazard" Special Flood Hazard Area relating to the 1- percent annual chance flood and lesser wave hazards with a designated base flood elevation. Subject to mandatory flood insurance for federally backed loans.
- VE zone: A "coastal high hazard" Special Flood Hazard Area relating to the 1- percent annual chance flood and ocean flooding with additional wave-induced hazards with a designated base flood elevation. Subject to mandatory flood insurance for federally backed loans.
- Zone X: Flood hazard area inundated by 0.2 percent annual chance flood (or less than 1 foot for the 1-percent annual chance flood) and areas of minimal risk.

FEMA's latest coastal flood hazard study accounted for total water levels, dune erosion, wave set up, wave run-up, seawall overtopping, and overland wave propagation. FEMA's new map accounts for flooding from waves that can overtop coastal barriers (i.e. seawalls, revetments, breakwater), which was not accounted for on the prior FIRM map that was mapped in the early 1980s. The FIRM maps are based on historical statistical analysis and do not account for potential future conditions associated with sea level rise.

On October 21, 2020, FEMA issued their letter of final determination of flood hazards on the new FIRM map. In accordance with local and federal regulations, the new FIRM map will automatically become effective in six months. This means that on April 21, 2021, the new map will become effective, thereby making all effected properties in Redondo Beach subject to the regulations of the Floodplain Overlay Zone on that date.

As part of their work to update the FIRMs, the Region IX Mitigation Division of FEMA conducted a technical review of the City of Redondo Beach's Flood Damage Prevention Ordinance to ensure compliance with the NFIP and consistent with the land management and use requirements of Title 44, Code of Federal Regulations (44 CFR), Chapter I, Subchapter B, Parts 59 and 60, specifically 44 CFR § 60.3(e) and provided recommended revisions to be adopted to the City's Flood Damage Prevention Ordinance by April 21, 2021 to stay in compliance. The FEMA technical review is included as Attachment A. The FEMA findings include:

- corrections to the referenced first date of adoption of the City of Redondo Beach's floodplain management regulations via Ordinance 3026-08;
- an additional reference to FEMA's effective Flood Insurance Rate Map to determine the special flood hazard areas; and
- the inclusion of one foot of freeboard as required by the City's Building Code.

The proposed updates to the Redondo Beach Municipal codes are intended to facilitate continued compliance with the NFIP and include revisions to the following sections of the Redondo Beach municipal code:

- Title 9, Chapter 12 Article 5, Section 9-12.201
- Title 9, Chapter 12 Article 5, Section 9-12.501 Standards of construction.
- Proposed Changes to Title 9, Chapter 12 Article 5, Section 9-12.507 Subsection (a) - Coastal high hazard areas.

The new FIRM maps are available for viewing on the "Counter Services" section of the City's Engineering Division webpage (URL shown below) and copies are on file in the office of the City Engineer.

(<https://www.redondo.org/depts/public_works/engineering/counter_services.asp>)

COORDINATION

The Engineering Services Division and Planning Division have collaborated with FEMA to determine the necessary changes to the municipal code. The Ordinance has been reviewed and approved as to form by FEMA and the Redondo Beach City Attorney's Office.

FISCAL IMPACT

The cost for preparing this activity is included within the Public Works Department's FY 2020-21 adopted Annual Budget and is part of the department's annual work program.

APPROVED BY:

Joe Hoefgen, City Manager

ATTACHMENTS

1. Attachment A - FEMA Technical Review Document identifying Redondo Beach Municipal Code Amendments
2. Ordinance 3212-21
3. Public Hearing Notice