



Administrative Report

N.4., File # 21-2335

Meeting Date: 5/18/2021

To: MAYOR AND CITY COUNCIL

From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION ON THE CITY OF REDONDO BEACH LAND USE PLAN AND MAP

EXECUTIVE SUMMARY

This is the fourth 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 May 11, 2021 City Council discussion on this item, City Council approved a motion in a 3-2 vote establishing 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. The Draft General Plan Land Use Plan/Map as presented in the approved motion on May 11, 2021 is being reviewed by staff to determine if the land uses will allow the City to meet the its Regional Housing Needs Allocation (RHNA) capacity or if adjustments need to be made in order to prepare the Draft Housing Element Update. The findings will be presented at the May 18, 2021 City Council meeting. Also, for consideration by the City Council is to provide direction regarding Draft Land Use Definitions.

Given the significance and detail of information of this discussion item, as an alternative City Council may choose to continue this discussion to a May 25, 2021 City Council meeting.

BACKGROUND

This is the fourth 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

Given the depth, detail, and significance of this subject matter, as an alternative City Council may choose to continue this discussion to a May 25, 2021 City Council meeting to provide additional opportunity to review definitions and materials.

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

The Administrative Report for the May 4, 2021 City Council meeting provided a brief summary of the remarks and additional information requests, raised by the City Council and Mayor at their April 20, 2021 public meeting. At the May 4th meeting, City Council had questions regarding the data and additional information provided for the meeting. As well, the public was allowed to comment on the Draft General Plan Land Use Plan/Map.

At the May 11, 2021, City Council continued discussion on this item. After public input and considering the GPAC recommendations and Planning Commission recommendations, City Council approved a motion in a 3-2 vote establishing the City's Draft General Plan Land Use Plan/Map (attached) 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. The Draft General Plan Land Use Plan/Map as presented in the approved motion on May 11, 2021 is being reviewed by staff to determine if the land uses will allow the City to meet the its Regional Housing Needs Allocation (RHNA) capacity or if adjustments need to be made in order to prepare the Draft Housing Element Update. The findings will be provided as a Blue Folder item and presented at the May 18, 2021 City Council meeting. Also for consideration by the City Council at the May 18, 2021 meeting is to provide direction regarding Draft Land Use Definitions.

The remaining scheduled May 18th City Council meeting on this item is expected to conclude the discussions on this item and allow City Council to make any necessary adjustments to the Draft General Plan Land Use Plan/Map that was approved at the May 11, 2021 meeting, as needed to ensure the upcoming Draft Housing Element Update will meet the City's RHNA obligation. The Draft General Plan Land Use Plan/Map 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.

COORDINATION

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

FISCAL IMPACT

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

APPROVED BY:

Joe Hoefgen, City Manager

ATTACHMENTS

City Council Administrative Report May 11, 2021
City Council Land Use Recommendation Motion Approved May 11, 2021
City Council PowerPoint Presentation May 11, 2021
City Council Administrative Report May 4, 2021
City Council PowerPoint Presentation May 4, 2021
City Council Administrative Report April 20, 2021
City Council PowerPoint Presentation April 20, 2021
Community Comments-Social PinPoint (Numerical Order)
Community Comments-Social PinPoint (Grouped by Location-Focus Area)
Traffic Intersection Level of Service (LOS)-Discussions, Tables, Citywide Maps-Figures
Density Comparison Tables
LA County Parks Needs Assessment - Redondo Beach
Final RHNA Allocation Methodology (SCAG)
GPAC's Recommended Draft Land Use Plan-Map December 3, 2020
GPAC's Summary of Recommendations December 3, 2020
Planning Commission Consensus on Recommendations LU Plan April 15, 2021
All public written comments received up to May 11, 2021
Public written comments received after May 11, 2021 City Council meeting