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6TH CYCLE 2021-2029
DRAFT HOUSING ELEMENT

Planning Commission
September 16, 2021

6th Cycle 2021-2029 Housing Element

- One of the seven mandated elements of the General Plan
- Contents:
 - “Introduction”
 - Community Context – Role of Housing Element – Public Participation
 - “Housing Needs and Resources”
 - Provides an assessment of both current and future housing needs
 - Current Demographics (2020 Census) – Population, Households, Special Needs Groups, Housing Stock
 - “Constraints on Housing Production”
 - Identifies constraints – Governmental and Non-Governmental
 - “Housing Resources”
 - **Identifies “housing sites” that can accommodate City’s RHNA**
 - **Not an obligation to construct**
 - “Housing Plan”
 - Provides a comprehensive strategy that establishes goals, policies, and **“programs”**
 - **Programs must include timelines and specific actions to implement**
- Must be reviewed by the State Department of Housing and Community Development (HCD) for compliance with State laws

2013-2021 Housing Element

- City adopted its current 5th Cycle 2013-2021 Housing Element on March 18, 2014, after the statutory deadline
- Periodic updates are required by State law
 - City is currently subject to two four-year updates of the Housing Element before becoming eligible for an eight-year update cycle
 - This first update (2017 Technical Midterm Update) to the Housing Element was required to be adopted by October 15, 2017 (no grace period available for four-year updates)
- City adopted its 2017 Midterm Housing Element on time – September 19, 2017
- Eligible to return to an eight-year update cycle by 2021-2029 Housing Element if 2021 update is adopted on or before October 15, 2021

Recent Steps

- **2017 – 2020 – GPAC Meetings**
 - 22 GPAC meetings to date, focus on housing (where and what densities)
 - GPAC Meeting 22 (December 3, 2020) focused entirely on housing sites for RHNA
- **November 17, 2018 – Community Workshop**
- **January 12, 2021 – City Council Inclusionary Housing Meeting**
- **April 7, 2021 – Community Workshop**
- **April 7 – April 11, 2021 – Social PinPoint Land Use Plan Survey**
 - **349 comments received**
- **April 15, 2021 – Planning Commission Public Meeting**
 - Planning Commission provided recommendations for additional Residential Overlay sites to City Council for consideration
- **April 20, May 4, May 11, May 18, and June 15, 2021 – City Council Meetings**
 - The City Council considered the Housing Element, RHNA, and adequate sites requirements over multiple meetings

Public Comments and Responses

- **30 Public Comment Letters/Emails Received**
 - 26 provided with Planning Commission Package
 - 4 provided as Blue Folder items
 - Included HCD and Caltrans (ISND)
 - General Public, Housing Advocacy Groups
 - Various Property Owners
- **Staff is continuing to work through comments and craft responses**
 - Table summary of all comments with some responses provided as Blue Folder item
- **Next steps**
 - Staff will provide replies to commenters
 - Fall – 2021: Commenters will be invited to comment on revised 6th Cycle 2021-2029 Housing Element

HCD Comments

HE Topic	HCD Comments	Response to Comments
Affirmatively Furthering Fair Housing (AFFH)	Provide additional local knowledge supporting conclusions.	Added additional information describing local historical zoning and housing development trends that better informs the issue area.
AFFH Sites Inventory	Expand Sites inventory analysis to address how AFFH obligations are improved or exacerbated.	Additional information concerning planned inclusionary housing ordinance, to address access and opportunity and concentrations of affluence has been added.
Adequate Sites – Electronic Sites Inventory	City must submit an electronic version of the adopted sites inventory.	The City will submit an electronic version of the sites inventory with its adopted housing element to HCD.

HCD Comments

HE Topic	HCD Comments	Response to Comments
Adequate Sites – North Tech District	Expand analysis in order to justify suitability of this nonvacant site.	Additional descriptions of envisioned planning standards to maintain existing uses and allow new residential will be incorporated into the element. Additionally, the City plans to engage the property owners to secure their interest in future potential for additional residential development at this location while maintaining their existing uses.
Adequate Sites – Small Sites (S PCH Mixed Use and 190 th Street Industrial Flex/ Residential Overlay)	Expand analysis to establish conditions on sites are suitable for consolidation and development within the planning period.	These are contiguous and suitable for lot consolidation, and surrounded by residential development. The City has engaged existing property owners to gauge support/interest for future high density residential and is providing more details to support likeliness for redevelopment as residential.

HCD Comments

HE Topic	HCD Comments	Response to Comments
Housing Programs – Adequate Sites	As drafted element does not identify adequate housing sites to accommodate RHNA. Add program to identify additional sites.	Adding discussions and additional information necessary to demonstrate the currently proposed sites are adequate to accommodate the City's capacity for 1,415 units for lower-income households. Expanded Program 8 (Adequate Sites for RHNA) to incorporate statutory requirements
Housing Programs* – Program 2 (Preservation of Affordable Housing)	Revise Program 2 (Preservation of Affordable Housing) to include actions specific to Seasons Senior Apartments.	Program will be amended to include specific actions by the City to proactively engage the property owner and property manager of the Seasons Senior Apartments to provide education and ensure their understanding of their obligations under preservation law.

* Housing Programs are in numerical order not in order of HCD September 2, 2021 letter.

HCD Comments

HE Topic	HCD Comments	Response to Comments
Housing Programs – Program 12 (Accessory Dwelling Units)	Expand program to include additional specific actions to support the development of ADUs.	<p>Staff is investigating additional strategies consistent with HCD's suggested additional incentives and will include them in the revised element.</p> <p>Expanded Program 12 (Accessory Dwelling Units) to include commitment to develop tools and incentives.</p>
Housing Programs – Program 13 (Amendments to the Zoning Ordinance)	This program should be revised to amend the parking standards for all multifamily development, not just for a subset of smaller units.	The City will be assessing parking and other development policies as they relate to the City's continued work plan for the General Plan update and planned parking standards consistent with HCD's requirements will be integrated into this program.

HCD Comments

HE Topic	HCD Comments	Response to Comments
Housing Programs – Program 14 (Objective Design Standards)	Revise program, to explicitly commit to establishing objective design standards for the four (4) residential overlay districts by a specific date.	<p>Program expanded to include ODS for the Residential Overlay Districts.</p> <p>The City is assessing the continued work plan for the General Plan update and as part of this effort a firm date for the development of Objective Design Standards can be determined and integrated into this program.</p>
Housing Programs – Program 15 (Monitoring Effect of Measure DD)	Revise program to identify the relationship between the approval of the electorate and continued housing element compliance.	<p>The element will be amended to include language acknowledging that the City must take additional action to retain housing element compliance if the electorate rejects the ballot measure.</p>

HCD Comments

HE Topic	HCD Comments	Response to Comments
Housing Programs – Program 15 (Fair Housing Program)	Revise program to ensure all contributing factors have associated actions, actions promote mobility and access to opportunity, and language commits to follow-up actions.	Program amended with additional specific actions to address contributing factors, promote mobility and access to housing, and strengthen language to commit to follow up actions.

HCD Comments

HE Topic	HCD Comments	Response to Comments
Public Participation	The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD.	Staff plans to engage property owners, element commenters, the housing development community, and the public after revisions are made to the element per HCD's comments.

Next Steps

- **October 5, 2021**
 - City Council Public Hearing to Consider Adoption of the 6th Cycle 2021-2029 Draft Housing Element
- **October 15, 2021**
 - Pursuant to State law, Housing Element Update is required to be adopted (no grace period available for four-year updates)
 - With adoption by the City of the Housing Element on or before this date, City will be on an 8 year cycle going forward
- **Fall 2021**
 - Continue to revise adopted Housing Element as required by HCD
 - Engage property owners, element commenters, the housing development community, and the public after revisions are made to the element per HCD's comments
- **Late 2021-Early 2022**
 - Public Hearings before the Planning Commission and City Council for review and adoption revised 6th Cycle 2021-2029 Housing Element
 - Resubmit revised 6th Cycle 2021-2029 Housing Element for certification by HCD

Environmental

- **The City proposes to adopt a Negative Declaration for the 6th Cycle 2021-2029 Draft Housing Element**
 - The 2021-2029 Housing Element is a policy document, the land use designations and zoning amendments associated with the Housing Element are **not** under consideration at this time.
 - The amendments to the General Plan land use designations will be processed as part of the ongoing General Plan update to the Land Use Element and Land Use Map.
 - The City nevertheless conducted an Initial Study consistent with CEQA and determined that no environmental impacts are anticipated and a Negative Declaration is proposed.
 - A Notice of Intent (NOI) to adopt an Initial Study/ Negative Declaration (ISND) for the City's 6th Cycle 2021-2029 Draft Housing Element was issued on August 5, 2021 and advertised the public review period beginning on August 5, 2021 and ending on September 3, 2021.
 - Two (2) comment letters were received on the proposed ISND and they are included as an appendix to the ISND along with the City's responses to said comments

Recommendation

That the Planning Commission:

1. Open the public hearing, receive and file all documents and correspondence on the 6th Cycle 2021-2029 Draft Housing Element;
2. Accept all public testimony; and
3. Close the public hearing, review, discuss, reach consensus on any recommended edits, and approve the following resolution by title only, waiving further reading:
 - a. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT 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