



City of Redondo Beach

THE CITY OF REDONDO BEACH ISSUES THE FOLLOWING NOTICES FOR THE DRAFT 2021-2029 HOUSING ELEMENT: (1) NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION; (2) NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH

This serves as the City of Redondo Beach's (City) Notice of Intent to adopt an Initial Study/ Negative Declaration for the City's 2021-2029 Housing Element, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: City of Redondo Beach's 2021-2029 Housing Element
Project Location: The 2021-2029 Housing Element addresses the entire City of Redondo Beach, in Los Angeles County
Lead Agency: City of Redondo Beach, 415 Diamond Street, Redondo Beach, California 90277

Project Description: The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations within the City based on the Regional Housing Needs Allocation (RHNA) of 2,490 units within the City limits. While the RHNA allocation is 2,490 units, when accounting for a credit of 451 units and 240 anticipated ADUs, the total need with a 10% buffer for affordable housing is 1,944 units. The 2021-2029 Housing Element identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. The 2021-2029 Housing Element proposes additional residential densities within mixed-use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofit organizations. Since this is a policy document, the land use designations and zoning amendments associated with the 2021-2029 Housing Element are not under consideration at this time and the amendments will be processed as part of the City's ongoing and separate update to the Land Use Element of the General Plan (PLANRedondo). (The 2021-2029 Housing Element stipulates that the City must complete the land use and zoning amendments by November 2023 as part of PLANRedondo.) In addition, due to the nature of the project being a policy document with no physical development at this time, effects relative to hazardous waste sites listed under Government Code Section 65952.5 would not occur.

NOTICE IS HEREBY GIVEN THAT the City proposes to adopt a Negative Declaration for the above-cited project. The Negative Declaration is based on the finding that the project would not have any significant environmental impacts and as such, does not require any mitigation measures. The reasons to support such a finding are documented by an Initial Study prepared by the City. Copies of the Initial Study, the proposed Negative Declaration and supporting materials are available for public review at the following locations:

- City of Redondo Beach, Community Development Department, 415 Diamond St., Door 2, Redondo Beach, CA 90277; (appointment required and can be scheduled online at <https://booking.appointy.com/appointmentsredondo>)
- City of Redondo Beach, City Clerk Office, 415 Diamond St., Door 1, Redondo Beach, CA 90277;
- Redondo Beach Main Library, 303 N. Pacific Coast Hwy., Redondo Beach, CA 90277;
- Redondo Beach North Branch Library, 2000 Artesia Blvd., Redondo Beach, CA 90278; and
- City of Redondo Beach website at: www.redondo.org/HousingElement

For questions regarding the Negative Declaration contact:

NAME: Sean Scully
TITLE: Planning Manager
ADDRESS: City of Redondo Beach
Community Development Department
415 Diamond Street
Redondo Beach, CA 90277
PHONE: (310) 318-0637 x2405
EMAIL: RBHousingElement@redondo.org

Public Review Period: **Begins – August 5, 2021** **Ends – September 3, 2021**

PUBLIC WRITTEN COMMENTS: In accordance with the CEQA Guidelines, any comments concerning the findings of the proposed Initial Study/Negative Declaration must be submitted in writing and **received by the City no later than 4:30 p.m. on September 3, 2021**, in order to be considered prior to the City's final determination on the project. Should you decide to challenge this project, you may be limited to the issues raised during this public review period. Please submit your written comments to the Planning Division at the mailing or email address noted above.

PUBLIC HEARING: The Planning Commission of the City of Redondo Beach is scheduled to hold a public hearing on the Draft 2021-2029 Housing Element and consideration of adoption of a Negative Declaration on **Thursday, September 16, 2021, at 7:00 p.m., or as soon thereafter as possible, by Virtual Meeting via Zoom pursuant to Executive Orders N-29-20 and N-63-20 issued by Governor Newsom.** The meeting will be broadcast live through Spectrum Channel 8 and Frontier Communications Channel 41 and also livestreamed on the City's website at www.redondo.org/RBTV and YouTube at <https://www.youtube.com/c/CityofRedondoBeachIT>.

PUBLIC HEARING PARTICIPATION: There will be two options for public testimony during the meeting:

- (1) Interested persons may submit a written eComment through the City's agenda webpage at <https://redondo.legistar.com/Calendar.aspx>. Specific instructions for eComment will be provided on the agenda cover page when it is released at least 72 hours prior to the public hearing. eComments will be read out loud by City staff during the public hearing and are limited to 3 minutes in length. Only one eComment per person.
- (2) Oral public testimony can be provided live by joining the virtual Zoom meeting by computer or phone-in. Instructions to register for joining live will be provided on the agenda cover page when it is released at least 72 hours prior to the public hearing. Each speaker can speak only once and speakers are limited to 3 minutes. Registration is required.

A person may either comment live or submit an eComment, but cannot do both.

For those that cannot participate during the public hearing, written comments for the Planning Commission on this matter may be submitted by email to PlanningRedondo@redondo.org. Written comments will be accepted up to 3:00 p.m. the day of the public hearing, September 16, 2021, to allow time for distribution to the Planning Commission as a Blue Folder item.

CITY OF REDONDO BEACH, CALIFORNIA

Eleanor Manzano
City Clerk of the City of Redondo Beach
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