July 5, 2018

Report on Actions Taken to Alleviate Conditions Leading to the Imposition of a Moratorium on New Mixed Use Development in the City’s Mixed Use (MU) Zones

On August 15, 2017, the City of Redondo Beach enacted a Moratorium prohibiting new MU development in the City’s MU zones by Temporary Urgency Interim Ordinance. The Moratorium was enacted for an initial period of 45 days and at a duly noticed Public Hearing on September 19, 2017 the City Council extended the Moratorium for up to 10 months and 15 days. The City Council will consider action to extend the Moratorium for up to 1 year at a duly noticed Public Hearing on July 17, 2018.

This report provides all interested parties information on actions taken by the City of Redondo Beach to alleviate the conditions leading to the imposition of the Moratorium. Pursuant to law this report is being made available at least 10 days prior to the City taking action on extending the Moratorium.

The following is a list of actions taken by the City of Redondo Beach to address the issues leading to the Moratorium:

1. The City has initiated a comprehensive update of the Land Use, Recreation and Parks, and Safety Elements of the General Plan and has formed a 27-member General Plan Advisory Committee (GPAC). The City has contracted with a consultant, Placeworks at a cost of over $1,000,000 to expedite the Plan revision efforts. The GPAC has been given specific direction by the City Council to conduct a focused study of the potential impacts of MU development in all of the City’s MU zones and provide a report and recommendations on the location, scale, intensity and design of MU development that can be accommodated without resulting in significant adverse impacts to the community. To date GPAC has conducted 13 meetings. The committee has been provided with specific typologies of development, including a variety of MU forms, scales and intensities and tasked with determining the most appropriate locations to plan and develop MU throughout the community. Specific options and recommendations of the committee on location, scale and intensity of MU forms have been drafted and are to be confirmed during their next meeting on July 26, 2018. The GPAC recommended MU options will be presented to the general public at an upcoming workshop and subsequently work to quantify, adjust, align the impacts of allowable MU development intensity to available infrastructure and resources will then be undertaken in the framework of the revised comprehensive land use plan and associated environmental analysis.

2. The City has completed the initial data collection and assessment portion of the Pacific Coast Highway Arterial Improvements Traffic Analysis Report, an analysis of the existing constraints and opportunities to relieve local and regional congestion including multiple intersections on Pacific Coast Highway currently operating at LOS D or worse that would be additionally impacted by potential MU development. The next phase of this study which is underway will provide the City of Redondo Beach with intersection improvement plans for southbound Pacific Coast Hwy at Torrance Boulevard, which would provide additional capacity allowing MU development. The City is currently working with Caltrans on additional improvements along Pacific Coast Highway, which include areas zoned MU, as part of planned pavement improvements to begin in 2022.

3. The City will evaluate and assess wastewater system capacity in current and any future MU zones as part of the environmental review in support of proposed changes to MU Zones and any new
MU Zones that are determined through the ongoing update of the Land Use Element of the City’s General Plan.

4. The City is currently updating its Local Hazards Mitigation Plan and Hazards and Emergency Response Plan in conjunction with a comprehensive update of the General Plan Safety Element. That analysis will include an evaluation of the City’s ability to provide Public Service and Public Safety services for any new MU development.

5. The City has authorized the development of an Artesia – Aviation Corridor Area Plan (Area Plan) to further build upon the preliminary land use analysis initiated through the comprehensive update to the General Plan’s Land Use Element in order to develop a more detailed direction for the future enhancement and revitalization of the approximately 1.5 mile Artesia Boulevard and Aviation Boulevard corridor that includes areas zoned MU-1. The development of an Area Plan is prompted by the City’s desire to redevelop the corridor and to reconsider and modify as needed existing policies and regulations, which includes the current MU-1 policies and regulations, to achieve a mix of uses that is appropriate for the area, and will be consistent with the direction articulated in the ongoing update to the General Plan Land Use Element policies. The envisioned Area Plan will provide specialized guidance as it relates to the identification, sizing, and siting of a potential new mix of uses for the corridor which includes MU-1 zoned properties. Land use planning and design considerations will include, but are not limited to: Relationships to and compatibility with surrounding uses; Creating economically viable uses to address existing underutilized areas that include properties with MU-1 zoning; Appropriate building scale, heights, and massing; Convenient and safe movement of people and goods; Parking; Interface between commercial and residential neighborhoods; and the phasing and alignment of the necessary public services and facilities to support existing and potential MU projects. Included within the scope of the Area Plan is an Economic Feasibility and Pro Forma Analysis and Parking Assessment/Impact Study that will further inform and identify appropriate uses and development standards i.e. scale, design, intensity and density, on the corridor that include MU-1 zoning and consequently ensure the commensurate infrastructure and service needs can be met. The Area Plan was added to the General Plan Update contract with Placeworks and the General Plan Advisory Committee (GPAC) has been tasked with reviewing and making recommendations on the Area Plan to the Planning Commission and City Council. The contract while ensuring mitigation on surrounding neighborhoods. Three (3) GPAC meetings and a Community Workshop are planned for the fall/winter of 2018-2019.