



Community Development Department
Planning Division

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

tel: 310 318-0637
fax: 310 372-8021

AMENDED NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

To: State Clearinghouse, Responsible Agencies, and Interested Individuals

From: City of Redondo Beach, Community Development Department, Planning Division
415 Diamond Street
Redondo Beach, California 90277

Date: August 1, 2024

Subject: Amended Notice of Availability (NOA) of a Draft Program Environmental Impact Report
(SCH No. 2023050732)

Project: Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment

Lead Agency: City of Redondo Beach

This is an Amended Notice of Availability to advise that the City of Redondo Beach Planning Division has released the Draft Program Environmental Impact Report (EIR) addressing potential impacts associated with the Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment (proposed project) for a 47-day review period beginning on **August 1, 2024**, and ending on **September 16, 2024**.

PROJECT LOCATION: The City of Redondo Beach (City) is in the South Bay region of Los Angeles County. The proposed project encompasses the entire geographic area of the City, which has a total land area of approximately 3,970 acres (6.2 square miles). The City's Sphere of Influence (SOI) is contiguous with the City boundaries. The City is developed with a variety of land uses, including established residential neighborhoods, commercial corridors, industrial complexes, public facilities, and parks. The local context of the project area is depicted in Figure 1, Project Area Map.

PROJECT DESCRIPTION: The City is updating the following five of the State-required elements that make up the General Plan:

Land Use: Key components of the update to this element include the policy framework, which includes the goals and policies that guide land-use decisions and help shape future development and public investment; the Land Use Plan, including the land use map and designations; the focus areas and special policy areas discussions; and the implementation measures. Figure 2 depicts the proposed Land Use Plan.

The City is predominantly built out with very few vacant sites available to accommodate future land use changes, requiring the City to look at very select areas to accommodate new uses, many of which may have never been considered previously. As such, changes to the Plan aim to:

- Preserve established residential neighborhoods and principal commercial districts allowing for infill development and recycling of uses that are compatible with adjacent development.
- Maintain the fundamental pattern of existing land uses, preserving residential neighborhoods and commercial and industrial districts, while providing opportunities for intensification or reuse of focused areas of the City (Special Policy Areas, for example).
- Focus on reuse or repurpose of underutilized sites (transitioning retail properties), corridors, and areas adjacent to the freeway and proposed (or planned) Metro station stops such as the North Tech District, Galleria (South Bay Social District), and South Bay Marketplace.
- Target change in areas essential to satisfy the City's State-mandated obligation to demonstrate it could meet its Regional Housing Needs Allocation (RHNA) requirements for housing.

By 2050, proposed land uses could result in an increase of 4,956 residential dwelling units (16 percent), 8,667 residents (12 percent), 5,681,999 square feet of non-residential development (48 percent), and 7,989 jobs (28 percent) compared to existing conditions, as shown in Table 1, *Proposed General Plan Buildout*.

Table 1 **Proposed General Plan Buildout**

| | Dwelling Units | Population | Non-Residential Square Footage | Employment |
|-----------------------|--------------------|--------------------|-----------------------------------|--------------------|
| Existing | 30,431 | 70,311 | 11,826,277 | 28,638 |
| Proposed General Plan | 35,387 | 78,978 | 17,508,276 | 36,627 |
| Net Change | 4,956 (16%) | 8,667 (12%) | 5,681,999 (48%) | 7,989 (28%) |

Source: City of Redondo Beach; PlaceWorks 2024.

Open Space and Conservation: The state-mandated open space and conservation topics (elements) are combined into one Open Space and Conservation element. Key components of the update include goals and policies that reconcile competing demands on open space resources, and emphasize the role parks, public spaces, recreation facilities and programs, community events, and the preservation of natural resources play in economic development, land use, sustainability, climate adaptation, infrastructure, and transportation goals.

Safety: Key components of the update to this element include identifying natural and human-caused hazards and evaluating how these hazards are projected to change in the future. The proposed goals and policies aim to minimize the effects of these hazards. For the Redondo Beach General Plan Update, the Environmental Hazards/Natural Hazards Element will become the State-mandated Safety Element.

Noise: Key components of the update to this Element include assessing the community's existing noise environment and providing goals and policies and implementation actions to proactively reduce potential noise impacts resulting from land use compatibility conflicts and ensuring future development is planned in consideration of future noise contours that are mapped as part of this Element update.

Zoning Ordinances and Local Coastal Program Updates. Focused updates to the General Plan land use map and goals and policies are accompanied by associated revisions to the City's Zoning Ordinances and Local Coastal Program (LCP) that are needed to make consistent and implement the updated goals and policies as well as the State-mandated housing sites required to accommodate the City's RHNA and the Housing Element programs. The amendments to the Zoning Ordinance will codify the community's vision as established in the Focused General Plan Update process, facilitate the implementation of key General Plan concepts related to land use, and implement required Zoning Map changes and programs pursuant to the City's existing, Certified Housing Element. Figure 3 and Figure 4 depict the proposed Zoning Map designations for North and South Redondo Beach, respectively.

To implement the changes proposed by the Focused General Plan Update and the proposed Zoning Ordinance Update within the coastal zone, the City must also amend portions of both the Coastal Land Use Plan (LUP) and Implementation Plan (IP) of its Local Coastal Program (LCP). Proposed changes to the LUP include updates to the Coastal Land Use Map consistent with the Land Use Map in the Focused General Plan Update for areas west of Pacific Coast Highway (Coastal Zone of the City). Proposed changes to the IP will include updates to the Zoning Map within the Coastal Zone to implement the Focused General Plan Update and updates to the Zoning Ordinance for the Coastal Zone.

POTENTIAL ENVIRONMENTAL EFFECTS: The Draft EIR assesses potential impacts related to the following environmental topics: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions (GHG), Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. Significant and unavoidable environmental effects would occur despite implementation of mitigation measures for the following topics: Air Quality, Cultural Resources, Energy, GHG, Land Use and Planning, Noise, Population and Housing, and Transportation.

HAZARDOUS SITES: According to the EnviroStor and GeoTracker database, 42 hazardous materials sites are within the City of Redondo Beach. 14 sites are designated as closed, completed—case closed, no action required, or no further action. Fourteen sites were designated as active, undergoing closure, Referral: Non-specified, Open-Site Assessment, Open-Inactive, or Open-Eligible for closure. These sites are listed in Section 5.8, *Hazards and Hazardous Materials*, of the Draft EIR.

PUBLIC HEARINGS: The Redondo Beach Community Development Department is tentatively scheduling public hearings in **August, September, and October 2024** for consideration by the Planning Commission and City Council, respectively, to receive public comments, consider, and ultimately potentially take action on the project. Details on the anticipated potential actions that may be taken at future public hearings, how to participate in the combination virtual and in-person public hearings, and how to submit public comments will be provided upon the issuance of future public notices consistent with local and state requirements and with the release of the agendas at least 72 hours prior to each scheduled public hearing.

DOCUMENT AVAILABILITY: The Draft EIR is available online for review on the City's website at:

www.redondo.org/depts/community_development/planredondo/default.asp

Hard copies of the Draft EIR are also available for review at the City of Redondo Beach Community Development Department and at local libraries.

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| City of Redondo Beach | Redondo Beach Main Library | Redondo Beach North Branch Library |
| Community Development Department, Door 2 415 Diamond Street Redondo Beach, California 90277 | 303 North Pacific Coast Highway Redondo Beach, California 90277 | 2000 Artesia Boulevard Redondo Beach, California 90278 |

Please provide any comments your agency may have on this Draft EIR in writing by **September 16, 2024**, to:

City of Redondo Beach
Marc Wiener, Community Development Director
Sean Scully, Planning Manager
Community Development Department, Door 2
415 Diamond Street
Redondo Beach, California 90277
Email: GeneralPlanEIR@redondo.org

ATTACHMENTS:

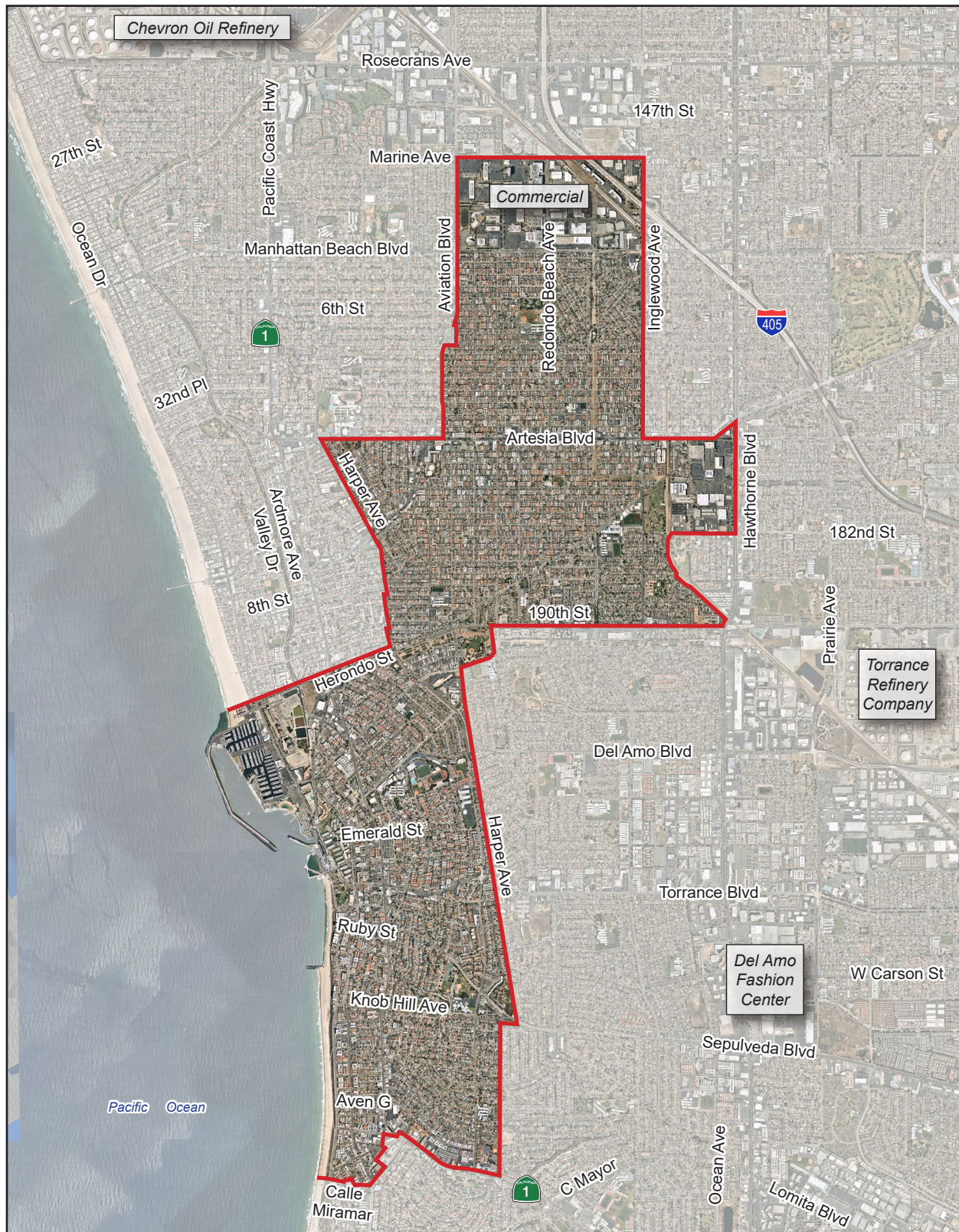
Figure 1, Project Area Map

Figure 2, Proposed Land Use Plan

Figure 3, Proposed Zoning Map North Redondo Beach

Figure 4, Proposed Zoning Map South Redondo Beach

Figure 1 - Project Area



— City of Redondo Beach

Note: The City boundary extends 3 miles into the Pacific Ocean, which is not shown on this exhibit.

Source: City of Redondo Beach, 2023.

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Scale (Feet)

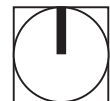
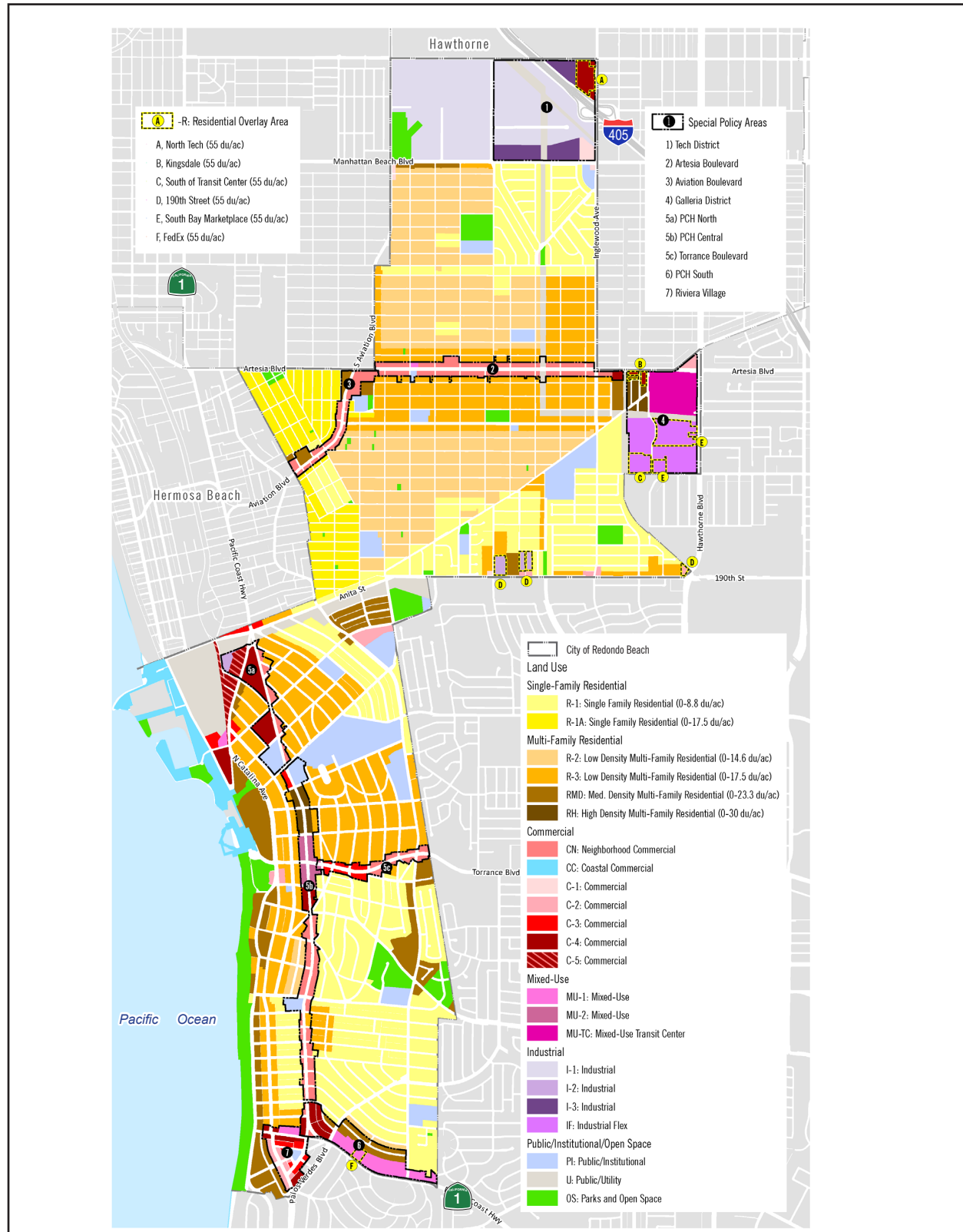


Figure 2 - Proposed Land Use Plan



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Source: City of Redondo Beach and PlaceWorks, 2023.

PlaceWorks

Figure 3 - Proposed Zoning Map North Redondo Beach

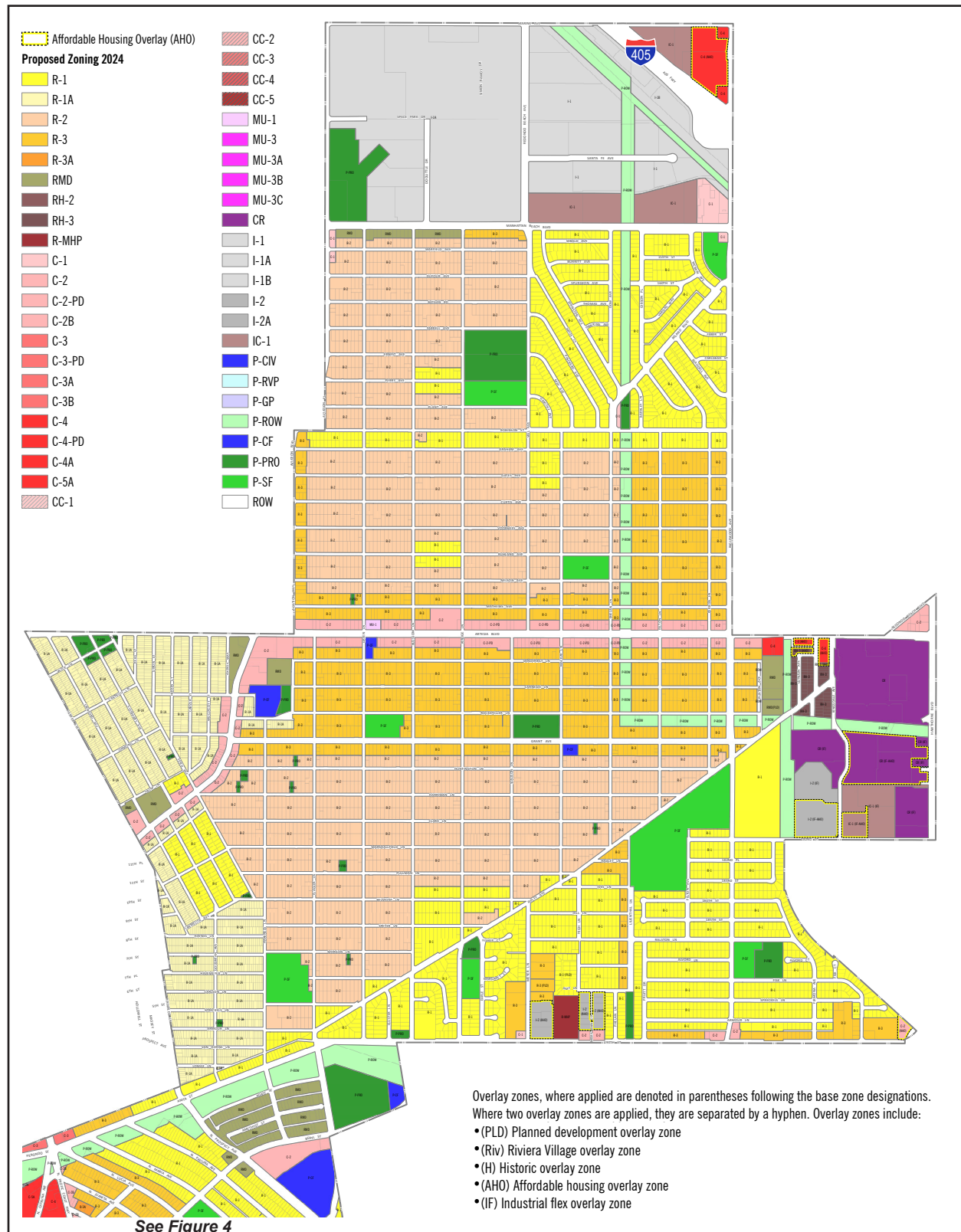
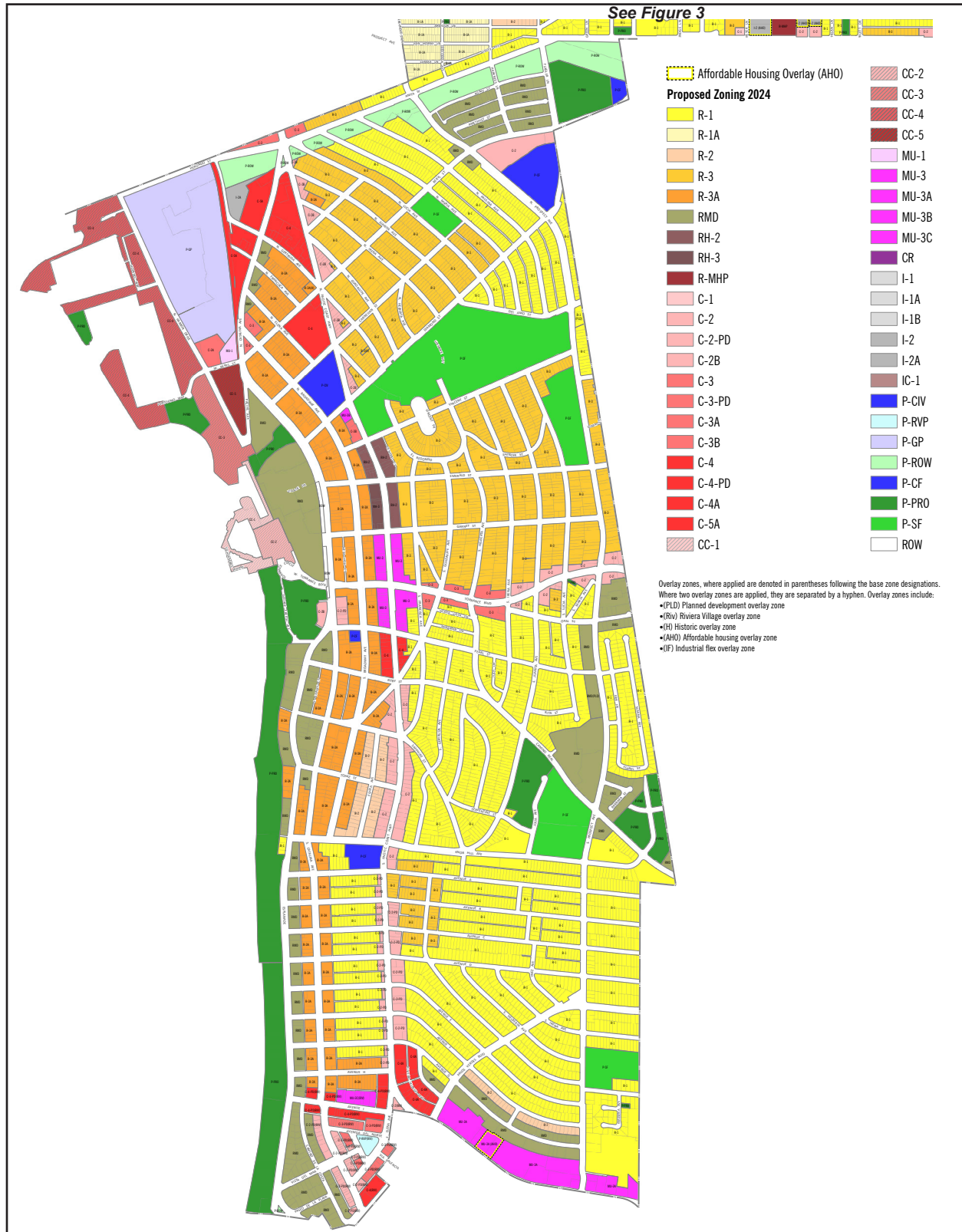
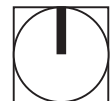


Figure 4 - Proposed Zoning Map South Redondo Beach



City of Redondo Beach

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Source: City of Redondo Beach, PlaceWorks, 2024.

PlaceWorks