

October 16, 2003

**Honorable Chairman and Members of the
Hermosa Beach Planning Commission**

**Regular Meeting of
October 21, 2003**

SUBJECT: PROPOSED GENERAL PLAN UPDATE

Recommendation:

That the Planning Commission receive and file this report.

Background:

The General Plan is the long term planning framework of the City. The City Council and the Planning Commission have reviewed the status of the General Plan in joint meeting and separately and expressed interest in updating the General Plan Land Use, Circulation and Urban Design Elements.

State law prescribes that each community prepare, adopt and maintain a General Plan for the City's long-term development. The General Plan contains seven mandatory elements including land use, circulation, housing, noise, safety, conservation and open space and may contain other elements as deemed necessary by the local jurisdiction. Many General Plans also incorporate urban design principles to ensure that each public or private project reflects the aesthetic concerns of the City. The goals, policies and objectives of the General Plan must be considered in the project development review and approval process in the City.

Much has changed in the City relative to land use during the last ten years. There is a new downtown, renewed parks and recreation areas, a substantially newer housing stock and new developments along Pacific Coast Highway. Future changes that unfold will directly relate to the policies and goals set out in the General Plan. The General Plans is expected to be effective for 5 years, however many elements in the City's General Plan are over ten years old.

The General Plan status and a summary of each of the elements is shown on the attachment. The General Plan is complex document and typically requires a great deal of data collection and analysis. The goals and objectives of the General Plan must have corresponding programs and a General Plan map that indicates the location of each planned land use in the City. The document must be a reflection of the desires of the community and must be internally consistent. The City's zoning must also be consistent with the General Plan in order to ensure proper and orderly development of the City. The initial task for preparation of a General Plan Update is to prepare a work program identifying all of the tasks and timing to complete the project.

Analysis:

The Planning Commission has suggested a two phased process for the General Plan update: Phase One involves gathering public input on long term goals, policies and objectives for the City relating to land use circulation and urban design. Phase Two involves retaining a qualified consultant to assist staff with the technical work, documentation and Plan preparation.

The steps in Phase One of the General Plan involve:

1. Reviewing the status of the City's General Plan to assess deficiencies.
2. Identification of all of the stakeholders in the City and development of an outreach program for public input and involvement.
3. Schedule meetings to gather public input on long term goals and objectives for the City relating to land use, circulation and urban design.
4. Assembly of available relevant data for plan preparation.
5. Documentation and publication of public input and preliminary Planning Commission findings.
6. Establishing the scope of work and budget for the update and environmental documents.
7. City Council approval of scope of work and budget.
8. Preparation and issuance of an RFP reflecting the project scope of work.
9. Selecting a proposal and consultant team.

The steps in Phase Two of the General Plan involve:

1. Data collection and technical studies per element(s) and related public comment.
2. Data analysis and public comment.
3. Documentation and Preparation of a draft plan and draft EIR.
4. Draft plan and draft EIR circulation and comments.
5. Planning Commission draft plan and draft EIR hearings
6. Final plan and final EIR preparation.
7. Planning Commission Final Plan hearings.
8. City Council Final Plan approval and EIR certification.

The Planning Commission has suggested that consultant involvement only occur in Phase Two to reduce unnecessary consultant work on the document and control project costs. The initial meetings in Phase One involve development of a citizen participation program and establishment of a schedule for public input.

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