

December 18, 2002

**Honorable Mayor and Members of the
Hermosa Beach City Council**

**Regular Meeting of
January 14, 2002**

SUBJECT: PROPOSED GENERAL PLAN UPDATE WORK SCOPE

Recommendation:

That the City Council receive and file this report.

Background:

On November 26, 02 the City Council directed that staff investigate the costs for preparing an update to the City's General Plan and referred the matter to the Planning Commission for further review and comment.

Analysis:

State law prescribes that each community prepare, adopt and maintain a General Plan for the City's long-term development. The General Plan is the City's long range planning framework which provides goals, objectives and policies guiding future development within the City. It 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. General Plans are typically effective for 5 years. Some General Plans may have a somewhat longer life, depending upon the number of General Plan elements that comprise the document. Every public and private development project must be reviewed for consistency with the General Plan to ensure rational and orderly development commensurate with its goals, policies, objectives and programs.

The matrix below indicates the status of the City's General Plan. Other than the Housing Element, which is required to be updated every five years, there are no mandates as to when the other elements of a general plan should be updated. There are guidelines as to when to amend or update the General Plan:

- When state law requires updates to a specific element.
- When updates to one element affect other elements and create internal inconsistencies.
- When there are local or regional changes that affect the current General Plan policies.
- There are new state or local mandates that occurred after the General Plan adoption.
- When development standards or perspectives have changes that may make the General Plan policies outdated or inconsistent.
- When an extended period of time has elapsed since the last update to verify the current policies are still applicable.

The original General Plan for the City was first adopted in 1965 and then updated in 1971. The most recent major update was to the Land Use Element in 1994 and Circulation Element in 1991. There have also been other minor changes to various sections of the General Plan as outlined in the following chart.

CITY OF HERMOSA BEACH GENERAL PLAN STATUS

REQUIRED GP ELEMENTS	ELEMENTS OF THE CITY'S GP		LAST ACTION	SUMMARY OF CITY'S GP ELEMENT
Circulation: Identifies general location and extent of existing and proposed major thoroughfares, routes and other public utilities and facilities.	1	Circulation, Transportation, Parking	1991 amended	To evaluate the transportation needs and recommend programs to retain or improve parking, public transit and traffic flows.
Conservation: Addresses the conservation, development and use of natural resources.	2	Conservation	6/94 readopted but not amended	To preserve and enhance the natural environment, including the beach and ocean.
Open Space: Details plans and measures for preserving open space and recreation.	3	Open Space	6/94 readopted but not amended Note: Parks and Recreation Master Plan adopted in 1990	To preserve and enhance existing green areas and increase the total amount of open space.
Housing: Assessment of current and projected housing needs for all segments of jurisdiction.	4	Housing	2001 amended <i>Note: This element shall be updated every five years</i>	To assesses past and proposed programs to preserve existing housing stock and discusses density and neighborhood preservation.
Land Use: Designates type, intensity and general distribution of uses.	5	Land Use	6/94 amended	To look at densities, FAR's, density/intensity standards.
Noise: Identifies and appraises noise problems within community.	6	Noise	6/94 readopted but not amended	To identify problems, alternative and solutions.
Safety: Establishes policies and programs to protect community from risks.	7	Safety	6/94 readopted but not amended	To identify the significant areas of risk and their importance as hazards.
OPTIONAL GP ELEMENTS WITHIN THE CITY'S GENERAL PLAN				
	1	Urban Design	6/94 readopted but not amended	To preserve existing character and maintain smaller scale visual features of the City's neighborhoods.
	2	Economic	6/94 readopted but not amended	To explore how basic service areas needs might be met.
	3	Seismic	6/94 readopted but not amended	To identify the significant areas of risk related to seismic issues and recommends implementation programs.
	4	Utilities	6/94 readopted but not amended	Review of the utility situation and programs to deal with utility blight.

The steps involved in preparing a General Plan Update involve:

1. Reviewing the City's General Plan status.
2. Establishing a scope of work and budget for the update and environmental documents.
3. Preparing and issuing an RFP reflecting the project scope of work.
4. Selecting a proposal and consultant team.
5. Establishing a citizen participation program for plan input and review.
6. Data collection and technical studies per element(s) and related public input and comment.
7. Data analysis and public comment.
8. Preparation of a draft plan and draft EIR.
9. Draft plan and draft EIR circulation and comments.
10. Planning Commission draft plan and draft EIR hearing
11. Final plan and final EIR preparation.
12. Final plan approval and EIR certification.

The Planning Commission has scheduled a special meeting for January 27, 2003 to provide input on the scope of work for the General Plan Update RFP. Following receipt of this input, staff will finalize and issue the RFP for return by mid-February, and presentation to the City Council and Planning at their scheduled joint meeting on March 3, 03.

Sol Blumenfeld, Director
Community Development Department

Concur:

Stephen R. Burrell,
City Manager

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