General Plan Project Team

- Mayor’s Welcome
- City Staff
  - Aaron Jones, Community Development Director
  - Sean Scully, Planning Manager
  - Lina Portolese, Planning Analyst
- PlaceWorks Staff
  - Woodie Tescher, Principal Strategist
  - Wendy Nowak, AICP, Principal in Charge & Project Manager
  - Suzanne Schwab, AICP, Assistant Project Manager
- Consultant Team
  - Fehr & Peers: Transportation Network and Traffic Modeling
  - BAE: Market Studies and Fiscal Analysis
  - Fuscoe: Hydrology, Geology, and Infrastructure Assessment
Member Introductions

• Committee made up of 27 members
• Name & Affiliations
  • Why was it important to you to join the committee?

Agenda

• GPAC Purpose, Roles & Responsibilities
• Meeting Protocols
• Background & Context
• Next Steps
• Public Comment
GPAC Roles & Responsibilities

**Official GPAC Charge**

- Ensure community concerns, values and expectations are understood
- Assist in identifying critical issues
- Identify areas of existing or potential conflicts and find ways to constructively resolve them
- Ensure creative insights from the Redondo Beach community are discussed and integrated into the Plan
- Keep community organizations and interested citizens informed
- Review and provide feedback on draft Elements produced
- Provide recommendations to the Planning Commission and City Council supporting the General Plan

**What the committee is not…**

- A replacement for the City Council or Planning Commission
- A decision-making/legislative body
- A substitute for the public hearing process
GPAC Roles & Responsibilities

Role of the Chair

• Responsible for:
  • Managing the meeting
  • Facilitating discussion and consensus building
• Serves as the “official” representative of the GPAC and attends meetings with other committees, the Planning Commission or City Council if requested

Meeting Protocols

• Brown Act Overview from Assistant City Attorney
• Meeting Rules and Procedures
Collaborative Problem Solving Approach

Positions vs. Interests

• Unfair to ask people to set aside their interests

• Fair to ask people to suspend their positions while participating in process

• Intent of collaborative problem solving is to articulate and understand various stakeholders’ interests so best solutions can be crafted

Collaborative Problem Solving Approach

• Positional bargaining is
  
  • *Is battle of wills*
  
  • *Is hard on relationships*
  
  • *produces unwise agreements*

• Win-lose usually becomes *LOSE-LOSE*
Ground Rules: Committee Discussion Process

- All perspectives are valued
- One person speaks at a time
- Maintain an open mind
- Listen to understand, not to debate
- Be hard on the issues – soft on the people
- Everyone has an equal opportunity to participate
- What’s past is past – focus on the future
- In cases of non-consensus, alternative perspectives will be documented

Outcomes of Collaborative Problem Solving

- Gain mutual respect for each other’s interests
- Develop alternatives that respect everyone’s interests
- Not uncommon to develop solutions that no one has imagined yet
The General Plan represents the community’s view of its future. It is...

- A blueprint for a city’s growth and development
- A guiding document for administrative & legislative functions
- Constitution for future development

Government Code Section 65300 et. seq.:

“Every planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.”
What is a General Plan?

Required Content...

- Plan diagrams
- Goals – General, abstract
- Policies – Action-oriented, represents city commitment
- Implementation Programs – Actions carrying out policies

What is a General Plan?

Required General Plan Elements
What is a General Plan?

What it is not...

- Zoning
- Development standards (building heights, property setbacks, parking requirements, driveway locations, landscape requirements...)
  - *Though, it must establish standards for housing and non-residential density and quantify development capacity*
- Design guidelines
- A guarantee for project approvals

Relationship to Strategic Plan

VISION STATEMENT

*Redondo Beach will be the most livable, friendly and attractive California beach city.*

Background

- City Council held Strategic Planning Workshop (April 20, 2017)
- Strategic Plan set for consideration on May 2, 2017
- Periodic updates are provided to the Mayor and City Council to monitor the City’s progress
THREE YEAR GOALS 2017-2020

• Modernize City communications systems
• Vitalize the Waterfront, Artesia Corridor, Riviera Village and South Bay Galleria
• Ensure sustainability, livability, and health by completing the General Plan update and by implementing environmentally responsible programs
• Assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure
• Maintain a high level of public safety with public engagement

TEN YEAR GOALS 2017-2027

• Be the premier waterfront location on the West Coast
• Secure funding for new safety facilities and City Hall
• Create the most innovative law enforcement agency in America
• Secure a voter-approved plan for a de-industrialized AES site
• Revitalize the South Bay Galleria
• Increase and enhance parks and public open space
Why Update?

Changes in Planning Trends since Last Update

Creating a Sustainable Plan
Creating a Sustainable Plan

• Community Livability
• Design, Environmental and Mobility Considerations
• Development Feasibility & Buildability
  • Analysis to understand if new development can occur in current market conditions.
  • Hotel, office, retail, residential
  • Mixing of uses, product types, density
  • Ways to fund new community amenities
• All areas must be considered equally to generate an implementable plan
• Sets the foundation for the proposed land use plan and zoning provisions

Why Update?

What we’ve heard from the community...

• Mixed Use
• Open Space Needs
• Commercial Corridors Including Artesia Boulevard
• Traffic & Parking
• Waterfront & AES
Why Update?

Legislative Changes

- Climate Change Legislation
  - Executive Order S-3-05: Establishes GHG targets
  - AB 32: The Global Warming Solutions Act of 2006 requires ARB to establish regulations to meet 1990 targets
  - SB 375: Sustainable Communities and Climate Protection Act of 2008
  - AB 1358: California Complete Streets Act of 2008
  - SB 743 (2013): CEQA revisions for traffic analyses, eliminates parking and aesthetics as impacts of significance, and exempts qualifying projects from CEQA review
  - Executive Order B-30-15: Establishes GHG target for 2030: 40% below 1990 levels
  - SB 379 (2015): Requires inclusion of climate adaptation and resiliency strategies in the safety element upon next revision of housing elements (Jan 1, 2022+)

Legislative Changes (cont’d)

- SB 1000 (Leyva, 2016) requires Environmental Justice Element, or policy integration in other required elements
Regional Context & Importance

- Population Growth
- Housing Affordability and Availability
- Availability, Proximity and Types of Jobs
- Regional Mobility and Circulation

Process Chart
Future GPAC Topics

- Market Trend Analysis
- Land Use Classifications
- Existing Land Use and Urban Form (Neighborhoods and Districts)
- Special Topic Areas
  - Parks, Recreation, and Open Space,
  - Climate Change
  - Healthy Communities
  - Social Equity, Environmental Justice and Community Resiliency
  - Economic Development
- Implementation Strategies

Timeline / Work Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>TASKS</td>
<td>Kick Off Meeting</td>
<td>City Tour</td>
<td>Review of existing General Plans and Land Use and Zoning</td>
<td>Evaluate Existing Land Use Goals and Policies</td>
<td>Evaluate Traffic Impacts of Proposed Land Use Changes</td>
<td>Update Land Use Elements</td>
<td>Environmental Impact Report Review</td>
</tr>
<tr>
<td></td>
<td>Districts and Exemptions</td>
<td>Map Making</td>
<td></td>
<td>Evaluate Existing Conservation, Parks and Recreation and Open Space Goals and Policies</td>
<td>Evaluate Fiscal Impacts of Proposed Land Use Changes</td>
<td>Update and Adjust Land Use Maps</td>
<td></td>
</tr>
<tr>
<td>OUTREACH</td>
<td>Project Workshop (at City Hall)</td>
<td>General Plan Advisory Committee Meetings</td>
<td>Stakeholder Interviews</td>
<td>Project Workshop (at City Hall)</td>
<td>General Plan Advisory Committee Meetings</td>
<td>On-Line Mapping Tool</td>
<td>Community Workshop</td>
</tr>
<tr>
<td></td>
<td>Project Workshop (at City Hall)</td>
<td>General Plan Advisory Committee Meetings</td>
<td></td>
<td>Project Workshop (at City Hall)</td>
<td>General Plan Advisory Committee Meetings</td>
<td>On-Line Mapping Tool</td>
<td>Planning Commission Meeting</td>
</tr>
</tbody>
</table>

*Note: Items listed and dates in the schedule are subject to change as a result of new information or need for replanning of the schedule as the scope of work is implemented.*
Administration & Next Steps

• Tentative Meeting Schedule
  • 10 total meetings (including tonight)
  • Advance notification will be provided
• Selection of Vice Chair (Meeting #2)
• Homework
  • *Photographs: What I like and would like to change about Redondo Beach*

Please visit the project website: www.redondo.org/PLANredondo

Public Comment
Next Meeting

THURSDAY, JUNE 8, 2017
7:00 P.M.- 8:30 P.M.

Redondo Beach Public Library
Second Floor Meeting Room
303 N. Pacific Coast Highway
Redondo Beach, CA 90277

Please visit the project website: www.redondo.org/PLANredondo