City of Redondo Beach
General Plan Advisory Committee
Meeting #2 | June 8, 2017

General Plan Update

Development History, Market Analysis, and Planning Issues

Agenda

• Roll Call & Consent Calendar
• Selection of Vice-Chair
• Review of GPAC Likes and Dislikes
• Development History in Redondo Beach
• Market Study
• Implications for Planning
• Community Issues
• Adjournment
Selection of Vice Chair

Recap of Homework #1
Homework – Likes & Dislikes Survey

• Received 180 Photos and Comments
• 17 members responded
• Most comments made along corridors or adjacent to amenities
• Submissions generally fit into 8 broad categories:
  • Open Space/ Recreation (49)
  • Community Character (42)
  • Commercial/ Retail/ Office (30)
  • Transportation/ Traffic/ Accessibility (26)
  • Residential (10)
  • Community Services (9)
  • Parking (6)
  • Signage (5)
Open Space & Recreation

Likes

- Parks in otherwise builtout areas
- Beach and ocean views (“a place by the sea”)
- King Harbor
- Farmers markets
- Full size parks, parkettes, playgrounds, Wilderness Park, Dog Park, multi-purpose trails

Dislikes

- Underutilized spaces
- Limited park hours
- Using parkland as a parking lot
- Park safety and maintenance

Community Character

Likes

- Historical buildings
- Wyland’s mural
- Riviera Village “quaint, small town atmosphere”

Dislikes

- Powerlines and telephone poles
- Corridor appearances (not enough green)
- Poor building design and architecture
- Views and appearance of AES plant
Commercial/ Retail/ Office

**Likes**
- Riviera Village and Shade Hotel
- Outdoor dining
- Northrop Grumman

**Dislikes**
- No supermarkets in North Redondo
- Vacancy of South Bay Galleria
- No more big box (time is over)
- Grandfathered bars and thrift stores on Artesia Blvd
- Appearance of storefronts, strip malls, empty retail buildings

Transportation/ Traffic/ Accessibility

**Likes**
- Metro Station
- Walkable safe neighborhoods
- Auto/ped/bike friendly streets and pathways

**Dislikes**
- Green Line Station ends
- PCH, high volumes and fast moving traffic (dangerous for peds and bikes)
- Traffic Gridlock and overflowing turn lanes
- Lack of sidewalks in various locations
Starting point for discussion...

Questions? / Discussion
Development History

POP QUIZ:

On average, how much has the population of Redondo Beach grown each decade since 1980?

Approximately:

a. 15,000 people
b. 9,000 people
c. 6,000 people
d. 3,000 people
POP QUIZ:
On average, how much has the population of Redondo Beach grown each decade since 1980?
Approximately:

d. 3,000 people
Population Percent Change Per Decade

Redondo Beach Population Percent Change 1940 - 2016

Population and Housing

Residential Growth Estimates from 2009

- 2009-2016
  - Annual increase four-tenths of one percent (120 units per year; 840 units total)
  - Actual change 13 units/year (91 units total)

- 2016-2040
  - Increase at annual rate of four-tenths of one percent (approx. 120 units per year; 2,880 units total)
Residential 2040

• 3,681 net new housing units, and
• 8,334 potential resident population increase
  • Overall increase averages approximately 0.5% per year; 12% above 2016
• Adopted General Plan
  • Anticipated 18% housing unit gain 1991-2010
  • Predicted 0.9% gain per year
  • Projected numbers not realized until 2025

2016 Community Growth Summary

• New units (121 total)
  • 34 Single Family Permits
  • 51 Detached Single Family Condominium Permits
  • 36 Multi-Family Attached Condominium Permits
• Demolished Units (102 total)
  • 64 Single Family
  • 38 Multi-Family
POP QUIZ:
From 2009-2015, on average, how much commercial and industrial square footage has the City grown each year?

a. 250,000 sq. ft.
b. 100,000 sq. ft.
c. 50,000 sq. ft.
d. 25,000 sq. ft. <

This equates to an increase of square footage similar in size to one CVS or Walgreens each year.
Actual Commercial Industrial Growth

<table>
<thead>
<tr>
<th>Year</th>
<th>Demolition (Sq. Ft.)</th>
<th>New (Sq. Ft.)</th>
<th>Net Gain (Sq. Ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>1,242</td>
<td>9,450</td>
<td>8,208</td>
</tr>
<tr>
<td>2010</td>
<td>0</td>
<td>1,150</td>
<td>1,150</td>
</tr>
<tr>
<td>2011</td>
<td>76,110</td>
<td>127,604</td>
<td>51,494</td>
</tr>
<tr>
<td>2012</td>
<td>0</td>
<td>1,000</td>
<td>1,000</td>
</tr>
<tr>
<td>2013</td>
<td>41,000</td>
<td>76,000</td>
<td>35,000</td>
</tr>
<tr>
<td>2014</td>
<td>7,000</td>
<td>67,000</td>
<td>60,000</td>
</tr>
<tr>
<td>2015</td>
<td>6,784</td>
<td>8,239</td>
<td>1,475</td>
</tr>
<tr>
<td>2016</td>
<td>15,264</td>
<td>22,700</td>
<td>7,436</td>
</tr>
<tr>
<td>Total</td>
<td>125,836</td>
<td>290,443</td>
<td>164,607</td>
</tr>
<tr>
<td>Annual Average</td>
<td>17,976.5</td>
<td>41,491.8</td>
<td>23,515.3</td>
</tr>
</tbody>
</table>

Commercial/Industrial/Institutional Growth Estimate

The following estimate was used in comprehensively updating the General Plan Circulation Element

By 2030:

• 1.4 Million net new square feet
  • 1 Million sq. ft. Commercial/industrial development outside Harbor/Pier area
  • 400,000 sq. ft. within Harbor/Pier area
Historical Zoning & Development Standards

• Height Reductions
  • Multiple reductions in density and height regulations since 1980’s.

Existing GP Framework

• General Plan Framework
  • 1992 General Plan considered 2010 development capacities.
  • Residential development will not reach expected 2010 levels until 2025 or later.
  • Commercial and Industrial Development will not approach these levels until after 2030.
  • General Plan Update 2017-2040
Conclusions

• Community growth rates well under General Plan projections.
• City mature with limited and historically reduced growth rates.
• Infrastructure exists, but requires improvement as necessary to support new development.
• Sustainable growth (infill and recycling) can be accommodated with adequate community investment and improvement.

What about Traffic?

How has traffic changed in the last 20 years?
PCH/Aviation Blvd - ADT

PCH/ AVIATION TRAFFIC
1994-2014

PCH/Manhattan Beach Blvd - ADT

PCH/ MBBL TRAFFIC
1994-2014
Comparative & Cumulative Impacts

<table>
<thead>
<tr>
<th>Use</th>
<th>Number</th>
<th>ADT</th>
<th>Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>96</td>
<td>919</td>
<td>98</td>
</tr>
<tr>
<td>Multi-family</td>
<td>3,662</td>
<td>21,460</td>
<td>1,904</td>
</tr>
<tr>
<td>Total Residential</td>
<td>3,758</td>
<td>22,379</td>
<td>2,002</td>
</tr>
<tr>
<td>Retail</td>
<td>250,000 sq. ft.</td>
<td>10,735</td>
<td>938</td>
</tr>
<tr>
<td>Office</td>
<td>250,000 sq. ft.</td>
<td>2,775</td>
<td>388</td>
</tr>
<tr>
<td>Industrial</td>
<td>500,000 sq. ft.</td>
<td>3,480</td>
<td>430</td>
</tr>
<tr>
<td>Harbor</td>
<td>400,000 sq. ft.</td>
<td>17,176</td>
<td>1,501</td>
</tr>
<tr>
<td>Total Com./Ind.</td>
<td>1.4 Million sq. ft.</td>
<td>34,166</td>
<td>3,257</td>
</tr>
</tbody>
</table>
Market Analysis

Market Analysis Introduction

• Purpose of Market Analysis

• Provides basis for understanding Redondo Beach’s demographics past and present

• Examines Residential, Office, and Retail demand through 2040

• These help to:
  • Establish existing baseline conditions
  • Identify emerging trends
  • Help guide land use decisions
“Beach Cities” Benchmark Geography:

Surrounding jurisdictions with similar geographic characteristics:

- Redondo Beach
- Hermosa Beach
- Manhattan Beach

(Significant ocean frontage, largely built-out, etc.)

Helps establish baseline for Demographic Analysis.

Demographic Overview
Demographic Trends: Household Type

- **44.4** percent of Households in Redondo Beach are “Non-Family” Households
- Higher rate than LA County (32.5 percent)
- Non-Family Households grew by **5.9%** between 2010-2017 in Redondo Beach, faster than Beach Cities and LA County.

A nonfamily householder is a householder living alone or with nonrelatives only (roommates, unmarried partners).

Demographic Trends: Household Size

- Average household in Redondo Beach has **2.28 members**
- Slight drop since 2010 (from 2.29 members)
- Smaller than average LA County size: **2.97 members** per household
Demographic Trends: Age Distribution 2010-2017

- Redondo Beach Median Age is 41.9, up from 39.3 in 2010.
- LA County median age is 36.7

POP QUIZ:

Between 2010 and 2017, the City lost 10 percent of it’s population in what age range ?

a. Under 25  
b. Between 25 and 44  
c. Between 45 and 64  
d. 65 and over
POP QUIZ:
Between 2010 and 2017, the City lost 10 percent of its population in what age range?

b. Between 25 and 44

Demographic Trends: Age Distribution
2010-2017
Household Income 2017

- Median HH Income in 2017: $106,638
- Income Category with largest share of households: $150,000-$249,999

Educational Attainment 2017

- Redondo Beach residents with College Degree in 2017: 64.7%
- Bachelor’s Degree or Higher: 56.9 percent
- (63.7 percent Beach Cities; 30.1 percent in LA County)
Employment and Jobs

Employed Residents

Employed Residents by Occupation, 2015

Net Loss (2010-15): 667 jobs

Most Jobs Gained
Services: +462
Production, Transportation: +256

Most Jobs Lost
Sales and Office: (-530)
Construction (-501)
Jobs in Redondo Beach

Top Industries and Growth by Sector:

<table>
<thead>
<tr>
<th>Industry Sector</th>
<th># Employees 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturing (a)</td>
<td>4,591</td>
</tr>
<tr>
<td>Accommodation and Food Services</td>
<td>4,326</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>3,912</td>
</tr>
<tr>
<td>Local Government</td>
<td>2,076</td>
</tr>
<tr>
<td>Professional, Scientific, and Technical Services</td>
<td>1,983</td>
</tr>
<tr>
<td>Health Care and Social Assistance</td>
<td>1,388</td>
</tr>
</tbody>
</table>

(a) Estimated from Northrum Gruman employment figures in 2015 CAFR.

Net Growth (2010-15): 2,972 jobs

Most Jobs Gained
- Accommodation/Food Services: +1,759
- Retail: +773
- Professional/Technical Services: +674

Most Jobs Lost
- Transport/Warehousing: (-185)
- Wholesale Trade (-107)

Jobs in Redondo Beach

Sector Growth: Redondo Beach vs LA County
Employment and Jobs

Jobs Outflow by Sector, 2014

<table>
<thead>
<tr>
<th>Industry Sector</th>
<th>Jobs Held by Local Residents</th>
<th>Jobs Available in City</th>
<th>Net Outflow</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management of Companies</td>
<td>606</td>
<td>52</td>
<td>(554)</td>
</tr>
<tr>
<td>Information</td>
<td>2,480</td>
<td>337</td>
<td>(2,143)</td>
</tr>
<tr>
<td>Finance and Insurance</td>
<td>1,374</td>
<td>461</td>
<td>(913)</td>
</tr>
<tr>
<td>Educational Services</td>
<td>2,725</td>
<td>1,390</td>
<td>(1,335)</td>
</tr>
<tr>
<td>Health Care</td>
<td>3,321</td>
<td>1,708</td>
<td>(1,613)</td>
</tr>
<tr>
<td>Real Estate</td>
<td>782</td>
<td>533</td>
<td>(249)</td>
</tr>
</tbody>
</table>


Commuting Analysis

92.5% of Redondo Beach working residents leave the City to reach their place of employment.
### Location of Jobs – Where Residents Work

#### Redondo Beach Resident Commute by Distance, 2014

- **Less than 10 miles**: 48%
- **10 to 24 miles**: 33%
- **25 to 50 miles**: 9%
- **Greater than 50 miles**: 10%

#### Where Redondo Beach Residents are Employed, 2014

<table>
<thead>
<tr>
<th>City</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Los Angeles CA</td>
<td>8,327</td>
<td>25.2%</td>
</tr>
<tr>
<td>Torrance, CA</td>
<td>3,181</td>
<td>9.6%</td>
</tr>
<tr>
<td>El Segundo city, CA</td>
<td>2,746</td>
<td>8.3%</td>
</tr>
<tr>
<td>Redondo Beach, CA</td>
<td>2,491</td>
<td>7.5%</td>
</tr>
<tr>
<td>Manhattan Beach, CA</td>
<td>1,068</td>
<td>3.2%</td>
</tr>
<tr>
<td>Burbank, CA</td>
<td>984</td>
<td>3.0%</td>
</tr>
<tr>
<td>Santa Monica, CA</td>
<td>912</td>
<td>2.8%</td>
</tr>
<tr>
<td>Culver City, CA</td>
<td>685</td>
<td>2.1%</td>
</tr>
<tr>
<td>Hawthorne, CA</td>
<td>663</td>
<td>2.0%</td>
</tr>
<tr>
<td>Long Beach, CA</td>
<td>642</td>
<td>1.9%</td>
</tr>
<tr>
<td>All Other Locations</td>
<td>11,319</td>
<td>34.3%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>33,018</td>
<td>100.0%</td>
</tr>
</tbody>
</table>


### Where Jobs are Located in the City

#### Jobs per Square Mile

- 1 - 9 Jobs
- 10 - 139 Jobs
- 140 - 704 Jobs
- 705 - 2,223 Jobs
- 2,224 - 5,428 Jobs
POP QUIZ:

If you earned the median income in RB, what percentage of single family homes sold last year (2016) could you afford, assuming you had a 20% down payment of $119,600 saved?

a. 1.2 percent
b. 10.2 percent
c. 18.2 percent
d. 24.2 percent
POP QUIZ:
If you earned the median income in RB, what percentage of single family homes sold last year (2016) could you afford, assuming you had a 20% down payment of $119,600 saved?

a. 1.2 percent

Real Estate Trends - Residential

Home Sales Price Distribution, 2016

Total Home Sales, 2016:

453 Condominiums
• Median Price: $810,500
• 17.9% affordable to Median-Income HH

322 SFD
• Median Price: $1,100,000
• 1.2% affordable to Median-Income HH (City Median)
Real Estate Trends - Affordability

Single Family Sales Prices, 2016

- Redondo Beach Median HH Income: $106,638
- Max. Affordable Sales Price: $598,000
- 1.2 percent of SFD sales

Real Estate Trends - Affordability

Condominium Sales Prices, 2016

- Redondo Beach Median HH Income: $106,638
- Max. Affordable Sales Price: $598,000
- 17.9 percent of Condo sales
- Rental rates are also high: $3,500 per month (median)
Real Estate Trends - Office

Office Market, 2007-2016

Office Lease Rates, 2016:
(Full Service)

- Redondo Beach: $2.48
- Beach Cities: $2.94
- LA County: $2.87

Real Estate Trends - Retail

Retail Vacancy Comparison, 2007-2016

Retail Lease Rates, 2016:
(NNN)

- Redondo Beach: $2.71
  (still below pre-recession peak)
- Beach Cities: $3.06
- LA County: $2.87
Demand Projections: What should we anticipate?

Demand Projections

Comparative Vacancy Rates

<table>
<thead>
<tr>
<th></th>
<th>Redondo Beach</th>
<th>Beach Cities</th>
<th>Long Term Equilibrium</th>
<th>Redondo Beach &quot;Deficit&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Vacancy</td>
<td>4.2%</td>
<td>5.3%</td>
<td>5.0%</td>
<td>181 (units)</td>
</tr>
<tr>
<td>Retail Vacancy</td>
<td>4.5%</td>
<td>3.5%</td>
<td>5.0%</td>
<td>8,902 (sf)</td>
</tr>
<tr>
<td>Office Vacancy</td>
<td>1.8%</td>
<td>3.9%</td>
<td>10.0%</td>
<td>172,685 (sf)</td>
</tr>
</tbody>
</table>

Sources: CoStar; DOF; BAE, 2017.

In Redondo Beach:

• Tighter Housing and Office Inventory than in Beach Cities

• Leads to “Deficits” in every land use sector
**Population and Housing**

Redondo Beach Housing and Population Trends 2000-2040

Source: SCAG 2016 RTP

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**Demand Projections**

Population + Household Growth Projections

<table>
<thead>
<tr>
<th></th>
<th>2016</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Redondo Beach</td>
<td>68,844</td>
<td>74,400</td>
</tr>
<tr>
<td><strong>Households</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Redondo Beach</td>
<td>29,389</td>
<td>33,000</td>
</tr>
</tbody>
</table>

**Estimated Growth Rate 2016-2040**

<table>
<thead>
<tr>
<th></th>
<th>0.32%</th>
<th>0.48%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Redondo Beach</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Redondo Beach</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: SCAG 2016 RTP; BAE, 2017.

Estimated New Residents: + 5,556

Estimated New Households: + 3,611
Demand Projections

Employment Growth Projections

<table>
<thead>
<tr>
<th>Employment</th>
<th>2015</th>
<th>2040</th>
<th>Estimated Growth Rate 2015-2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redondo Beach</td>
<td>24,940</td>
<td>29,800</td>
<td>0.71%</td>
</tr>
</tbody>
</table>


Estimated New Jobs: + 4,860
Estimated Percentage Requiring Office Space: 22%

New Demand - Residential

<table>
<thead>
<tr>
<th>Citywide</th>
<th>Current Housing Deficit</th>
<th>New Unit Demand From Household Growth</th>
<th>Total New Housing Demand through 2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseline</td>
<td>181</td>
<td>3,792</td>
<td>3,973</td>
</tr>
</tbody>
</table>

Sources: California DOF; SCAG, 2016; Nielsen, BAE, 2017.

New Units needed to eliminate current housing “deficit”:

+ 181 residential units
## New Demand

<table>
<thead>
<tr>
<th>Use</th>
<th>Existing Unmet Demand</th>
<th>New Demand (Household and Job Growth)</th>
<th>Total Demand through 2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (units)</td>
<td>181</td>
<td>3,792</td>
<td>3,973</td>
</tr>
<tr>
<td>Office (sf)</td>
<td>172,685</td>
<td>294,030</td>
<td>466,715</td>
</tr>
<tr>
<td>Retail (sf)</td>
<td>8,902</td>
<td>318,064</td>
<td>326,967</td>
</tr>
</tbody>
</table>

Sources: EDD, 2015; SCAG, 2016; DOF; BAE, 2017.

Pipeline Supply to meet Demand = Moving Target

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Questions? / Discussion
General Plan Considerations

GP Considerations

- Little or no vacant lands available to accommodate new development and parks
- Changing economic conditions and marketplaces offer opportunity for re-use of some properties (e.g., Galleria)
- Extension of Metro Green Line offers opportunity to create a new “place” and development adjacent to its stations
- Need for additional housing
  - Household size is rising, but number of units available in City is not
  - Lack of housing affordable for younger population
    - Loss of working-age population as a result
    - Impacts on retail sales
- Significant opportunity to attract office development,
- Build upon the “Silicon Beach” creative industries
  - Less demand for retail commercial uses
  - Shift to on-line retail sales instead of “brick-and-mortar” establishments, diminishing need for large scale building formats
  - Opportunity for specialty and lifestyle retail
GP Considerations

- Obstacles for viable corridor development
  - Parcel size and configuration limits type and scale of development
  - Insufficient retail demand in comparison with zoned capacity
  - Inadequate parking in some locations
  - Most areas automobile versus pedestrian-oriented
  - Scale and design compatibility/sensitivity to adjoining residential neighborhoods

- Appropriate locations and intensities for mixed-use development
  - Ground floor retail successful when located in continuous retail districts

- Lack of neighborhood-serving commercial uses and services in many areas

- North Redondo lack of open spaces and amenities

Other Land Use Considerations

South Bay Metro Light Rail Extension Transit Corridor Project

- Studying passenger transit service options along a 4.6-mile segment of the Harbor Subdivision Corridor from Redondo Marine Station to the proposed Regional Transit Center in Torrance

- Extension will be served by Metro Green and Crenshaw/ LAX Lines

- Extension will provide congestion relief along I-405 corridor

- It will also improve mobility in southwestern LA County by accessing the regional rail network through connections to the Metro Blue and Expo Lines
Questions? / Discussion

Open Space Considerations
Open Space & Recreation Considerations

- Strategic Plan Goals for Open Space
- Green Roof Strategies
- How parks are funded
- Blue zones
- Amenities and facilities that meet the needs of the public
- Park Amenity Needs vs. Need for new Acreage
- Balance the needs of general public recreation vs. organized athletics, i.e. little leagues, AYSO, etc
- Definition of Open Space (parklettes, ROW, etc.)

Countywide Parks Inventory

- 901,647 acres inventoried
- 85.3% Local Parks
- 11.0% Regional Recreational Parks
- 1.7% Regional Open Space
- 2.0% Natural Areas

3,023 facilities inventoried:
- 1,602 local parks
- 17 regional recreation parks
- 329 regional open spaces
- 1,075 natural areas
LA Co Park Needs Assessment

• Considers **parks as key infrastructure** needed to maintain and improve the quality of life for all County residents

• Uses a **series of metrics** to determine park need
  - Park Condition
  - Park Amenities
  - Park Pressure
  - Park Land
  - Park Access

• Supports a **need-based allocation of funding** for parks and recreation

• Emphasizes both **community priorities** and **deferred maintenance projects**

Countywide Parks Inventory

How much park land is in the County?

3.3 ACRES
Local & Regional Recreation Park per 1,000 people

86.2 ACRES
Regional Open Space & Natural Areas per 1,000 people

How much and is available to residents in the area around each park?

Low park pressure at 20% of parks in the County
High park pressure at 80% of parks in the County

How much of the population has access to parks?

49% of population Countywide lives within 1/2 mile of a park

51% of population Countywide lives beyond 1/2 mile of a park
Amenity Quantities & Conditions

Redondo Beach Park Metrics

**PARK LAND:** Is there enough park land for the population?

- **92.7** PARK ACRES within study area
- **67,722** POPULATION
- **1.4** PARK ACRES PER 1,000

The county average is 3.3 park acres per 1,000

*This section does not include the 5.1 acres of regional open space, nature preserves, or State and National Forest land in this Study Area.

**PARK ACCESSIBILITY:** Is park land located where everyone can access it?

- **87%** of population living **WITHIN 1/2 MILE** of a park

The county average is 49% of the population living within 1/2 mile of a park
The City of Redondo Beach has a moderate park need.

Administration & Next Steps

- Next Meeting Date- July 27, 2017
- Homework

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

Next Meeting

THURSDAY, July 27, 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