City of Redondo Beach
General Plan Advisory Committee
Meeting #3 | July 27, 2017

General Plan Update

Group Work:
• Areas of Preservation and Opportunity
• General Plan Vision

Agenda

• Roll Call & Consent Calendar
• Overview of Topics to be Covered at Future Meetings
• Review of GPAC Likes and Dislikes
• Small Group Exercise: Areas of Preservation and Opportunity Areas for Potential Change
• Group Exercise: General Plan Vision 2040
• Public Comment
• Adjournment
MEETING 3  
July 27, 2017  
• GP Vision Statement, Review of Likes/Dislikes Exercise and Identification of Areas of Preservation and Potential Change

MEETING 4  
August 31, 2017  
• Confirm Draft GP 2040 Vision, Revisit Market Study Findings, Identify Potential Changes to Land Uses and Areas where Certain Uses Could be Considered

CITY COUNCIL: September 19th (Tentative)  
Vision 2040 Statement Forwarded to City Council for Review and Confirmation

MEETING 5  
September 28, 2017  
• Review draft of Updated Land Use Definitions and Draft Land Use Map Changes

Please note: Dates listed are tentative and subject to change

MEETING 6  
October 26, 2017  
• Open Space and Conservation: Review resources, definitions of open space, identify areas of park need

COMMUNITY WORKSHOP/OPEN HOUSE:  
Public input on Draft Land Use Map and Open Space Issues

MEETING 7  
November 30, 2017  
• What we heard: Report back on Land Use and Open Space feedback from Community Open House; Confirm of land use changes (finalize draft land use plan)

Please note: Dates listed are tentative and subject to change
CITY COUNCIL MEETING
Draft Land Use Map Forwarded to City Council for Confirmation (not approval); Technical Studies use Map
City Council agrees to have analyzed

MEETINGS 8-11
December 2017-February 2018

• Goal and Policy Review for Land Use and Open Space and Conservation Elements

Please note: Dates listed are tentative and subject to change

Priorities of Tonight’s Meeting

• Identify areas of preservation and potential change in the City

• Identify values and ideals to incorporate into draft Vision Statement
  • What will Redondo Beach look like in 20 years?
Understanding the City

Planning Considerations

• Foundation: Existing land use and urban form analysis
• Foundation to inform identification of areas of preservation and future change
• Layering of several factors:
  • Street Pattern
  • Districts
  • Urban Form/Building Typologies
  • Planned Land Uses in Adjacent Cities
Street Pattern

- Predominantly block/grid pattern with long corridors
- Exceptions:
  - Rancho Boundary
  - Planned Development Residential Projects
  - Historical spoke/hub/radial pattern with historic downtown waterfront at the center

Building Footprints

- Distinctive patterns based upon types of development
  - Low, Medium, High Density Residential
  - Industrial
  - Institutional (schools)
  - Commercial
Typologies

- Overview of patterns of use & building types built over time in City

Typology: Residential – Single Family

Example 1: North Redondo

Traditional (Grid Block Pattern)

Normal aligned along a grid street network, with one and two-story single family residential units. (Note, as case where the street grid responds to barriers such as utility easements and grade changes are still considered part of a traditional neighborhood.)

Example 2: South Redondo
Typology: Non-Residential

Example: Riviera Village and Surrounding Area

Typology: Non-Residential

Example: Shopping Center

Typology: Non-Residential

Example: The Galleries

Typology: Non-Residential

Example: The Industrial District
Lot Depths

Districts

- Locally recognized areas, neighborhoods, or grouping of distinctive uses
- Destinations
- Corridors
- Landmarks
Adjacent Land Use

- Awareness of relationship to uses in adjacent cities
- Transitions from land uses in Redondo Beach

Setting the Foundation

Existing GP sought to address the following fundamental issues:

- Types of land uses that should be permitted in City
- How land uses should be distributed
- What is the role of each land use and what should their physical form and character be
- How City can increase supply of affordable housing units
- How uses inconsistent with an area should be addressed
- How City facilities and open space can provide a high quality image of the city
- Compatibility between land uses
- How to maintain quality of City's built environment
- How to ensure environmental quality is maintained
Current GP Approach to Land Use

- Retains existing residential neighborhoods and principal commercial districts
- Allows for infill development and recycling of uses for compatible development (function and scale)
- Allows for change of use on selected sites to improve their economic viability and compatibility with adjacent uses
- Allows for modest intensification of key sites that are underutilized or contain marginal uses

Recap of Likes and Dislikes Homework
Homework – Likes & Dislikes Survey

- Received 192 Photos and Comments
- 18 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
Areas of Preservation and Opportunity for Change

Establishing Change Criteria

Areas of preservation and potential change: where are they?

- What makes land use suitable for preservation?
  - Established areas that are functioning well and should remain (but may also be enhanced)
  - Areas/uses that are an integral to defining the character of Redondo Beach and valued by its residents (sets City apart from its neighbors)
  - Established residential neighborhoods, districts, civic uses, open spaces and parklands
  - Areas of high economic value and performance
  - Areas and properties of high historic value and importance
Areas of Preservation & Potential Change

Areas of preservation and potential change: where are they?

• What makes land use suitable for change?
  • Areas where land uses are not currently thriving (underutilized and low economic value)
  • Areas with potential for changes induced by evolving market and improvements (e.g., transit)
  • Areas with incompatible or physically deteriorating development
  • Areas/uses of poor architectural and site design

Map It: Small Group Exercise

Areas of preservation and potential change: where are they?

• Identify areas of preservation
• Identify areas of change or opportunity
• Identify existing features that the community finds important (physical and land use)
• Mark up the map as you go and take notes on your methodology/criteria to report back to the larger group
Ground Rules for Group Discussion

• Group will have 15-20 minutes to mark up the maps
• All ideas are welcome
• Not a time to resolve differences or to convince everyone in group
• It’s ok to have different opinions – note them!
• Designate a person who will report out group’s input to GPAC

Group Presentations

• Recap of main points and discussion of emerging themes
General Plan Vision 2040

What is a Vision Statement?

• Articulation of the core values and desires of the community as they relate to the General Plan.
• Guides and informs the development of more specific policies later in the planning process
• An image of the future we wish to create
• Succinct description of community values
Characteristics of a GP Vision

- Future-oriented
- Idealistic
- Appropriate
- Inspirational
- Purposeful
- Ambitious

STRATEGIC PLAN VISION STATEMENT

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

General Plan Vision supports Strategic Plan Vision but begins to articulate more specifically:

- What the community looks like 20 years from now; and
- What it means to be “the most livable, friendly and attractive California beach city”
Forming the Vision

Imagine that you could transport yourself into the future to the year 2040. Imagine that you could see and experience the City after years of forward progress and improvements to the community.

• What would be different about the community, and what positive changes would you see?
• What would be the same, and what assets or characteristics from today would remain in the future?

What Does it Address?

• Functional role
• Community character and urban form and scale
• Quality of life & history & culture
• Conservation and new development
• Mobility
• Sustainable environment
• Economic sustainability & vitality
• Equity & public health
• Community safety
• Governance and public involvement
What is the Vision?

Example

In 2030, the City of Mountain View embraces sustainable living and provides for the needs of all residents. It is a place that values its diversity, balances preservation with innovation and provides quality education. The community supports a lively Downtown, vibrant neighborhoods and a healthy economy.

What is the Vision?

Example

San José is a unique place, playing a vital economic and cultural role within North America. San José is fortunate to be the largest and most urban city within Silicon Valley, home to the nation’s largest collection of leading innovative industries. San José is also home to an energetic, talented and diverse population and located within an area of great natural resources including an abundance of good weather. At the same time, San José faces many contemporary challenges common to other North American cities, including the need to address the effects of the rapid suburban growth that took place during the past 60 years, growing concern about the City’s fiscal resources, and a growing desire to make land use decisions in an environmentally, economically, and fiscally sustainable manner.
Documenting the Vision
Vision 2040: Next Steps

- Consultant Team and Staff Prepares draft Vision using tonight’s input
- Pair text with photos/imagery of future community
- GPAC reviews, refines and recommends draft language to City Council
- Public Input on Draft Vision 2040 (Online feedback)
- Review, refinement, and confirmation by City Council
Group Exercise

- Post-it note exercise
- Using words to express attributes of the future community
- Paired with land use mapping exercise
- Will be used to draft a Vision Statement for GPAC to review before next meeting

Redondo Beach GP Vision 2040

What should the City of Redondo Beach look like in 2040?

Think about who lives here now, who should live here 20 years from now, what types of jobs and housing should be found in the City, what types of parks and amenities the City needs and what areas of town could benefit from additional parks resources, how should people get around, what does the community character look and feel like in different areas of the City (especially corridors), etc.
Crafting GP Vision 2040

- Use post its to identify words, phrases or ideas to respond to the following:
  - What does Redondo Beach value?
  - What will Redondo Beach look like in 20 years?
  - What makes Redondo Beach unique
  - If the City could change one thing to make Redondo Beach a better place to live, what change would that be?

- Review ideas posted in response to each question with the group

Next Meeting & Homework

- Proposed Topics
  - Confirm Draft GP 2040 Vision
  - Revisit Market Study Findings
  - Identify Potential Changes to Land Uses and Areas where Certain Uses Could be Considered

- Homework

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

THURSDAY, August 31, 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

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Public Comment