General Plan Update

Group Work:
• Draft Vision Statement
• Mapping Uses in Areas of Change
Agenda

• Pledge of Allegiance
• Roll Call & Consent Calendar
• Announcements & Updates (Next Meeting)
• Group Discussion: Draft Redondo Beach General Plan Vision 2040
• Framework for the Development of an Updated Land Use Plan
• Small Group Exercise: Land Use Mapping for Areas of Change and Enhancement
• Next Steps
• Public Comment
• Adjournment
Draft General Plan Vision 2040
Redondo Beach GP Vision 2040

• Tonight’s charge:
  • GPAC refines draft language and makes recommendation to City Council

• Next steps:
  • Draft GP Vision 2040 posted online for public feedback
  • Draft GP Vision 2040 and public comments forwarded to City Council for review, refinement, and confirmation (September 2017)
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.
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.
Vision Exercise: Your Input
Redondo Beach GP Vision 2040

- GPAC comments generally focused on:
  - Quality of life & Beach culture
  - Community & Family
  - Preservation of neighborhoods
  - Mobility
  - Beach, Harbor & Waterfront
  - Culture & Education
  - Business & Technology
  - Civic Engagement
REDONDO BEACH GENERAL PLAN VISION 2040

In 2040, the City of Redondo Beach recognizes that while the City has grown during recent decades and will continue to do so, growth has been incremental and accommodated in a manner that maintains our character and qualities distinguishing it as a pre-eminent location among California’s coastal communities to live, work, shop, dine, and play. A broad mix of housing choices and affordability appeals to the life stages and lifestyles of the City’s diverse population. A balance of skilled jobs, hospitality and retail uses, recreational, and cultural activities contribute to the long-term sustainability of the City.

The quality of life of our residents is a high priority. We have a strong sense of community, created by our safe, family-friendly neighborhoods, our active arts and education programs, and a beach culture that is pervasive in many aspects of the City. Our beaches, waterfront and harbor are hallmarks of our City and along with our historic resources, are a source of great pride for our community. They attract visitors from far beyond the City’s boundaries and substantially shape our community character and image.

Our temperate climate, community activities, parks, public and private open spaces, attractively landscaped streetscapes, and walkable and bikeable corridors enhance the City’s appearance and support our health-oriented lifestyle.

(continued on the next slide)
REDONDO BEACH GENERAL PLAN VISION 2040 (continued)

Our location along major transit corridors allows us to provide attractive transportation alternatives to the car, including our interconnected network of pedestrian and bicycle paths. These connect our residents with regional employment centers and cultural destinations throughout the city and in Los Angeles County. Important centers such as the Galleria and North Industrial Area, along with our corridors and waterfront, serve as the city’s largest economic development opportunities, providing skilled jobs and local and regional retail experiences.

The City maintains a thriving economy through its emphasis on economic development, investment, reinvestment and growth within our job centers, industrial areas, and revitalized corridors. Redondo Beach values innovation, technological advancement, resource efficiency and sustainability and continually strives to apply these contemporary practices to improve our neighborhoods and businesses.

Redondo Beach City leaders facilitate inclusive and transparent civic engagement processes that combine community input with expert analysis to make informed decisions in an environmentally, economically, and fiscally sustainable manner about the future of the City.
Planning Considerations
Population

- Based on preliminary City, SCAG, and Census projections:
  - 2016 estimate:
    - 69,494 Persons
    - 30,677 Housing Units
  - 2040 projection (assuming current trends continue):
    - +/- 6,338 Persons
    - +/- 2,798 Housing Units

Average growth rate of .38% = 9.12% growth projection at 2040

Sources: SCAG RTP growth rate, 2010 Census, 2016 CA DOF
The Future of Retail

- E-commerce is taking shoppers out of stores; we are shopping more and more online.
- In 2016:
  - Online sales increased by 19%.
  - Overall retail sales only increased by 4%.
- Stores are closing, and there is a surplus of retail buildings across the county.
- It is estimated that 10% of retail locations nationwide are at risk of closure.
The Future of Retail

In 2016:

Amazon grew nearly 10x faster than other retailers.
The Future of Retail

What this means:

- Reuse of Retail:
  - Stores are looking to new, experience-oriented store models, and shopping destinations.

- Retail development will likely occupy less land than it did a decade ago.

https://corporate.target.com/article/2017/07/july-campus-stores?clkid=4aca0e12Nea6cd326dda3e5f1ceb1c11b&lnm=81938&afid=Hip%20Happenings%20LLC&ref=tgt_adv_xa_s0002
Office

- Silicon Beach
  - Media and Creative Capitol
  - Companies like Google, Snapchat, and YouTube
  - There is room for growth and knowledge occupations are on the rise
  - The tech community in the LA region is only at the tip of the iceberg
  - “The intersection of mature industries that already exist here, like media, aerospace, manufacturing, logistics and more, combined with the presence of a diverse set of entrepreneurs, sophisticated early stage capital and talent that is both rolling out of tech pillars locally and migrating to L.A., sets us up for a unique renaissance moment where people of all trades can form new, meaningful businesses here in L.A.,” (Source: LA Times, June 2017)
## New Demand Projections

<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
Corridor Considerations
Lot Depths: PCH

Average Lot Depth
- 1' - 50'
- 51' - 100'
- 101' - 150'
- 151' - 250'
- 251' - 400'
- 401'+
Lot Depths: Artesia

Average Lot Depth
- 1' - 50'
- 51' - 100'
- 101' - 150'
- 151' - 250'
- 251' - 400'
- 401'+
Case Studies
Redevelopment of Strip Commercial Corridors

Examples: Pasadena, Ventura, Santa Monica, La Habra

• General “Mixed-Use” Designation of Corridor

• Multiple Development Options:
  • Buildings integrating housing above ground level retail or office, where 100% of the ground floor must be occupied by non-residential uses; or
  • Buildings developed exclusively for retail or office uses; or
  • Buildings developed exclusively for multi-family housing

• Requires most intensive development at primary intersections, limiting densities on intervening parcels (except downtown Pasadena)

• Minimum parcel size required for mixed-use and multi-family buildings

• Development standards for building height and intensity to ensure transitions with adjoining residential neighborhoods
Redevelopment of Strip Commercial Corridors

Example: Santa Monica
Corridor Redevelopment – Mixed-Use

The Lofts | Encinitas

- Mixed-use, live/work project
- 18 residential units with ocean views from PCH
- 13,500 sq. ft. of ground-level retail (15 store fronts range from 550 to 1,200 sq. ft.)
- 3 stories with vertical setbacks
Commercial Redevelopment
Uptown District | San Diego | Hillcrest

- Redevelopment of a commercial block
- 14-acre mixed-use, pedestrian-oriented development

Original Site

Site Today
Commercial Redevelopment
Uptown District | San Diego | Hillcrest

- 145,000 sq. ft. of commercial and retail
- 318 residential units, types include townhomes, flats, and artist’s lofts
Redevelopment of a Regional Mall
The Crossings & San Antonio Center
Redevelopment of a Regional Mall
The Crossings | Mountain View

• 18-acre residential infill transit-oriented site adjacent to a 56-acre regional mall
• San Antonio Caltrain station is located within the neighborhood
• 540-units: mix of single-family bungalows, smaller cottages, townhouses, and apartments
• Averages 30 units per net acre, compared to an average overall density of 7 to 10 units per net acre in the rest of the city
• Uses on-street parking to meet minimum parking requirements
• 56-acre regional center (big box retailers, grocery, gym, office etc.)

• 25-acres were redeveloped starting in 2011

• Added 333 apartments, 200,000 sq. ft. of retail, 70,000 cinema 397,000 sq. ft. of office and a 167-room hotel
Mixed Density Neighborhood
Blackbirds | Echo Park | Los Angeles

- Conversion of 5 single family houses to 18 two and three-bedroom units on a .82-acre site
- Mix of single-family houses, duplexes, and 3-plexes each 1,920 sq. ft. or less
- The neighborhood is built around a living street—a central courtyard that comprises both landscape and parking areas
- Rather than design traditional single-family homes in which each one has a garage, an uncovered centralized parking area is available
Transit-Oriented Development

Example: Santa Monica
Trip Generation Comparison

Typical Block (4 Acres)

4 Acre Artesia Example

4 Acre PCH Example
Trip Generation Comparison
Typical Block (4 Acres)

Source: Institute of Transportation Engineers
Framework for Updating the Land Use Plan
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
    - Overcrowding
- Significant opportunity to attract office development,
- Build upon the “Silicon Beach” creative industries
  - Less demand for retail commercial uses
  - Shift to online retail sales instead of “brick-and-mortar” establishments, diminishing need for large scale building formats
  - Opportunity for specialty and lifestyle retail
Confirm Opportunities and Challenges to Solve

• Incremental population growth
• Demand for office use – where are locations?
• Demand for retail – not a high demand, transition uses to others?
• Transit Oriented Development – allow additional uses in areas adjacent?
Areas of Enhancement or Change

- **Opportunities for Land Use Change (black)** = Areas that should transition to another use or mix of uses

- **Opportunities for Enhancement (purple)** = Land uses should remain but other enhancements should be made (landscaping, new parks, sidewalk or median treatments, etc.)

- **Areas Needing Confirmation (blue)** = Areas not originally included by all groups, but GPAC may want to consider
Areas of Enhancement or Change

• Large Group exercise:
  • Confirm – include all areas? Eliminate any?

• Areas for enhancement (purple) will be discussed at a separate meeting
Small Group Exercise:
Mapping the types of uses you would like to see in the opportunity areas of land use change
Land Use Menu

- **Residential**
  - Single Family Detached
  - Single Family Detached Small Lot
  - Duplexes or Townhomes
  - Multi-Family Low (2 stories)
  - Multi-Family Medium (3-5 stories)

- **Industrial**
  - Industrial Campus
  - Industrial
  - Creative Industry/Business

- **Commercial**
  - Neighborhood Commercial (mixed 1-2 buildings or units)
  - Highway Oriented Commercial (individual buildings with surface parking)
  - Multi-Tenant Commercial Centers (parked or unified structure parking)
Refer to Slideshow #2 – Large format
Group Recap

• What do you want to see in the areas of change?
• Do you feel the current land use designation reflects the group’s intention for future development?
• Using the Land Use Typology Menu is there another typology that would be more appropriate?
Next Meeting & Homework

• Homework
  • Continue to think about potential Land Use changes

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

TO BE DETERMINED
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
Public Comment
For use if specific questions come up
## Trip Generation Comparison
### Typical Block (4 Acres)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ITE Code</th>
<th>Unit</th>
<th>Trip Generation¹</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Trip Generation¹</td>
<td>In</td>
<td>Out</td>
</tr>
<tr>
<td>Apartment</td>
<td>220</td>
<td>Dwelling Units</td>
<td>6.65</td>
<td>0.10</td>
<td>0.41</td>
</tr>
<tr>
<td>Residential Condominium/Townhouse</td>
<td>230</td>
<td>Dwelling Units</td>
<td>5.81</td>
<td>0.07</td>
<td>0.37</td>
</tr>
<tr>
<td>General Office Building</td>
<td>710</td>
<td>TSF</td>
<td>11.03</td>
<td>1.37</td>
<td>0.19</td>
</tr>
<tr>
<td>Shopping Center (61TSF)</td>
<td>820</td>
<td>TSF</td>
<td>80.7</td>
<td>1.17</td>
<td>0.72</td>
</tr>
<tr>
<td>Shopping Center (87 TSF)</td>
<td>820</td>
<td>TSF</td>
<td>71.3</td>
<td>1.02</td>
<td>0.63</td>
</tr>
</tbody>
</table>

¹ Trip generation rates for peak hour of adjacent streets, per the ITE Trip Generation Manual 9th Edition.
## A Comparison of Trip Generation

<table>
<thead>
<tr>
<th>Trip Generation by Land Use</th>
<th>Acres</th>
<th>Designation</th>
<th>DU/Acre</th>
<th>Occupancy Rate</th>
<th>FAR</th>
<th>Use</th>
<th>ITE Code</th>
<th>Unit Amount</th>
<th>Unit</th>
<th>Trip Generation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4</td>
<td>R-2</td>
<td>14.6</td>
<td>95.80%</td>
<td></td>
<td>Residential Condominium/Townhouse</td>
<td>230</td>
<td>58</td>
<td>DU</td>
<td>337 25 30</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>R-2</td>
<td>14.6</td>
<td>95.80%</td>
<td></td>
<td>Low-Rise Apartment</td>
<td>220</td>
<td>58</td>
<td>DU</td>
<td>386 30 36</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>R-3</td>
<td>17.5</td>
<td>95.80%</td>
<td></td>
<td>Residential Condominium/Townhouse</td>
<td>230</td>
<td>70</td>
<td>DU</td>
<td>466 36 43</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>R-3</td>
<td>17.5</td>
<td>95.80%</td>
<td></td>
<td>Low-Rise Apartment</td>
<td>220</td>
<td>70</td>
<td>DU</td>
<td>466 36 43</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>RMD</td>
<td>23.3</td>
<td>95.80%</td>
<td></td>
<td>Low-Rise Apartment</td>
<td>220</td>
<td>93</td>
<td>DU</td>
<td>618 47 57</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>RMD</td>
<td>23.3</td>
<td>95.80%</td>
<td></td>
<td>Mid-Rise Apartment</td>
<td>220</td>
<td>93</td>
<td>DU</td>
<td>618 47 57</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>RH</td>
<td>28</td>
<td>95.80%</td>
<td></td>
<td>Low-Rise Apartment</td>
<td>220</td>
<td>112</td>
<td>DU</td>
<td>745 57 69</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>RH</td>
<td>28</td>
<td>95.80%</td>
<td></td>
<td>Mid-Rise Apartment</td>
<td>220</td>
<td>112</td>
<td>DU</td>
<td>745 57 69</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>C-1</td>
<td>0.35</td>
<td></td>
<td></td>
<td>Shopping Center</td>
<td>820</td>
<td>60.98</td>
<td>1,000 SQFT</td>
<td>4,924 115 430</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>C-2</td>
<td>0.5</td>
<td></td>
<td></td>
<td>Shopping Center</td>
<td>820</td>
<td>87.12</td>
<td>1,000 SQFT</td>
<td>6,209 143 546</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>C-3</td>
<td>0.7</td>
<td></td>
<td></td>
<td>General Office Building</td>
<td>710</td>
<td>122</td>
<td>1,000 SQFT</td>
<td>1,346 190 182</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>C-4</td>
<td>1</td>
<td></td>
<td></td>
<td>General Office Building</td>
<td>710</td>
<td>174.2</td>
<td>1,000 SQFT</td>
<td>1,921 272 259</td>
</tr>
</tbody>
</table>
Other Service Demands by Residential Use

<table>
<thead>
<tr>
<th></th>
<th>Single Family</th>
<th>Multi-family</th>
<th>Difference</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Use per Day per Unit (Gallons)</td>
<td>247</td>
<td>174</td>
<td>(73)</td>
<td>(29.5%)</td>
</tr>
<tr>
<td>Sewer Discharge per Day per Unit (Gallons)</td>
<td>185</td>
<td>130</td>
<td>(55)</td>
<td>(29.7%)</td>
</tr>
<tr>
<td>Student Generation per Unit (Source: RBUSD Fee Study)</td>
<td>.471</td>
<td>.258</td>
<td>(.213)</td>
<td>(45.2%)</td>
</tr>
</tbody>
</table>