City of Redondo Beach
General Plan Advisory Committee
Meeting #5 | September 28, 2017

General Plan Update

Group Work:
• Mapping Uses in Areas of Change

Agenda

• Pledge of Allegiance
• Roll Call & Consent Calendar
• Vision
• Framework for the Development of an Updated Land Use Plan
• Small Group Exercise: Land Use Mapping for Areas of Change
• Next Steps
• Public Comment
• Adjournment
Draft General Plan Vision 2040

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: 2016 SCAG RTP growth rate, 2010 Census, 2016 CA DOF

Housing Considerations

- Statewide Housing Demands
  - Estimated 1.5+ million new units required by 2025 in addition to current deficit

- Recent State Legislation
  - 15 bills addressing housing awaiting Governor’s signature (October 2017); 8 additional 2 year bills for 2018
  - Analysis is ongoing
  - “No Net Loss” of affordable housing units (SB 166)
  - Several bills addressing “housing accountability” to be considered in 2018
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.

In 2016:
Amazon grew nearly **10x** faster than other retailers.
The Future of Retail

What this means:

- Reuse of properties developed with 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.

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 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

*BAE Market Study, Estimates Presented at Meeting #2

## Focused Commercial Capacity Analysis

- Current General Plan capacity for commercial and office development considerably exceeds projected demands (by over 1 million square feet)
Corridor Considerations

Lot Depths: PCH

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

Trip Generation Comparison
Typical Block (4 Acres)

4 Acre Artesia Example

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

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
Considerations

• 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

Case Studies
Corridor Redevelopment
Examples: Pasadena, Santa Monica, Ventura, La Habra

Development Requirements
- 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

Corridor Redevelopment
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
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

Redevelopment of a Regional Mall
San Antonio Center | Mountain View

- 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
Blended Density Neighborhood Concept

Blended Density Neighborhood
King City, CA
Blended 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

Blended Density Neighborhood
San Diego | Bankers’ Hill

[Images of buildings and streetscape]
Transit-Oriented Development
Santa Monica

Transit-Oriented Development
Culver City | Ivy Station
Framework for Updating the Land Use Plan

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

PART 1
Refer to Slideshow #2

Next Meeting & Homework

• Homework
  • Continue to think about potential Land Use changes for the remaining change areas that will be discussed at our next meeting.
  • Please keep an eye on your e-mail inbox for case studies and articles that we will send out for your consideration.

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

October 26, 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

Public Comment