City of Redondo Beach
General Plan Advisory Committee
Meeting #6 | October 26, 2017

General Plan Update

Group Work:
• Mapping Uses in Areas of Change

Agenda

• Call to Order — Welcome & Opening Remarks
• Roll Call
• Salute to Flag
• Consent Calendar
• Small Group Exercise: Land Use Mapping for Areas of Change
• Next Steps
• Public Comment
• Adjournment
Land Use Group Exercise

Part 2
GPAC | October 26, 2017

Land Use Exercise:
Opportunities for Land Use Change

• Tonight, we will focus only on those areas identified by the GPAC as “opportunities” for change of use and/or density
• Areas identified by the GPAC for “enhancement” will be separately considered as we develop plan policies in our upcoming meetings
• This is a 2 part exercise:
  • PART 1 (9/28/2017): Artesia, Aviation, and if time permits
  • PART 2 (10/26/2017): Torrance Blvd, 190th Street, PCH, Galleria District, and the Industrial/Transit area in north Redondo Beach
• PART 2: Torrance Blvd, 190th Street, PCH, Galleria District, and the Industrial/Transit area in north Redondo Beach
  • Because a plan has been submitted, the EIR completed, and the entitlement process is proceeding for the revitalization of the Galleria Mall property, we will not be considering alternative uses for this sub-area of the larger Galleria District.

Tools for the Exercise

• Land Use Typology Menu
• Change Area Map
• Markers
• Multi-Color Sticker Dots
• One Person to Report Back to the Larger Group
• Staff will support each group and take additional notes on flip charts
Quick Recap from Last Meeting

• If needed clarify areas from Part 1
  • Artesia and Aviation

Torrance Boulevard
Current General Plan

The Current GP allows uses like these:

- Intensive Commercial [C-3]
- Community & Highway Comm [C-2]
Torrance Boulevard
Existing Land Uses

GP Designation:
Intensive Commercial [C-3]

Images of the area today:

Community & Highway Comm [C-2]

Images of the area today:
Group Discussion Questions

• Do the existing General Plan land use designations represent your ideas about the future of the opportunity areas?
• Using the Land Use Typology Menu is there another typology that would be more appropriate?
• Recognizing that there is insufficient demand to support full retail development of the commercial corridors, what alternative uses should be located in these areas?
• Should housing and/or office be accommodated, in what locations should they be located and what densities and intensities respectively should they be permitted?
• Should additional mixed-use and/or live/work be added?
• Should an entryway/gateway to the City be added?

190th Street*
Current General Plan

Industrial [I-2]  Residential Low Density MFR [R-3]
Residential Medium [RMD]  Community & Highway Comm [C-2]

The Current GP allows uses like these:
190th Street*
Existing Land Uses

GP Designation: Industrial [I-2]

Images of the area today:

GP Designation: Residential Low Density MFR [R-3]

Images of the Low Density Multi-Family areas today:

GP Designation: Residential Medium [RMD]

Image of the RMD area today:
Group Discussion Questions

• Do the existing General Plan land use designations represent your ideas about the future of the opportunity areas?

• Using the Land Use Typology Menu is there another typology that would be more appropriate?

• Recognizing that there is insufficient demand to support full retail development of the commercial corridors, what alternative uses should be located in these areas?

• Should housing and/or office be accommodated, in what locations should they be located and what densities and intensities respectively should they be permitted?

• Should an entryway/gateway to the City be added?
Pacific Coast Highway
Current General Plan

The Current GP allows uses like these:

- Pedestrian Comm [C3-PD]
- Residential High [RH]
- Pedestrian Comm [C2-PD]

Existing Land Uses

GP Designation:
- Residential High [RH]

Images of the areas today:
Pacific Coast Highway
Existing Land Uses

GP Designation:
Mixed-Use [MU-3]

Images of the Mixed-Use areas today:

GP Designation:
Pedestrian Commercial [C3-PD]

Image of the Pedestrian COMM area today:

Pacific Coast Highway
Existing Land Uses

GP Designation:
Community & Highway Comm [C-2]

Images of the area today:
Group Discussion Questions

• Do the existing General Plan land use designations represent your ideas about the future of the opportunity areas?

• Using the Land Use Typology Menu is there another typology that would be more appropriate?

• Recognizing that there is insufficient demand to support full retail development of the commercial corridors, what alternative uses should be located in these areas?

• Should housing be accommodated, in what locations should it be located and what densities permitted?
Pacific Coast Highway North*
Current General Plan

The Current GP allows uses like these:

Images of the area today:

E Pacific Coast Highway North*
Existing Land Uses

GP Designation:
Community & Highway Comm [C-2]
Group Discussion Questions

• Do the existing General Plan land use designations represent your ideas about the future of the opportunity areas?

• Using the Land Use Typology Menu is there another typology that would be more appropriate?

• Recognizing that there is insufficient demand to support full retail development of the commercial corridors, what alternative uses should be located in these areas?

• Should housing and/or office be accommodated, in what locations should they be located and what densities and intensities respectively should they be permitted?

• Should additional mixed-use and/or live/work be added?

• Where could additional parking be accommodated?

Pacific Coast Highway South*
Current General Plan

Mixed-Use [MU-3]
Pacific Coast Highway South*
Existing Land Uses

GP Designation:
Mixed-Use [MU-3]

Images of the Intensive Commercial area today:

GP Designation:
Intensive Commercial [C-4]

Images of the Mixed-Use area today:

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Industrial District/Transit
Current General Plan

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The Current GP allows uses like these:
Group Discussion Questions

- Do the existing General Plan land use designations represent your ideas about the future of the opportunity areas?
- Using the Land Use Typology Menu is there another typology that would be more appropriate?
- Recognizing that there is insufficient demand to support full retail development of the commercial corridors, what alternative uses should be located in these areas?
- Should housing and/or office be accommodated, in what locations should they be located and what densities and intensities respectively should they be permitted?
- Should additional mixed-use and/or live/work be added?
Industrial District/Transit

Existing Land Uses

Images of the area today:

GP Designation: Industrial [I-3]

GP Designation: Intensive Commercial [C-4]

Image of the Intensive Commercial area today:

Image of the Community & Highway Commercial area today:

GP Designation: Community & Highway Comm [C-1]

Metro Station

Metro Station
Group Discussion Questions

- Do the existing General Plan land use designations represent your ideas about the future of the opportunity areas?
- Using the Land Use Typology Menu is there another typology that would be more appropriate?
- Should housing and/or office be accommodated, in what locations should they be located and what densities and intensities respectively should they be permitted?
- How should the area adjoining existing Green Line Station be developed?

Galleria District
Current General Plan

The Current GP allows uses like these:
Galleria District
Existing Land Uses

- GP Designation:
  - Community & Highway Comm [C-2]

Bird's eye view of the both areas today:

Images of the Regional Commercial area today:

Proposed Metro Station

- GP Designation:
  - Regional Commercial [CR]

Galleria District
Existing Land Uses

- GP Designation:
  - Industrial [I-2]
  - Industrial [I-3]

Images of Industrial I-2 areas today:

Images of Industrial I-1 areas today:

Bird's eye view of the both areas today:
Group Discussion Questions

• Do the existing General Plan land use designations represent your ideas about the future of the opportunity areas?

• Using the Land Use Typology Menu is there another typology that would be more appropriate?

• Should housing and/or office be accommodated, in what locations should they be located and what densities and intensities respectively should they be permitted?

• How should the area adjoining the future Green Line stop and existing transit station be developed?
Next Meeting

**November 30, 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](http://www.redondo.org/PLANredondo)

Public Comment
Next Steps

Please help to spread the word about the:
• Draft General Plan Vision Statement survey
• FaceBook page
• Subscribing to e-blast notifications

Visit the project website for more information:
www.redondo.org/PLANredondo