City of Redondo Beach
General Plan Advisory Committee
Meeting #7 | November 30, 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
- Project Status and Scope Update
- Legislative Updates: Housing
- Small Group Exercise: Land Use Mapping for Areas of Change
- Next Steps
- Public Comment
- Adjournment
Project Status and Scope Updates

• Amended Scope and Contract to include
  • Focused Area Plan for Artesia/Aviation Corridor
  • Update of Safety and Noise Elements with a Local Hazard Mitigation Plan
  • Added 10 additional GPAC meetings
Project Status and Scope Updates

- Anticipated Future GPAC Meeting Topics
  - Meeting #8 – Finish up group exercise for all other areas, discuss mixed use, blended density, neighborhood serving commercial, and non-conforming uses
  - Meeting #9 – Focused Area Land Use Alternatives/ Parks and Open Space
  - Meeting #10 – Focused Area Land Use Alternatives / Parks and Open Space
  - Additional 10 meetings will cover
    - Artesia/Aviation Corridor
    - Land Use Alternatives and Review Consolidated Proposed Land Use Map
    - Safety and Noise
    - Element and Policy Review
Legislative Updates: Housing

• 15 bills signed by the Governor
• 4 key pieces of legislation
  • AB 678/SB 167 – Housing Accountability Act
    • Strengthens the Housing Accountability Act which requires a city to legally defend its denial of low and moderate-income housing development projects by demonstrating that the project would adversely impact “public health and safety”
  • AB 1397 – Inventory of Land for Residential Development
    • Requires more careful analysis of sites used to meet housing needs; must demonstrate realistic potential for development
  • SB 166 – No Net Loss
    • If lesser units approved than identified at the price level for a site in HE, must offset loss by demonstrating sufficient units in inventory at other HE-identified sites, or identify additional adequate and available sites
Legislative Updates: Housing

• SB 35 – Streamline Approval Process for Affordable Housing
  • Condition: Where RHNA housing targets have not been met at each income level or the City has not filed its Annual Report in two years
  • Developer may choose to submit an multi-family affordable housing project under SB-35, where the project
    • Requires ministerial approval without a Conditional Use Permit
    • May use reduced parking requirements (maximum of 1 space per unit, or no requirements when within one-half mile of public transit)
  • Requirements:
    • Must be located in an urban area on property not occupied by residential tenants during last 10 years
    • Comply with General Plan land use designations, not zoning, and “objective” standards
    • Include 10 percent affordable units (below 80% median income) when fewer units for above-moderate income units or 50 percent affordable units when fewer units for households making below 80 percent median income
    • Pay prevailing wage for 10 units+
    • Provided skilled and trained labor for 150+ units
Legislative Updates: Housing
(City Implementation/Requirements)

**SB 166 - No Net Loss**

**Is the project on a Housing Element site in a county or general law city?**

- Must provide at least the number of units listed in the Housing Element at the income level shown in the Housing Element or comply with ‘no net loss’ (Section 65863)

- Also applies to non-residential approvals on housing element sites

**AB 678 - Housing Accountability Act**

**Is the project a “housing development project”?**

- Must advise on consistency within 30 – 60 days of completeness

- Specific findings required to deny or reduce density

- Additional findings required to deny or reduce density if project is affordable or an emergency shelter

**SB 35 - Streamline Approval Process**

**Does the project qualify for streamlining?**

- Must advise on consistency within 60 – 90 days of submittal

- Must complete “public oversight” within 90 – 180 days
Small Group Land Use Exercise: Part 3

• Tonight we’ll cover:
  • E & F – PCH north and south)
  • H – Industrial District/ Transit
  • I – Galleria District
Pacific Coast Highway North*
Existing Land Uses

Images of the area today:

GP Designation:
Community & Highway Comm [C-2]
The Current GP allows uses like these:


* Area Needing Confirmation
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*  
Existing Land Uses

GP Designation:  
Mixed-Use [MU-3]

GP Designation:  
Intensive Commercial [C-4]

* Area Needing Confirmation
The Current GP allows uses like these:

Pacific Coast Highway South*
Current General Plan

- Mixed-Use [MU-3]
- Intensive Commercial [C-4]
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

GP Designation: Industrial [I-1]

Images of the area today:
Industrial District/Transit
Existing Land Uses

Images of the area today:

GP Designation: Industrial [I-3]
Industrial District/Transit
Existing Land Uses

GP Designation: Intensive Commercial [C-4]

GP Designation: Community & Highway Comm [C-1]
The Current GP allows uses like these:

- Industrial District/Transit
- Current General Plan
- Industrial [I-1]
- Industrial [I-3]
- Intensive Commercial [C-4]
- Community & Highway Comm [C-1]

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

Existing Land Uses

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

GP Designation:
Regional Commercial [CR]

Image of the Community & Highway Commercial area today:

Images of the Regional Commercial area today:

Bird's eye view of the both areas today:
Galleria District
Existing Land Uses

GP Designation: Industrial [I-2]

GP Designation: Industrial [I-3]

Images of Industrial I-1 areas today:

Images of Industrial I-2 areas today:

Bird's eye view of the both areas today:
Galleria District
Existing Land Uses

GP Designation:
Residential SFR [R-1]

Image of the area today:

Bird’s eye view of the area today:
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?

• 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

December 21, 2017
6:30 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