I. AGENDA

*Items for presentation, discussion or action.*

1. Call Meeting to Order – WELCOME-OPENING REMARKS
2. Roll Call
3. Salute to Flag
4. Consent Calendar
   a. Approval of the Affidavit of Posting for the General Plan Advisory Committee Adjourned Special Meeting of December 21, 2017
5. Announcements and Updates
6. Framework for the Development of an Updated Land Use Plan
   a. Mixed-Use Overview and Discussion
   b. Small Group Exercise: Confirmation of Mix of Uses Identified for Areas of Land Use Change
7. Large Group Discussion: Other Land Use Considerations
8. Next Steps

II. PUBLIC COMMENT

*This section is intended to provide members of the public with the opportunity to comment on any subject. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Committee. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.*

III. ADJOURNMENT

The next meeting of the General Plan Advisory Committee will be a Regular Meeting that is planned to be held at 6:30 p.m. on Thursday, February 22, 2018 in the Redondo Beach Public Library, Second Floor Meeting Room, 303 N. Pacific Coast Highway Redondo Beach, CA 90277. All Regular Meetings, Workshops and any Special Meetings of the GPAC will be noticed as required by law and may be at an alternative location.

Any writings or documents provided to the General Plan Advisory Committee regarding any item on this agenda shall be submitted to staff for review and distribution to the GPAC as appropriate. Said writings or documents will be retained as required by public records retention laws.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the Planning Division and during City Hall hours, agenda items are also available for review in the Planning Division.
RULES PERTAINING TO ALL PUBLIC TESTIMONY
(Section 6.1, Article 6, Rules of Conduct)

1. No person shall address the General Plan Advisory Committee without first securing the permission of the Chairperson; provided, however, that permission shall not be refused except for a good cause.

2. After a motion is passed or an item closed, no person shall address the GPAC on the matter without first securing permission of the Chairperson.

3. Each person addressing the GPAC shall step up to the lectern and clearly state his/her name and city for the record, the subject he/she wishes to discuss, and proceed with his/her remarks.

4. Unless otherwise designated, remarks shall be limited to three (3) minutes on any one agenda item. The time may be extended for a speaker(s) by the majority vote of the GPAC.

5. In situations where an unusual number of people wish to speak on an item, the Chairperson may reasonably limit the aggregate time of hearing or discussion, and/or time for each individual speaker, and/or the number of speakers. Such time limits shall allow for full discussion of the item by interested parties or their representative(s). Groups are encouraged to designate a spokesperson who may be granted additional time to speak.

6. No person shall speak twice on the same agenda item unless permission is granted by a majority of the GPAC.

7. Speakers are encouraged to present new evidence and points of view not previously considered, and avoid repetition of statements made by previous speakers.

8. All remarks shall be addressed to the GPAC as a whole and not to any member thereof. No questions shall be directed to a member of the GPAC or the City staff or Consultant except through, and with the permission of, the Chairperson.

9. Speakers shall confine their remarks to those which are relevant to the subject matter. Attacks against the character or motives of any person shall be out of order. The Chairperson, subject to appeal to the GPAC, shall be the judge of relevancy and whether character or motives are being impugned.

10. The public participation portion of the agenda shall be reserved for the public to address the GPAC regarding problems, question, or complaints within the jurisdiction of the GPAC.

11. Any person making personal, impertinent, or slanderous remarks, or who shall become boisterous while addressing the GPAC, shall be forthwith barred from future audience before the GPAC, unless permission to continue be granted by the Chairperson.

12. The Chairperson, or majority of the members present, may at any time request that a police officer be present to enforce order and decorum. The Chairperson or such majority may request that the police officer eject from the place of meeting or place under arrest, any person who violates the order and decorum of the meeting.

13. In the event that any meeting is willfully interrupted so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals willfully interrupting the meeting, the GPAC may order the meeting room cleared and continue its session in accordance with the provisions of Government Code subsection 54957.9 and any amendments.
December 18, 2017

STATE OF CALIFORNIA  )
COUNTY OF LOS ANGELES  )  ss
CITY OF REDONDO BEACH  )

AFFIDAVIT OF POSTING

Pursuant to the requirements of Government Code Section 54955, agendas for a Special Meeting of the General Plan Advisory Committee must be posted at least twenty-four (24) hours in advance and in a location that is freely accessible to members of the public. As Planning Analyst for the City of Redondo Beach, I declare, under penalty of perjury, that in compliance with the requirements of Government Code Section 54955, I caused to have posted on Monday, December 18, 2017, the agenda for the December 21, 2017 Adjourned Special Meeting of the City of Redondo Beach General Plan Advisory Committee in the following locations:

City Hall, Door “A”, 415 Diamond Street, Redondo Beach
City Clerk’s Counter, Door “C”, 415 Diamond Street, Redondo Beach

Lina Portolese
Planning Analyst
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

E

PCH North

Group 1

PCH- east side and west side function differently and each has its own unique character to consider
- East side of PCH- service oriented retail
  - No housing here
  - Walkable uses for residents with better connection to neighborhoods behind this area
- West side of PCH- mix of C2 with office, retail, and service uses
  - Preferred mix:
    - Office 10-20%
    - Retail/Services 80-90%
- Need to maintain a certain level of neighborhood services
- Add parking to King Harbor Plaza

Possibilities for AES and sites between N Catalina Ave and N Harbor Dr
- Plan for a future connection to the AES parcel
- Move Civic Center to AES site
  - Repurpose Civic Center site along PCH
- There is a lack of office space- this could be a good area to integrate spaces like WeWork
  - Telecomm office spaces
  - Services for employees should be nearby (i.e. places to eat lunch)
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

E

PCH North

Group 2

- West of PCH designate Pedestrian-Oriented Commercial (C-4)
  - Intensify commercial
  - Commercial on street frontage
  - Parking in the rear
- East of PCH designate Neighborhood Commercial (C-1)
  - Make walkable
  - Less intense commercial
  - Mix should be neighborhood commercial and office
  - Don’t change residential
  - Façade enhancements

Clarification/Questions:

Did this group have any comment on the areas between N Harbor and N Catalina?
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

**PCH North**

Group 3

Maintain designations on PCH
- East side of PCH Neighborhood Commercial (C-1)
- Maintain historic homes but allow for reuse as non-residential such as a law office
- West side of PCH Multi-Tenant Commercial (C-3)
- Maintain gateway sign and enhancements (existing)
- Consider configuration of PCH and Catalina, perhaps different turning lane options

Between N Harbor and N Catalina
- Adaptive Industrial near AES and Post Office
- Continue the green belt through the AES parcel once the power plant is gone
- Reduce curb cuts of existing development on Beryl and Herondo
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

**E**

**PCH North**

**Group 4**

- Gateway with an urban parklet near intersection of Herondo and PCH
- Pedestrian oriented green streets
- Keep commercial uses
  - Neighborhood Commercial (C-1) on the east side of PCH
  - Multi-tenant Commercial (C-3) on the west side
    - Keep Smart and Final plaza as is

For area between N Harbor and N Catalina

- Keep post office
- Reduce density along N Catalina to Multi-Family Low (R-4)
PCH South

Group 1

- Local-serving commercial
- No mixed-use, focus on office and keep other commercial uses (C-4 or C-3) adjacent to prospect
- Add a connection such as a paseo or green belt from residential to commercial
- This area should truly serve the neighborhood
- Downzone rear residential to duplexes or townhomes (R-3), add open space to break up the density
- Incentivize Smart and Final to improve and enhance their parcel, including façade improvement
PCH South

Group 2

- Mixed-use flex district (MU-1) south of Palos Verdes Blvd
- Mixed-use flex district (MU-1) north of Palos Verdes Blvd for ½ the area adjacent to Palos Verdes Blvd
- Pedestrian-oriented commercial for area across from Avenue H

Clarification/Questions:

*Notes say commercial on the far south end of this area but that was not noted on the map? What type of commercial designation did the group want on this area? See star on the map above.*
PCH South

Group 3

- Change mixed-use to residential (R-4) – if residential is not feasible here then it should be pure commercial
- Flank each end of this area with multi-tenant commercial (C-3) or maybe consider creative industrial/business
- Consider community transportation options to link this area to the rest of Redondo Beach, mainly job centers and to provide access to the freeway
- Provide better connection to Riviera Village
- Active transportation is important
- Keep commercial area with Smart and Final as is
Vacant parcel with the mortuary on it could become a park
More mixed-use is already under construction in this area, however, most of the first-floor retail is not working
Existing multi-tenant commercial could be creative office space with parking garage instead of surface parking
No class A office space in this area, this is an opportunity
Let existing commercial north of Palos Verdes remain
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

**H**

**Industrial District**

**Group 1**

- Change the designation of the hotel area to include office (C-4) and connect hotels to commercial across the highway
- Mixed-use areas should include restaurants on the first-floor and offices above
- Keep green belts
- Keep commercial at the corner of Manhattan Beach Blvd and Inglewood Ave
- This area can connect to the Galleria via Metro for shopping

*Clarification/Questions:

*It appears for some designations this group used the City’s current Zoning designations not the typologies from the menu.*
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

Industrial District

Group 2

- High density residential, multi-family high (R-6) could go near transit station but group divided on this, could think of this area as transit-oriented development (TOD) due to connection to metro

- If not R-6 with some industrial, then should be creative industrial

- If it is left as industrial change to focus on creative industry (I-3)- think Silicon Beach

Clarification/Questions:
Should anything change for the parcels east of the 405?

Should anything change for the parcels circled in green around Santa Fe Ave?
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

Industrial District

Group 3

- Consider heavy traffic on Inglewood Ave adjacent to this area
- This area should be a job/work center with a transit station
- Consider school district boundaries before adding residential here
- Extend Gibson Place up to Santa Fe Ave
- Eliminate warehouse and distribution centers
- Encourage Industrial and Business Complexes
- Provide active transportation options from the green line
- Area east of 405 identifies more with Lawndale
- Change industrial to Industrial Campus (I-1) or Creative Industry/Business (I-3) and require a prescribed mix of uses
- Keep neighborhood commercial at corner of Manhattan Beach Boulevard and Inglewood Ave
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

Industrial District

Group 4

- Multi-tenant commercial areas need façade improvements
- Put neighborhood serving commercial to provide goods and service for the industrial/ business commercial employees in the area
- Hotels in the area are doing well, maintain these uses
- Update industrial designations to Industrial Campus (I-1) and Creative Industry/ Business (I-3)
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

Galleria District

Group 1

- Creative office space where industrial designation is along 182nd St and Kingsdale Ave
- Mixed-use should include residential and local-serving commercial
- Underground the Edison powerlines to provide park/green belt connectivity
- Commercial/Mixed-Use on Galleria site similar to Santana Row
- Expand medical use down Kingsdale
- Change residential uses adjacent to Kingsdale Ave to mixed-use with a mix of uses that provide neighborhood serving commercial
- Bike/ped route along the rail road right of way to connect 182nd to 190th St
- Widen or create a straight alignment for Kingsdale
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

1 Galleria District

Group 2

- Leave regional commercial designation and allow the area to grow
- Change R-1 and existing residential adjacent to Kingsdale to high density residential (R-6)
- Put high density housing adjacent to the possible Metro stop
- Create a creative industry/business district on the existing industrial site
- Connect the bike path from east through to this area
Galleria District

Group 3

- Keep regional commercial and continue to allow for residential and mixed-use within this zone, increase density here
- Create a village
- Leave the industrial as true industrial campus space we need to maintain a variety of jobs in our community
- The Point in El Segundo is a good project example of something that could be implemented in this space
- If residential is considered as a part of mixed-use in the Regional Commercial (C-5) it should be located closer to transit
- Integrate green/open space- Edison easement is an opportunity for this
- Existing neighborhood adjacent to Kingsdale could be changed to multi-family low (R-4)
- Traffic concerns over too much development in the area, this should be carefully studied and balanced
- Explore building into the air space above the transit station (if the alignment brings it to this area)
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

**Galleria District**

**Group 4**

- Consider transportation improvements to this area that include:
  - Widen Grant Underpass
  - Widen Kingsdale
  - Connect South Bay Marketplace to Galleria w/ pedestrian bridge and create other internal streetscape enhancements
  - Reconstruct access to highway on Kingsdale

- Increase density of existing R-1 to R-6
- Verizon site could become office I-C zone
- Also look for opportunities to improve traffic flow
- Keep regional commercial but the area needs some TLC and incentivize upgrades to the area
- Galleria mix of uses should be less retail, more office
- Living spaces parcel should become mix of creative office/retail like Rosecrans
Dear Staff at Plan Redondo,

I am writing to share my concerns about the GPAC public participation part of the workshop process and general concerns as well.

I had 7:00 PM down for your meeting time on my calendar last month. When I arrived, just before 7:00, the meeting was already well underway. The meeting time had changed without notice, apparently. I have no idea what I might have missed.
I thought you might have had wanted to schedule public comments first, since that meeting mainly consisted of members breaking up and meeting with their separate groups. Citizens who may have wanted to share a statement or ask a question had no chance to do so.
I could not hear what the groups were discussing, so I did not stay. The general public was pretty much shut out and ignored.

At one of the earliest meetings, possibly the second one, I experienced a grand presentation that looked like some consultants had pretty much determined that the commercial and development aspects of Redondo’s future took precedence over any quality of life issues like open space and parkland. The presentation of future commercial development took up almost the entire meeting time, so there was almost no time left for anything that the people of Redondo Beach are really interested in, like their parkland, outdoor leisure, and quality of life.

What this resident thinks is that Redondo Beach desperately needs to change its focus from just development to quality of life aspects of planning. Ever since our kids took us to Paris in 1995 to finally go somewhere “good”, we have traveled widely across America and across the world to visit the most beautiful, unique, and culturally interesting places. We have some ideas for Redondo Beach that would make us more special, more interesting, and more beautiful. We would welcome the chance to participate with you to enhance the future of Redondo. I have collected many photographs that could illustrate some good ideas. How can I share these with your staff?

Thank you for your efforts. I know they must be monumental. Perhaps I could be helpful in planning a session with those residents who are interested in parks, open space, urban trails and bike paths and share some ideas that other cities have actually implemented.
I am very interested in how to fit these ideas in to our plans for the future of Redondo Beach. It is critical that we move in a new, better, direction starting with an exceptional Twenty Year General Plan.