City of Redondo Beach
General Plan Advisory Committee
Meeting #8 | December 21, 2017

General Plan Update

Group Work:
• Confirmation of Land Use for Areas of Change

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Agenda

• Pledge of Allegiance
• Roll Call & Consent Calendar
• Announcements & Updates
• Discussion of Mixed-Use
• Small Group Discussion: Confirmation of Land Use for Areas of Change and Enhancement
• Large Group Discussion: Other Land Use Considerations
• Next Steps
• Public Comment
• Adjournment
Announcements & Updates

- Recap of December 19th City Council Meeting
  - Contract
  - Vision
  - Timeline: Future Topics
  - Other Items

Timeline: Future Topics

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<tr>
<th>Season</th>
<th>Topics</th>
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<tr>
<td>Winter 2018</td>
<td>• Mixed-Use overview and discussions</td>
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<td>• Citywide land use considerations</td>
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<td>• Complete initial land use plan</td>
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<td>Spring 2018</td>
<td>• Initiate Aviation/Artesia Corridor Area Plan</td>
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<td>• Initiate Land Use and Parks/Recreation/Open Space policy discussions</td>
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<td>• Local Hazard Mitigation Plan and Vulnerability Assessment</td>
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<td>Summer/Fall 2018</td>
<td>• Community Workshops (Vision, Land Plan, Parks/Recreation/ Open Space, Aviation/Artesia Corridor Plan)</td>
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<td>• Initiate Environmental Review (prepare Initial Study and start EIR)</td>
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<td>• Initiate Traffic Study</td>
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<td>• General Plan Element preparation</td>
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<td>Fall 2018/Winter 2019</td>
<td>• Review draft elements (Land Use, Parks/Recreation/Open Space, Safety/Noise)</td>
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<td>• Continue EIR preparation</td>
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<td>Spring/Summer 2019</td>
<td>• Planning Commission/City Council Hearings (Plan Adoption)</td>
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<td>• Initiate Ballot Measure for GP revisions</td>
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<td>• Initiate discussion with California Coastal Commission</td>
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Definitions of Mixed-Use

• Differentiated by permitted land uses
  • Retail/housing
  • Office/housing
  • Retail/office

• Differentiated by development form
  • Vertically integrated on a parcel
  • Horizontally integrated on a parcel
  • Horizontally integrated in a corridor on multiple properties
Definitions of Mixed-Use
Retail and Housing | Vertical Integration

Principles
- Integrate into a corridor with commercial continuity along the street
- Establish minimum percentage of ground floor to be occupied by retail uses
- Ground floor retail frontages designed to promote pedestrian activity (transparent, uses flow to the street)

Definitions of Mixed-Use
Retail and Office | Vertical Integration

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Definitions of Mixed-Use
Horizontal Integration – Consolidated Development Parcel

Principles
- Locate commercial along primary transportation corridor
- Develop transitions among commercial and residential uses (setbacks, landscape, building heights)
- Separate parking access for housing and commercial

Definitions of Mixed-Use
Horizontal Integration – Consolidated Development Parcel

Principles
- Locate retail and office uses along primary transportation corridor
- Develop transitions among commercial and residential uses (setbacks, landscape, building heights)
- Separate parking access for housing and commercial
Definitions of Mixed-Use
Horizontal Integration – District, Multiple Properties

Principles
- Vertical or horizontal mix of uses
- Properties may be developed for
  - Buildings integrating housing with ground level retail or office
  - Office only
  - Retail only
  - Housing only
- Options: establish maximum % for each use or allow 100% for any one use
- Standards for land use compatibility

Definitions of Mixed-Use
Horizontal Integration – Corridor, Multiple Properties

Principles
- Vertical or horizontal mix of uses
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Residential Neighborhoods
Blended Densities

Concept
Residential Neighborhoods Blended Densities

Concept

Principles

- Establish development capacity limit, less than “theoretical” buildout
- Capacity reduction below HE buildout estimate must identify locations in which it can be replaced (“No net loss” legislation)
- Establish development standards to ensure transitions among differing housing product (building heights, setbacks, landscape buffers)
Residential Neighborhoods Blended Densities
Mixed Densities Integrated into Existing Neighborhood

Confirmation of Input Received for Areas of Land Use Change
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, but GPAC may want to consider

Areas of Enhancement or Change

- **Small Group Discussion**: Confirmation of Land Use for Areas of Change and Enhancement
  - Workbook
  - About 10 min per area to confirm or change suggested land use or policy enhancements
Confirm Areas of Enhancement or Change

Large Group Discussion: Other Land Use Considerations
Other Land Use Considerations

- Neighborhood Commercial in Residential
- Old Downtown/Catalina
- Any others?
Neighborhood Commercial in Residential

- In several instances Current General Plan land use designation is Residential making current commercial uses non-conforming

Old Downtown/Catalina Avenue
Old Downtown/Catalina Avenue

- Current General Plan designation is Residential which also makes these uses non-conforming and could result in losing these historic buildings

Reuse of Historic Buildings
Public Comment

Next Meeting

February 22, 2018
6:30 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