City of Redondo Beach
General Plan Advisory Committee
Meeting #10 | March 31, 2018

General Plan Update

Group Work:
- Guiding Principles
- Land Use Alternatives

Agenda

- Pledge of Allegiance
- Approval Order of Agenda, Roll Call & Consent Calendar
- Announcements & Updates
  - Meeting Opening (Chair)
  - Purpose of Today’s Meeting (Placeworks)
- Public Comment (Session 1)
- Guiding Principles
  - Small Group Breakout
- Large Group: Review and Confirm Land Use Options
- Public Comment (Session 2)
- Outreach Overview and Next Steps
- Adjournment
Recent Outreach Update

Did you see the signs?
• 10 signs @ St. Patrick's Day Run

Online
• 318 subscribers to the City's GP email notifications as of 3/15 (up from 250 – an increase of 68 subscribers)
• 54 FaceBook followers
• Community Services March Newsletter

Upcoming
• Community Survey (land use mix preferences), Stakeholder Group Meetings and Community Workshop

Public Comment
Vision Statement

- An image of the future the City wishes to create
- Articulation of the core values and desires of the community as they relate to the General Plan
- Expresses what really matters to the community
- Spells out the basic considerations that should apply to whatever the city does
- Guides and informs the development of more specific policies later in the planning process

Vision Exercise: Your Input
Guiding Principles

- A **guiding principle** is a fundamental rule that governs how things are to be done.
- Principles typically influence the development of the goals and policies for achieving the community vision. In other words, principles serve as reference points the overarching rationale for specific goals and policies.

Relationship of Vision, Guiding Principles & GP Goals and Policies

[Diagram showing the relationship between General Plan Vision, Guiding Principles, and General Plan Topics and Goals]
Guiding Principles

What the community values:

- Community Character
- Land Use Planning (overall, corridors and areas)
- Public Parks, Open Space & Trails
- Economic Prosperity
- Health and Vitality
- Livability and Sustainability

Guiding Principles

- Individually
  - Use stickies to draft your guiding principles (as many as you wish in 10-15 minutes
  - Post stickies under topic that is most appropriate for your draft principle

- Small group exercise
  - Each group will be assigned a topic
  - As a group draft a set of principles to support your topical area
Example

TOPIC: LIVABILITY AND SUSTAINABILITY

PRINCIPLE: Design neighborhoods to focus on educational facilities and services

Guiding Principles

• Confirm Guiding Principles
  • Small groups report out to the larger group for each of their topics; larger group to wordsmith & confirm
Public Comment

Land Use Options Overview

- The following slides describe the types of uses that would be allowed in certain areas and combines some of the typology language (from previous meetings) with general descriptions.
- More formal land use designations will be drafted after this meeting once we have a clear understanding of the intent and types of uses that the GPAC would like to see shown on the map.
Land Use Options Overview

- Continue Large Group exercise, reviewing input received and common themes from the small group activities
- General approach for mix of uses for an area agreed upon by the GPAC will be shared with the community for their feedback.
- Where GPAC feedback is split, there can be opportunities to share a few options for mix.

Overview of Land Plan Process

Guiding Principles & Focus Areas → Develop Citywide Map w/ Land Use Options → Evaluation & Analysis of Options (tradeoffs of each) → Selection of Land Use Plan to Evaluate in EIR

- GPAC Outreach Toolkits Survey #1
- GPAC Outreach Toolkits Survey #2
- Community Workshop #1
  - Vision
  - Guiding Principles
  - Focus Area Options
  - Survey
  - Parks and Recreation
  - Survey

- Community Workshop #2
  - Feedback on Alternatives
  - Parks and Recreation
  - Survey

- Planning Commission
- City Council
- Study Sessions

- Summarize input/feedback from Public to present to PC/CC
Combined Types of Uses

Land use typologies used in prior meetings were consolidated to create general land use groupings for discussion purposes. More explicit land use definitions will be developed as a next step and will be reviewed by the GPAC.

Uses Types

<table>
<thead>
<tr>
<th>Color</th>
<th>Description</th>
<th>Types of Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Mixed-Use Vertical</td>
<td>1-3 stories, housing over commercial/office, could also be strictly non-residential uses</td>
</tr>
<tr>
<td></td>
<td>Mixed-Use Horizontal</td>
<td>Would allow residential on the same lot</td>
</tr>
<tr>
<td></td>
<td>Mixed-Use Flex</td>
<td>Mixed use district (with or without residential)</td>
</tr>
<tr>
<td></td>
<td>Institutional/Civic</td>
<td>Civic, Schools</td>
</tr>
<tr>
<td></td>
<td>Other Open Space</td>
<td>Private-Public Open Space, Park/Easement</td>
</tr>
<tr>
<td></td>
<td>Park</td>
<td>Community/Neighborhood, Active Recreation, Neighborhood Parklet, Urban Parklet</td>
</tr>
</tbody>
</table>
### Uses Types

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<thead>
<tr>
<th>Color</th>
<th>Description</th>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Office</td>
<td>Office—High &amp; Low, Multi-Tenant Commercial, Creative industry/Office</td>
</tr>
<tr>
<td></td>
<td>Commercial Flex</td>
<td>Office, Flex, Mixed-Use, Commercial (no residential)</td>
</tr>
<tr>
<td></td>
<td>Neighborhood Commercial</td>
<td>Neighborhood-Oriented, Pedestrian-Oriented, Office Low, Multi-Tenant</td>
</tr>
<tr>
<td></td>
<td>Regional Commercial</td>
<td>Regional Commercial</td>
</tr>
<tr>
<td></td>
<td>Community Commercial</td>
<td>Multi-Tenant, Highway-Oriented, Heavy Commercial, Office Low</td>
</tr>
<tr>
<td></td>
<td>Single Family Residential</td>
<td>Detached, Small Lot, Duplex, Townhome</td>
</tr>
<tr>
<td></td>
<td>Multi-Family Low</td>
<td>2 Stories</td>
</tr>
</tbody>
</table>

### Uses Types

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<th>Color</th>
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<th>Types of Uses</th>
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<tbody>
<tr>
<td></td>
<td>Multi-Family Medium</td>
<td>3-5 stories</td>
</tr>
<tr>
<td></td>
<td>Multi-Family High</td>
<td>6 stories plus</td>
</tr>
<tr>
<td></td>
<td>Mobile Homes</td>
<td>Mobile Homes</td>
</tr>
<tr>
<td></td>
<td>Incubator / Industrial</td>
<td>Heavy Commercial, Creative Industry/ Business, Adaptive Industrial</td>
</tr>
<tr>
<td></td>
<td>Innovative Industrial Flex</td>
<td>Creative Industry/Business, Industrial Campus, Industrial, Neighborhood Commercial, Supporting Commercial/ Retail uses</td>
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</tbody>
</table>
Artesia Boulevard
Current General Plan

Mixed-Use [MU-1]  Intensive Commercial [C-4]

Community & Highway Comm [C-2]

Public or Institutional [P]

Artesia Boulevard
Option 1: Mixed-Use and Commercial Corridor

Option 1a  Option 1b

Mixed-Use Vertical  Park  Area of Change Boundary
Institutional/Civic  Neighborhood Commercial  City Limit
Artesia Boulevard
Option 1: Mixed-Use and Commercial Corridor

Notes:
- Create a pedestrian-oriented, neighborhood-serving, central, commercial corridor flanked to the east and west by vertical mixed-use areas.
  - Retain existing designation in the central corridor, and encourage pedestrian-friendly retail.
  - In the mixed-use districts allow retail and office uses on the ground floor with office and residential above.
- Retain library.
- **Option 1a.** Reduce the length of the pedestrian-oriented central corridor and increase the mixed-use district by 1 block.
- **Option 1b.** Terminate the mixed-use district at Inglewood and introduce auto-oriented neighborhood-serving commercial between Inglewood and the Galleria District.

Other Considerations:
- Additional Mixed-Use Districts will provide additional residential capacity that could allow for some reduced residential densities (no net loss).

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Artesia Boulevard
Option 2: Focus on Commercial

![Diagram showing Option 2a and Option 2b with legend: Institutional/Civic, Mixed-Use Vertical, Area of Change Boundary, Park, Community Commercial, City Limit, Neighborhood Commercial, Office.]

Option 2a
Option 2b
Artesia Boulevard
Option 2: Focus on Commercial

Notes:
- Extend commercial all the way to the western boundary, eliminating the existing mixed-use area.
- Focus on neighborhood-supporting, pedestrian-oriented retail uses west of the SCE easement.
- Focus on office uses east of the SCE easement.
- Retain library.
- Option 2a. Retain the existing mixed-used designation west of Blossom Ln.
- Option 2b. Retain community commercial designation at the far eastern boundary.

Other Considerations/Questions:
1. Eliminating the mixed-use designation could impact meeting the requirements of state housing law and the City’s housing element. If this change is made, the city would need to find other sites where additional housing could be accommodated in the City.
- Additional Mixed-Use Districts will provide additional residential capacity that could allow for some reduced residential densities (no net loss).
Aviation Boulevard
Option 1: Balance Jobs and Housing

Aviation Boulevard
Option 1: Mixed-Use and Commercial Corridor

Notes:
- Transition existing retail at the north end of Artesia to office-oriented uses.
- Allow mixed commercial development on the east side of the corridor, with an emphasis on office uses.
- Retain existing housing within the corridor.
- Introduce mixed-use buildings on the west side of the corridor, allowing ground floor office and retail uses with office and residential uses above.

Other Considerations / Questions:
- The intent of the Office designation in this area is to encourage creative industry/office with supporting retail. The Commercial Flex designation is intended to allow a mix of office and retail uses. Is there a significant difference between the intent of the area shown as Office and that shown as Commercial Flex, or could they be combined?
- Additional Mixed-Use Districts will provide additional residential capacity that could allow for some reduced residential densities (no net loss).
Aviation Boulevard
Option 2: Create an Employment Corridor

Notes:
- Extend commercial all the way to the western boundary, eliminating the existing mixed-use area.
- Focus on neighborhood-supporting, pedestrian-oriented retail uses west of the SCE easement.
- Focus on office uses east of the SCE easement.
- Retain library.
- Option 2a. Retain the existing mixed-used designation west of Blossom Ln.
- Option 2b. Retain community commercial designation at the far eastern boundary.

Other Considerations/Questions:
1. Eliminating the mixed-use designation could impact meeting the requirements of state housing law and the City’s housing element. If this change is made, the city would need to find other sites where additional housing could be accommodated in the City.
Torrance Boulevard
Option 1: Office Focus with Transition to Retail Near PCH

Notes:
- Retain residential west of PCH and existing single family east of PCH.
- Create an office-oriented corridor that transitions to allow retail and office as it approaches PCH.
- Create a pedestrian-oriented hub at the Torrance / PCH intersection

Other Considerations / Questions:
1. Vacant lot directly adjacent to single family residential, keep as commercial or change to residential or park?
2. Existing multi-family development, does the community want to keep the apartment building here?
   - Prioritize / Incentivize medical office.

Torrance Boulevard
Option 2: Commercial Flex (Office and Retail Mixed)
Torrance Boulevard  
Option 2: Commercial Flex (Office and Retail Mixed)

Notes:
- Retain residential west of PCH and existing single family east of PCH.
- Establish a new mixed-commercial corridor that allows for a combination of office and retail uses.
- Transition to a more pedestrian-friendly environment near the Torrance/PCH intersection.

Other Considerations / Questions:
1. Vacant lot directly adjacent to single family residential, keep as commercial or change to residential or park?
2. Existing multi-family development, does the community want to keep the apartment building here?
   - Prioritize / Incentivize medical office.
Torrance Boulevard
Option 3: Retail and Office

Notes:
- Retain residential west of PCH and existing single family east of PCH.
- Bring in new office development, but retain a portion of existing community commercial areas.
- Transition to a more pedestrian-friendly environment near the Torrance/PCH intersection.

Other Considerations / Questions:
1. Vacant lot directly adjacent to single family residential, keep as commercial or change to residential or park?
2. Existing multi-family development, does the community want to keep the apartment building here?
   - Prioritize / Incentivize medical office.

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190th Street
Current General Plan

![Map of 190th Street with zoning categories: Industrial [I-2], Commercial [C-1], Medium Density Multi-Family [RMD]. Low Density Multi-Family [R-3] and Area of Change Boundary, City LIMIT.]
190th Street
Option 1: Refine Current GP

Notes:
- For the most part land uses would remain the same.
- The Incubator / Industrial use would allow for creative industry/businesses, light industrial, and supporting commercial uses.

Other Considerations/Questions:
1. Option 1a swaps out corner commercial at Inglewood and 190th for the opportunity to provide more housing; however, this is highly unlikely with current improvements made in this area.
2. Several parcels north of Artesia are configured in such a way that they extend the entire block width between Artesia and Armour. The multifamily low designation was extended to Armour because the parcel had a split designation (two designations on one parcel). Confirm: Extend Multi-Family back to Armour Lane to be consistent with parcel boundaries?
3. Should this option keep commercial at the corner of Inglewood and 190th or should it be changed to a multi-family residential use?
190th Street
Option 2: Create a Tech Corridor

Notes:
- Flank the corridor with multi-family residential housing and leave commercial uses at the corner of 190th and Hawthorne Blvd.
- Create a creative industry/tech corridor with a non-residential mixed-use district to provide supporting uses (office & limited retail, no residential).

Other Considerations/Questions:
1. The mobile home park has been used to satisfy housing element requirements and units would need to be allocated elsewhere in the City, otherwise likely would not change
2. New project already entitled for residential, likely would not change
3. The change from residential to Incubator/industrial was made to because the parcels here had a split designation and the boundary and designation were changed to respect parcel lines.
   - Could Mixed-Use Flex be swapped out for Commercial Flex?
   - Should the neighborhood serving center (mini mall) at 190th and Meyer be re-designated from community commercial to multi-family low?
Pacific Coast Highway (North)
Current General Plan

- Commercial [C-5]
- Industrial [I-2]
- Community & Highway Comm [C-2]
- Low Density Multi-Family [R-3]
- Public or Institutional [P]

Option 1: Refine Current GP and Expand Corridor

Option 1a
Pacific Coast Highway (North)
Option 1: Refine Current GP and Expand Corridor

Notes:
- Allow mixed office and retail on the west side of PCH.
- Convert existing post office to a mixed commercial campus with office and retail uses.
- Retain existing commercial designation on the east side of PCH.
- Consider relocating the Civic Center.
- Change existing residential east of PCH to residential to match the underlying zoning designation.
- Change designation for existing residential along Gertruda to commercial.
- Option 1a. Convert existing post office to an industrial campus with a focus on adaptive reuse and creative/tech offices.

Pacific Coast Highway (Central)
Current General Plan
Notes:

- Create a pedestrian-oriented commercial hub at the PCH/Torrance intersection. Change existing mixed-use to allow office and retail (no residential). Extend the office and retail one block to the south.
- Retain all other existing designations.
- Encourage increased parking south of Sapphire.
- Enhance streetscape at Torrance.
Pacific Coast Highway (Central)
Option 2: Reduce Housing Density

Notes:
- Create a commercial hub at the PCH/Torrance intersection. Change existing mixed-use to allow only office and retail (no residential). Extend the mixed office and retail one block to the south.
- Change the current high-density multi-family designation at the southwest corner of PCH and Ruby to commercial; change all other current instances of high-density multi-family to low-density multi-family.
- Change block south of the civic center from mixed use and community commercial to neighborhood commercial, and retain current commercial designations south of Ruby.
- All development along PCH should be pedestrian-oriented
- Encourage increased parking south of Avenue A.
- Enhance streetscape south of Garnet, with special attention at Torrance.
Pacific Coast Highway (Central)
Option 3: Create a PCH Mixed-Use District

Notes:
- Create a mixed-use district specific to Central PCH with maximum flexibility of uses (residential, office, and commercial).
- Change block south of the civic center from mixed use and community commercial to neighborhood commercial.
- Retain current designations south of Knob Hill.
- All development along PCH should be pedestrian-oriented
- Encourage increased parking south of Sapphire.

Other Considerations:
- What should the prescribed mix of uses be? (i.e. 50% commercial, 25% residential, etc.)
- Additional Mixed-Use Districts will provide additional residential capacity that could allow for some reduced residential densities (no net loss).
Pacific Coast Highway (South)
Current General Plan

Pacific Coast Highway (South)
Option 1: Reduce Density and Maintain Existing Uses
Pacific Coast Highway (South)
Option 1: Reduce Density and Maintain Existing Uses

Notes:
- Retain vertical mixed-use designation for existing mixed-use development.
- Covert remaining mixed-use designation to community-serving commercial.
- Reduce multi-family along Avenue G from medium density to low density.
- Convert gas station from neighborhood commercial to community commercial, but retain all other current designations north of Palos Verdes.

Other Considerations:
- Additional Mixed-Use Districts will provide additional residential capacity that could allow for some reduced residential densities (no net loss).
Pacific Coast Highway (South)
Option 2: Plug 'n Play

- **Notes:**
  - Convert current mixed use area between Palos Verdes and Prospect to a low-density multi-family residential area flanked on both ends by community-serving commercial.
  - Convert gas station from neighborhood commercial to community commercial, but retain all other current designations north of Palos Verdes.
  - **Option 2a.** Convert the east side of PCH north of Palos Verdes from traditional commercial to create an incubator industrial hub in South Redondo.
  - **Option 2b.** Replace the low density multi-family with a larger incubator industrial hub, but retain the existing retail at the northwest corner of Prospect and PCH by designating it commercial.
  - **Option 2c.** Retain current mixed-use designation east of Prospect.

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Pacific Coast Highway (South)
Option 3: Create a South PCH Mixed-Use District

[Map of Pacific Coast Highway (South) with various zones and designations indicated]
Pacific Coast Highway (South)
Option 3: Create a South PCH Mixed-Use District

Notes:
- Create a mixed-use district specific to South PCH with maximum flexibility of uses (residential, office, and commercial).
- Convert gas station from neighborhood commercial to community commercial.
- Retain all other current designations north of Elena Ave.

Other Considerations / Questions:
- What should the prescribed mix of uses be? (i.e. 50% commercial, 25% residential, etc.)
- Additional Mixed-Use Districts will provide additional residential capacity that could allow for some reduced residential densities (no net loss).

Industrial District / Transit
Current General Plan

Covered During Meeting 89
Industrial District / Transit
Option 1: Refine Current GP

Notes:
- Create an innovation center with a focus on employment-generating uses in a campus-like atmosphere that allows for supportive retail and hospitality.
- Retain current commercial uses along Inglewood.

Other Considerations / Questions:
1. This area has current desirable tenants (Uber, Amazon, and others).
- Should the "innovation" area allow overnight accommodations or multi-family housing?
Industrial District / Transit
Option 2: Create a Transit-Oriented District

Notes:
- On both sides of the 405 Freeway and in the southern portion of the area between Redondo Beach Blvd and the utility easement, focus on innovative, employment-generating uses that would benefit from proximity to the Metro station. Allow supporting retail and hospitality uses.
- Southeast of the where the utility easements intersect, and in the northern portion of the area between Redondo Beach Blvd and the utility easement, introduce high density housing that would benefit from proximity to the Metro station.
- Retain current commercial uses along Inglewood.
- Consider pedestrian path to cross Freeway.

Other Considerations / Questions:
- This area has current desirable tenants (Uber, Amazon, and others); there are big concerns with the loss of industrial if changed.
Industrial District / Transit
Option 3: Integrate Residential

Notes:
- Extend the single-family residential neighborhood into the southeast quadrant of the industrial area.
- Allow horizontal mixed-use development elsewhere south of the 405 Freeway. Mixed-uses would include office, retail, hospitality and residential.
- Retain current commercial uses along Inglewood.
- Change current industrial area north of the freeway to commercial, matching what is on the ground now.

Other Considerations / Questions:
1. This area has current desirable tenants (Uber, Amazon, and others); there are big concerns with the loss of industrial if the Mixed-Use Horizontal does not allow industrial.
2. This area currently serves as parking for industrial freight and warehouse businesses on Santa Fe; Single Family Residential may not be compatible with surrounding heavy industrial.
- What type of uses and housing should be allowed in the Mixed-Use Horizontal area?
Galleria District
Option 1: Refine Current GP

Notes:
- Assumes that residential would continue to be allowed in the Regional Commercial designation.
- Maintain industrial designation but allow for creative and incubator uses.
- The easement is an open space opportunity.
- Increase the density of residential near Kingsdale to multi-family low.

Other Considerations / Questions:
1. Should the existing commercial designation along Artesia change to residential?

Galleria District
Option 2: Integrate High Density Residential
Galleria District
Option 2: Integrate High Density Residential

Notes:
- Increase residential density to Multi-Family High.
- Create a transit-oriented district near the future Green Line station.
- The easement is an open space opportunity.

Other Considerations / Questions:
1. Should the existing commercial designation along Artesia change to residential?
2. As a TOD should this area also allow commercial- maybe mixed-use?

Galleria District
Option 3: Create a Mixed-Use Galleria District

[Map Diagram]

Legend:
- Mixed-Use Flex
- Other Open Space
- Community Commercial
- Area of Change Boundary
- City Limit
- Proposed Metro Station
Galleria District
Option 3: Create a Mixed-Use Galleria District

Notes:
- Create a mixed-use district specific to the Galleria area with maximum flexibility of uses (residential, office, and commercial)
- The easement is an open space opportunity

Other Considerations / Questions:
- What should the prescribed mix of uses be? (i.e. 50% commercial, 25% residential, etc.)

Land Use

- Other areas of the City to consider?
Public Comment

Upcoming Outreach

- City Newsletter articles (May, Sept. & Dec)
- Local Newspaper
  - Press Releases
  - Community Calendars
- Social Media - Facebook
- City E-Blasts
- Dedicated Webpage
- Online Surveys
- Community Workshops (2 upcoming)
- Outreach Toolkits (GPAC tools to engage public - ambassadors)
  - FAQ's and informational handouts that can be used to concisely inform and educate the public. Can be used with/for:
    - School District
    - Business Community
    - Attend Events
    - Resident Groups
April 26, 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