City of Redondo Beach
General Plan Advisory Committee
Meeting #11 | April 26, 2018

General Plan Update

Large Group Work-
• Guiding Principles
• Land Use Alternatives

Agenda

• Pledge of Allegiance
• Approval Order of Agenda, Roll Call & Consent Calendar
• Announcements (Chair) & Updates (Staff)
• Public Comment (Session 1)
• Review and confirmation of Guiding Principles
• Large Group: Review and Confirm Land Use Options
  • PCH (North, Central, South)
  • Galleria
  • Other Citywide Areas
• Public Comment (Session 2)
• Outreach Overview and Next Steps
• Adjournment
### Tentative Topics for Remaining GPAC Meetings

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<th>Meeting</th>
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<tr>
<td>11 – April</td>
<td>Guiding Principles (Finalize), Land Use Options, Outreach Toolkit</td>
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<td>12 – May</td>
<td>Confirmation of Land Use Options to be presented at Community Workshop; Parks</td>
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<tr>
<td><strong>Community Workshop #1 – Input on GPAC Land Use Ideas</strong></td>
<td>* tentative, may come after meeting 15</td>
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<tr>
<td>13 – June</td>
<td>Review of Survey/Community Input for Land Use</td>
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<td>14 – July</td>
<td>Artesia-Aviation Corridor Area Plan #1</td>
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<td><strong>Community Workshop #2 – Artesia/Aviation Workshop</strong></td>
<td>* tentative, may come after meeting 15</td>
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<td>15 – August</td>
<td>Artesia-Aviation Corridor Area Plan #2</td>
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<td>16 – September</td>
<td>Artesia-Aviation Corridor Area Plan #3</td>
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<td>17 – October</td>
<td>Land Use Plan</td>
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<td><strong>Community Workshop #3 – Input on Proposed LUP</strong></td>
<td>* tentative, may come after meeting 15</td>
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<td>18 – November</td>
<td>Review community workshop comments on Proposed Land Use Plan</td>
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<tr>
<td><strong>PC/CC Review and Confirmation of LUP to Study in EIR</strong></td>
<td>* tentative, may come after meeting 15</td>
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<td>19 – December</td>
<td>Goals and Policy Review – Land Use</td>
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Public Comment

Confirm Guiding Principles
Guiding Principles - DRAFT

The City of Redondo Beach shall achieve its Vision by applying Guiding Principles that prioritize quality of life and implement our Community Character, Health and Vitality and Economic Prosperity, when making decisions and taking actions.

To enhance our “Community Character and Livability”, Redondo Beach seeks to preserve our Beach Town Character that…

- Is Vibrant, Welcoming and Energetic
- Values our heritage, history, and seeks to balance the built environment with green spaces
- Promotes Community Camaraderie and engagement to be inclusive and transparent
- Appreciates the natural beauty and seeks to improve environmental quality
- Promotes Safety and Security for its residents and visitors
- Reduces automobile traffic volume and congestion by seeking safe efficient multimodal transportation that provides alternatives to the car
- Sustains and supports a Quality Education System for all ages and career paths
Guiding Principles – DRAFT (continued)

To ensure “Economic Prosperity and Sustainability” that foster sound fiscal practices in order to maintain the highest attainable level of services, Redondo Beach’s Economic Engine encourages…

• A place to live and a place to work that seeks to match its residents to jobs and promotes a workforce/ jobs balance
• A place to play
• A place to shop

Redondo Beach’s “Health and Vitality” is supported through the preservation and expansion of public open space for active and passive recreation throughout the City with the goal of providing 5-acres per 1,000 residents. Redondo Beach seeks a good work-life balance, and active lifestyle for all age groups encouraging…

• More walkable and bike friendly interconnected neighborhoods
• More parks, trails, and sports facilities
• More self-sufficient neighborhoods with neighborhood parks and centers to promote walking and biking
• Improved access to open spaces when feasible

Focus Areas of Potential Land Use Change
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.
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.

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]
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

- Residential High [RH]
- Low Density Multi-Family [R-3]
- Intensive Commercial [C-3]
- Public or Institutional [P]
- Mixed-Use [MU-3]
- Public or Institutional [P]
- Community & Highway Comm [C-2]

Pacific Coast Highway (Central)
Option 1: Refine Current GP
Pacific Coast Highway (Central)
Option 1: Refine Current GP

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

![Map of Pacific Coast Highway (Central) Option 3: Create a PCH Mixed-Use District]
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

[Map showing current designations]

- Community & Highway Comm [C-2]
- Intensive Commercial [C-4]
- Medium Density Multi-Family [RMD]
- Mixed-Use [MU-3]

[Legend: Area of Change Boundary, City Limit]
Pacific Coast Highway (South)
Option 1: Reduce Density and Maintain Existing Uses

Notes:
- Retain vertical mixed-use designation for existing mixed-use development.
- Convert 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).
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.
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).
South Bay Galleria Improvement Project
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

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

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.)
City-wide Land Use

• Are there other uses/areas of the City that the GPAC would like to discuss?

Outreach Next Steps
Outreach Toolkit

• Outreach Toolkits (GPAC tools to engage public)
  • GPAC members can be ambassadors to help get the word out about the General Plan Update
  • FAQ’s and informational handouts that can be used to concisely inform and educate the public. Can be used with/for:
    • Schools
    • Business Community
    • Civic Groups
    • Attending Events
    • Neighbors/Resident Groups

Outreach Toolkit Contents

• General Plan 101
• Commonly Asked Questions
• Timeline
• General Plan Process
• Outreach Process
• Draft General Plan Vision 2040
• Current General Plan Land Use Map
• List of Civic and Community Groups

• 2017 California Housing Legislation Summary
• California Environmental Quality Act (CEQA) Guide
• Healthy Communities Guide
• Handout Cards (50)
• 2018 List of Events
Process to Arrive at a Land Use Plan

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

Community Workshop #1
- Vision
- Guiding Principles
- Focus Area Options
  - Survey
- Parks and Recreation
  - Survey

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

List of Community Organizations

- 2014 Market Street HOA
- 2407 Carnegie Lane HOA
- 2704 Nelson Avenue HOA
- 2707 Mathews Avenue HOA
- 3-D Theatricals
- 428 Esplanade HOA
- Air Force Association
- Angeles Emeralds
- AYSO Region 17
- AYSO Region 34
- Barbados Condominium HOA
- Beach Cities Cycling Club
- Beach Cities Health District
- Behavioral Health Services / NCADD
- Blossom Villas HOA
- Broadway North HOA
- Brookside Village HOA
- Building a Better Redondo
- Cancer Support Community
- Casa Del Mar HOA
- Cheer for Children, Inc.
- Citizen’s Against a Flawed Initiative
- Delmar Casa HOA
- Elks Lodge #1378
- Friends of Redondo Beach Arts
- Friends of Redondo Beach Library
- Garnet Terrace HOA
- Goodwill SOLAC
- Grant Beach HOA
- Grant Felton HOA
- Guadalupe HOA
- Guadalupe Terrace HOA
- Harbor and Pier Lessees Association
- ICAN California Abilities Network
- IOOF Redondo Lodge 195/Silver Crest 295
- Jester & Pharley Phund
- Keep The Esplanade Beautiful
- Kensington HOA of Redondo
- King Harbor Association
- Knights of Columbus #1990
- La Adriana HOA
- La Casa Redondo HOA
- La Costa Brava Condominiums Owners Association
List of Community Organizations

- La Costa Brava Condominiums Owners Association
- Lanakila Outrigger Group
- League of Women Voters of the Beach Cities
- MA Center LA
- Mopsie’s Esplanade HOA
- North Redondo Beach Business Association
- Northrop Grumman Corporation
- Oceangate HOA
- Oceania HOA
- Oceanview Villas HOA
- Palomar Townhomes HOA
- Palos Verdes-South Bay Sierra Club
- Playa Redondo HOA
- Redondo Beach Art Group
- Redondo Beach Boaters Association
- Redondo Beach Chamber of Commerce
- Redondo Beach Council of PTAs
- Redondo Beach Educational Foundation
- Redondo Beach Firefighters Association
- Redondo Beach Historical Society
- Redondo Beach Lions Club
- Redondo Beach Little League
- Redondo Beach Neighbors for a Better Artesia Blvd.
- Redondo Beach Rotary Club
- Redondo Beach Unified School District
- Redondo Beach Youth Basketball, Inc.
- Redondo Beach Youth Football & Cheer
- Redondo Pier Association
- Rescue our Waterfront
- Residents Against Galleria Expansion
- Riviera Little League
- Riviera Village Business Association

List of Community Organizations

- Riviera Village Business Association
- Rockefeller Plaza HOA
- Sand Castle HOA
- Sand Tots Parent Participation Nursery School
- Save the Riviera
- Seascape HOA
- Senior and Family Services
- Sheffield Garden Association
- South Bay Association of Realtors
- South Bay Auxiliary Thrift Shop
- South Bay Children’s Health Center
- South Bay Galleria
- South Bay Mommies & Daddies
- South Bay Parkland Conservancy
- South Bay Workforce Investment Board
- Sunset Little League
- The Catalina Room presented by MA Center LA
- The Redondo Harbor Boardwalk & Marketplace
- The Salvation Army
- The SEA Lab
- The Village HOA
- Torrance-South Bay YMCA
- Valor Christian Academy
- Vanderbilt Lane HOA
- Venezian Square Townhouses HOA
- Villa Catalina HOA
- Villa Redondo HOA
- Village Palos Verdes HOA
- Vincent Park HOA
- VIP Princess Court HOA
- Vista Bahia HOA
- Voorhees HOA
- Wayfarers Chapel
- Whiting Court HOA
- Woman’s Club of Redondo Beach
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)

Public Comment
Next Meeting

May 31, 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