City of Redondo Beach
General Plan Advisory Committee
Meeting #12 | May 31, 2018

General Plan Update

- Land Use Options
- Parks, Recreation & Open Space
- Guiding Principles

Agenda

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

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<th>Meeting</th>
<th>Topic</th>
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<tr>
<td>#12 – May</td>
<td>Land Use Options (Galleria District and Citywide), Parks and Open Space</td>
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<td>#13 – June</td>
<td>Guiding Principles&lt;br&gt;Definitions for Land Use Designations&lt;br&gt;Continuation of Parks, Recreation and Open Space (if needed)&lt;br&gt;Initiate discussions about Artesia-Aviation Corridor Area Plan</td>
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**Community Workshop #1 – Input on GPAC Land Use Ideas**

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<th>Meeting</th>
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<tr>
<td>#14 – July</td>
<td>Artesia-Aviation Corridor Area Plan #1</td>
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<td>#15 – August</td>
<td>Artesia-Aviation Corridor Area Plan #2 and/or Land Use Plan</td>
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**Community Workshop #2 – Artesia/Aviation Workshop**

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<td>#16 – September</td>
<td>Artesia-Aviation Corridor Area Plan #3 (if needed)</td>
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**Tentative Topics for Remaining GPAC Meetings (continued)**

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**Community Workshop #3 – Input on Proposed LUP**

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<th>Meeting</th>
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<tr>
<td>#18 – November</td>
<td>Review community workshop comments on Proposed Land Use Plan</td>
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**PC/CC Review and Confirmation of LUP to Study in EIR**

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<td>#19 – December</td>
<td>Goals and Policy Review – Land Use</td>
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Separate but parallel process:
- Local Hazard Mitigation Plan (LHMP)
- Noise and Safety Elements preparation
Public Comment

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.

Galleria District
Current General Plan

Community & Highway Comm [C-2]
Intensive Commercial [C-4]
Low Density Multi-Family [R-3]
Single-Family Residential [R-1]
Public or Institutional [P]
Regional Commercial [CR]
Industrial [I-2]
Industrial [I-3]

South Bay Galleria

Proposed Metro Station
Area of Change Boundary
City Limit

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?

Parks and Open Space
Open Space & Recreation Considerations

- Strategic Plan Goals for Open Space
- How parks are funded
- Blue zones
- Amenities and facilities that meet the needs of the public
- Park Amenity Needs vs. Need for new Acreage
- Balance the needs of general public recreation vs. organized athletics, i.e. little leagues, AYSO, etc
- Definition of Open Space (parklettes, ROW, etc.)

Open Space & Recreation Trends

- Wifi
- Parking/EV Parking Spaces
- Solar
- Craftsperson demonstrations
- QR reader educational opportunities
Countywide Parks Inventory

- Consider parks as key infrastructure needed to maintain and improve the quality of life for all County residents
- Uses a series of metrics to determine park need
  - Park Condition
  - Park Amenities
  - Park Pressure
  - Park Land
  - Park Access
- Supports a need-based allocation of funding for parks and recreation
- Emphasizes both community priorities and deferred maintenance projects
Countywide Parks Inventory

How much park land is in the County?

- 3.3 ACRES
  Local & Regional Recreation Park per 1,000 people

- 86.2 ACRES
  Regional Open Space & Natural Areas per 1,000 people

How much and is available to residents in the area around each park?

How much of the population has access to parks?

- 49% of population Countywide lives within 1/2 mile of a park
- 51% of population Countywide lives beyond 1/2 mile of a park

Redondo Beach Park Metrics

PARK LAND: Is there enough park land for the population?

- 92.7 PARK ACRES within study area
- 67,722 POPULATION
- 1.4 PARK ACRES PER 1,000

The county average is 3.3 park acres per 1,000
*This section does not include the 5.1 acres of regional open space, nature preserves, or State and National Forest land in this Study Area.

PARK ACCESSIBILITY: Is park land located where everyone can access it?

- 87% of population living WITHIN 1/2 MILE of a park

The county average is 49% of the population living within 1/2 mile of a park
The City of Redondo Beach has a **moderate** park need.

### Origin and Intent of Quimby Act

- Originally adopted in 1975, authorizes cities and counties to pass ordinances that require developers to set aside land or pay in-lieu fees for park improvement
- City determines target ratio of park acres per 1,000 residents (not to exceed 3 acres per 1,000 residents)
- City may only set a higher target if can demonstrate existing ratio is larger than 3 acres per 1,000 residents (not to exceed 5 acres per 1,000 residents)
- Fees collected must be used to develop new or rehabilitate existing park & recreation space/facilities that serve the new development
Build Out of the City
Before & After Quimby

• 67% of the City was built before Quimby requirements went into effect
• Limited areas because City is built out
• The City needs to consider creative options to provide open spaces for the community

Various Types of Open Space

In addition to traditional parkland, open space can also take the form of:

• Squares and Plazas
• Atriums
• Marketplaces
• Amphitheaters
• Pocket Parks
• Community Gardens
• View Park
• Trails

Future Recreation and Park Needs (2004-2014)

General Themes from Current General Plan:
1. There is a deficit of parks and recreational facilities in the City. Additional parks and recreation facilities are needed to adequately serve the current and future populations of Redondo Beach. The City is approaching build-out, and there are few available vacant parcels remaining to develop new parkland or recreational facilities. It will be necessary to supplement the existing inventory with other types of recreational resources.
A Variety of Open Spaces

Places to Gather
Activated Open Space

Community Gardens & Space for Farmers Markets
Play Space

Existing Redondo Open Space & Recreation Opportunities
Current Open Space Requirements

• Public access to open space for development projects

• Private Open Space (In all Residential Zones):
  • Outdoor living space. A minimum amount of outdoor living space shall be provided on each improved lot according to the number and type of dwelling units constructed on such lot as follows: (see standards for outdoor living space in Section 10-2.1510).  
    1) Single-family dwelling: 800 square feet.  
    2) Condominiums: 450 square feet per dwelling unit.  
    3) Multiple-family dwellings: 400 square feet per dwelling unit.

• “Useable” Public Open Space:
  • (h) Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least ten (10%) percent of the F.A.R. shall be provided.  
    1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.  
    2) Public open space shall be contiguous to the maximum extent feasible.  
    3) Areas less than ten (10) feet in width shall not count as public open space.  
    4) The requirement of ten (10%) percent public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 square feet in size.

• The use of covenants and easements

3 vs. 5 Acres per 1,000? Scale in Redondo Beach

Comparison of Scale:

Acres Required to Fulfill 5 acres per 1,000 Residents vs. 3 acres per 1,000 Residents

- 5 acres/1,000 = 204 acres
- 3 acres/1,000 = 340 acres

Notes:
1. Estimated using a population of 162,000 residents.
2. Figures are used for comparative purposes; this map is not a proposal of actual locations.
What are our Neighboring City Goals?

• Hermosa Beach
  • Goal: 5 park acres per 1,000 residents (2017 GP)

• Manhattan Beach
  • Goal: 5 park acres per 1,000 residents (2003 GP)

*Both include beach in their calculation

Small Group Activity: Open Spaces

• GPAC Activity:
  • Discuss Homework Photos
  • Complete Survey Questions – will report back to larger group

• Things to discuss:
  • What did you like about the spaces you selected?
  • Are there commonalities between the types of spaces people liked? (Passive vs. Active Open Space, Public vs. Private, amenities desired, etc.)
Small Group Survey Questions

1. What are your priorities for the City’s existing parks inventory?
   - [ ] General Open Space / Open Turf
   - [ ] Playground Equipment (rank/prioritize 1-4)
     - [ ] Ages 0-6
     - [ ] Ages 7-12
     - [ ] Ages 13-15
     - [ ] Other (fill in the box)
   - [ ] Designated Sports Fields/Courts (rank/prioritize 1-6)
     - [ ] Baseball-softball
     - [ ] Soccer
     - [ ] Football
     - [ ] Basketball
     - [ ] Tennis
     - [ ] Other (fill in the box)
   - [ ] Specialty Recreation Amenities (check all that interest you)
     - [ ] Skateboard Park
     - [ ] Swimming Pool
     - [ ] Adult Fitness
     - [ ] Other (fill in the box)

2. What additional spaces could be activated for public parks and recreation activity?
   - [ ] Gazebo and Pavilions
   - [ ] Barbeques
   - [ ] Band Shell or Small Amphitheater
   - [ ] Other (fill in the box)

3. What steps can be taken to improve public safety in the parks?
   - [ ] Surveillance Cameras
   - [ ] Open Network Wi-Fi
   - [ ] Park Patrol
   - [ ] Emergency Callbox
   - [ ] Other (fill in the box)

Small Group Survey Questions and Photos

- Report Out
Distribution of Revised Guiding Principles

Guiding Principles Revisions

- Comments received from 12 members
- Names redacted and given to chair
- Chair reviewed for common themes and ideas
- Folded comments into revised draft
- Group will take revised draft and review for discussion at next meeting
- PC and CC will receive draft generally agreed to by GPAC and with a list of outstanding comments
Degrees of Consensus

I can say an unqualified ‘yes’ to the decision. I am satisfied that the decision is an expression of the wisdom of the group.

I find the decision perfectly acceptable. It is the best of the real options we have available to us.

I can live with the decision. However, I’m not especially enthusiastic about it.

I do not fully agree with the decision and need to register my view about it. However, I do not choose to block the decision and will stand aside. I am willing to support the decision because I trust the wisdom of the group.

I do not agree with the decision and feel the need to block the decision being accepted as consensus.

I feel that we have no clear sense of unity in the group. We need to do more work before consensus can be achieved.

Guiding Principles - DRAFT

The City of Redondo Beach shall achieve its vision by applying the following Guiding Principles that prioritize quality of life and embody our community’s character, health, 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, diverse, welcoming and energetic
- Values our heritage and history
- Seeks to balance the built environment with green spaces
- Promotes community camaraderie and engagement to be inclusive and transparent
- Appreciates the natural camaraderie 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 fosters sound fiscal practices that achieves and maintains a high quality level of services and infrastructure, 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 and shop for residents and visitors alike
- Entrepreneurial spirit that fosters and facilitates hometown business creation and sustainability
- Responsible economic development opportunities that balance the needs of residents and business investing in our community

To achieve greater “Health and Vitality” throughout our community by preserving and expanding open space for active and passive recreational opportunities. Redondo Beach seeks a healthy work-life balance, and active lifestyle for all age groups by encouraging…

- Walkable and bike friendly interconnected neighborhoods
- Maintain and expand parks, trails, and sports facilities
- Self-sufficient neighborhoods that promote collaborative recreational and commercial uses
- Improved access to open spaces when feasible
- Implementation of Living Streets environments

Outreach Next Steps
Outreach Toolkit

- Outreach Toolkits (GPAC tools to engage public)
  - Initial Feedback?
  - Up to 90 FaceBook followers and 382 e-mail subscribers
    - Thanks for helping to spread the word!

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

GPAC Outreach Toolkits
Survey #1

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

GPAC Outreach Toolkits
Survey #2

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

Summarize Input/Feedback from Public to present to PC/CC

Planning Commission
City Council

Study Sessions

GPAC Outreach Toolkits
Survey #1

City Council Study Sessions
Public Comment

Next Meeting

June 28, 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