City of Redondo Beach
General Plan Advisory Committee
Meeting #14 | July 26, 2018

General Plan Update

Large Group Discussion:
• Guiding Principles
• Draft Land Use Designations (with Small Group Exercise)

Agenda

• Pledge of Allegiance
• Approval Order of Agenda, Roll Call & Consent Calendar
• Announcements & Updates
  • Blue Zone Speaker Update
  • Public Comment (Session 1)
• Large Group: Guiding Principles
• Large Group: Review Draft Land Use Definitions
  • With Small Group Exercise
• Public Comment (Session 2)
• Outreach Ambassadors and Next Steps
• Adjournment
Announcements & Updates

- Parks Survey
  - Email blast; Daily Breeze article
  - Last day to comment: August 31st
  - Maps sent out to group showing ¼ mile walking radius

- Local Hazard Mitigation Plan Survey
  - Coming later in the week
  - Survey responses will be used to inform Vulnerability Analysis (Technical Study)
  - Vulnerability Analysis findings will inform the preparation of the Safety Element

- August Break
  - Upcoming topics: Land Use Map
  - Open House tentative mid-Sept (aiming to complete before next GPAC meeting, but may be shortly thereafter)

GPAC Ambassador Outreach Update

GROUPS REACHED TO-DATE

- King Harbor Yacht Club
- Redondo Yacht Club
- Port Royal Yacht Club & their Commodore
- Friends of the Redondo Beach Arts
- AYSO Region 17 & 34
- Nextdoor Posts
- Rescue Our Waterfront
- Beach Cities Health District
- Keep the Esplanade Beautiful
- Playa Redondo HOA
- Redondo Beach Council of PTAs
- Redondo Beach Lions Club
- Redondo Beach Youth Football & Cheer
- Southbay Parkland
- Sunset Little League (Fall Newsletter Opportunity)
- Redondo Harbor Boardwalk & Marketplace ( Decommissioned Group)
- Sea Lab
- Salvation Army
- 3D Theatricals
- Air Force Association
- Jester & Pharley Phund
- North Redondo Beach Business Association
- Redondo Beach Chamber of Commerce
- Redondo Beach Educational Foundation
- Redondo Beach Unified School District
- Vincent Park HOA
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 distributed to GPAC
• Final GPAC meeting to discuss topic – 4 meetings to date
• PC and CC will receive draft consolidated by GPAC along with a list of dissenting comments or ideas (if any, that are different from majority of group) for consideration

Degrees of Consensus

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

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

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

4. 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.

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

6. 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 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 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
Blended Density Overview & Draft Land Use Definitions

Blended Density: Overview

• Current GP and Zoning Ordinance designates many areas for multi-family housing (up to 28 du/ac)
• Some have been developed to their maximum densities, others have not, leading to a “checkerboard” pattern of single family, duplex and apartment uses.
• Current regulations allow parcels with existing development at lesser densities to be redeveloped more intensely

Question: Should allowances for blended densities be accommodated in the General Plan?
Blended Density: Considerations

- **Spot zoning** – a potentially illegal practice when individual or small number of adjoining parcels receives development entitlement inconsistent with surrounding uses or zoning (special treatment)

- **Inequity** – if a specific limitation on the number of units allowed in an area is identified, “first in” property owners may have an unfair economic advantage or benefit over others that do not redevelop right away (units get used up).

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Blended Density Memo: Options

- **Option 1: Downzoning**
  - Reduce densities below current standards
  - At minimum should be equivalent to overall average density of all existing development
  - Allows for modest intensification; could affect mortgages or financing of improvements

- **Option 2: Development Caps – Cumulative**
  - Existing GP and Zoning maintained; limit total number of housing units in a geographic area (less than current buildout at maximum densities)
  - Some buildings would develop at maximum density
  - Administered on “first come/first served” basis
Blended Density Memo: Options

• Option 3: Development Caps – Density-based
  • Similar to Option 2, but would place development caps based on product type (identify specific number of duplexes, quadplexes, townhomes, garden apartments)
  • Administered on first come/first served basis
  • Challenging to determine right mix/number of product types to include in the cap

• Option 4: Transfer of Development Rights (TDR)
  • Property owner may sell development rights to a “receiving site”
  • Enables owner of property developed at a density below zoning (e.g. a single-family home in an R-4 area) to be compensated for preserving an existing unit or developing at a lower density

Blended Density Memo: Options

• Other considerations: Development & Performance Standards
  • Additional standards could be developed to achieve a higher level of design or architectural performance
    • Building heights, massing, landscape setbacks, outdoor living space, usable public open space, etc.
    • Improve neighborhood character; make neighborhoods more cohesive
Current Designations

Land Use Designations

- Relationship to Zoning:
- The GP describes the allowable uses and the appropriate range of density or intensity; state law requires the two to be consistent.
- Multiple zoning classifications may be implemented with a single GP land use designation.
- Zoning provides more detail.
- Development standards:
- Permitted uses:
- Review and processing procedures.
Land Use Definitions

- Work in progress; will be further refined by GPAC, consultant, and staff after input from public at Open House
- Once definitions are refined they can be applied to the Land Use Map
- Administrative cleanup
- Consolidation of some designations to make them easier to administer
- Added new provisions (i.e. small commercial uses in residential areas)
- Created new categories based on input related to focus areas discussed by GPAC

Residential: Single-Family

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<tr>
<th>Current Name and Description</th>
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<tbody>
<tr>
<td>RESIDENTIAL CURRENT</td>
<td>RESIDENTIAL PROPOSED</td>
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<tr>
<td>R-1 Single-family residential uses Up to and including 8.8 du/ac</td>
<td>Single Family Residential - Low (R-1) Up to and including 8.8 du/ac</td>
<td>Provides for complete neighborhoods composed primarily of single-family detached residential units with complementary neighborhood-serving uses such as corner commercial and appropriately scaled public open space, community serving facilities, and institutional uses. Density range is up to and including 8.8 dwelling units per acre. This designation also allows for accessory dwelling units.</td>
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<tr>
<td>R-2 Single-family residential uses, duplexes, townhomes, condominiums, apartments Up to and including 14.6 du/ac</td>
<td>Single Family Residential - Medium (R-2) Up to and including 14.6 du/ac</td>
<td>Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses such as corner commercial and appropriately scaled public open space, community serving facilities, and institutional uses. Single-family attached and detached units and multi-family units such as duplexes, triplexes, townhomes, stacked flats, courtyard homes, and patio homes are appropriate in this designation. Density range is up to and including 14.6 dwelling units per acre.</td>
</tr>
<tr>
<td>R-1A Single-family residential uses Up to and including 17.5 du/ac</td>
<td>Small Lot Residential (R-1-A) Up to and including 17.5 du/ac</td>
<td>Provides for small lot single-family detached residential units, including accessory dwelling units, with a density range up to and including 17.5 dwelling units per acre.</td>
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### Residential: Multi-Family

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<tr>
<td>R-3 Single-family residential uses, duplexes, townhomes, condominiums, apartments up to and including 17.5 du/ac</td>
<td>Multi-Family Residential - Low (R-3) Up to and including 17.5 du/ac</td>
<td>Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses such as corner commercial and appropriately scaled public open space, community serving facilities, and institutional uses. Single-family attached and detached units and multi-family units, such as duplexes, townhomes, and patio homes. Density range is up to and including 17.5 dwelling units per acre.</td>
<td>• Portions of 190th&lt;br&gt;• Portions of Aviation&lt;br&gt;• Galleria District/Kingsdale Neighborhood</td>
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<tr>
<td>RMD Single-family residential uses, duplexes, townhomes, condominiums, apartments up to and including 23.3 du/ac</td>
<td>Multi-Family Residential - Medium (RM) Up to and including 23.3 du/ac</td>
<td>Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses such as corner commercial and appropriately scaled public open space, community serving facilities, and institutional uses. Single-family attached and detached units and multi-family units, such as duplexes, townhomes, stacked flats, courtyard homes, and patio homes. Density range is up to and including 23.3 dwelling units per acre.</td>
<td>• Portion of 190th&lt;br&gt;• Portion of PCH South</td>
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<tr>
<td>RH Single-family residential uses, duplexes, townhomes, condominiums, apartments up to and including 28.0 du/ac</td>
<td>Multi-Family Residential - High (RH) Up to and including 28.0 du/ac</td>
<td>Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses such as corner commercial and appropriately scaled public open space, community serving facilities, and institutional uses. Single-family attached and detached units and multi-family units, such as duplexes, townhomes, stacked flats, courtyard homes, and patio homes. Density range is up to and including 28.0 dwelling units per acre.</td>
<td>• Portions of the Industrial District&lt;br&gt;• Galleria District/Kingsdale Neighborhood&lt;br&gt;• Portions of PCH Central&lt;br&gt;• Galleria District at corner of Kingsdale and 182nd</td>
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### Commercial

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<td>COMMERCIAL CURRENT</td>
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<td>C-1 Retail commercial, eating and drinking establishments, household goods, food sales, drug stores, building materials and supplies, professional offices, personal services, cultural facilities, and similar uses FAR 0.35</td>
<td>Commercial Flex Corridor (CFC) FAR 0.35 - 0.50</td>
<td>Provides for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office and similar uses. The intent of this designation is to provide goods and services that meet the needs of residents and businesses. Buildings in the CFC districts should front the street with rear, alley loaded parking where feasible. Where CFC designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential uses are permitted. FAR 0.35 - 0.50.</td>
<td>• Portions of Artesia&lt;br&gt;• Portions of Torrance&lt;br&gt;• PCH North (east side of the street)&lt;br&gt;• Portions of PCH Central&lt;br&gt;• PCH South</td>
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<tr>
<td>C-2 Same uses as C-1 and movie theaters, and overnight accommodations; except Riviera Village where no “footprint” exceeding 30,000 sq. ft. is permitted for a single use for food sales, retail goods, or other large volume use FAR 0.50</td>
<td>Multi-Tenant Commercial (MTC) FAR 0.50 - 1.00</td>
<td>Provides for commercial districts with a broad range of retail and service uses. This designation accommodates uses that typically generate heavy traffic such as multi-tenant shopping centers with grocery stores, restaurants, specialty shops, dry cleaners and other personal services. Buildings in multi-tenant commercial districts should be clustered. FAR 0.50 - 1.00.</td>
<td>• Aviation at the corner of Artesia&lt;br&gt;• Portion of the Industrial District near 405 and at Corner of Manhattan Beach Blvd&lt;br&gt;• PCH North (large parcels, west side of street)</td>
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<td><strong>COMMERCIAL CURRENT</strong></td>
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<tr>
<td>C4 Same uses as C-2</td>
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<td>Provides for commercial-oriented districts with uses that are predominantly comprised of commercial, retail and personal service uses. Office uses and hotels are permitted, but the overall character of all properties in this designation is intended to prioritize the operation of commercial uses. Developments may be configured with ground floor commercial with office or hotel on upper floors (horizontal). Where CFR designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted. FAR 0.70 - 1.00.</td>
<td>• Portions of Artesia • Portions of Torrance • Portions of PCH Central at intersection with Torrance</td>
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<tr>
<td>C5 a. Retail commercial, personal and business services, professional offices, household supply and furnishings, eating and drinking establishments, drug stores, entertainment, automobile related sales, car wash, and similar uses. FAR 0.70</td>
<td>Commercial Flex - Retail Primary (CFR) FAR 0.70 - 1.00</td>
<td>Provides for commercial-oriented districts that are predominantly comprised of office, research and development, incubator space, creative or technology based businesses [what about hotels?] but that also allow for retail and service uses as secondary to the office uses. Where CFO designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted. FAR 0.70 - 1.00.</td>
<td>• Portions of 190th • Portions of Aviation • Portions of Artesia • Torrance • PCH South</td>
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<td>b. Automobile and marine related repair (west side of Catalina Avenue) FAR 0.70</td>
<td>Commercial Flex - Office Primary (CFO) FAR 0.70 - 1.00</td>
<td>Provides for commercial-oriented districts that are predominantly comprised of office, research and development, incubator space, creative or technology based businesses [what about hotels?] but that also allow for retail and service uses as secondary to the office uses. Where CFO designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted. FAR 0.70 - 1.00.</td>
<td>• Portions of 190th • Portions of Aviation • Portions of Artesia • Torrance • PCH South</td>
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<td>c. Light industrial and wholesale uses (west side of Catalina Avenue) FAR 1.50</td>
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<td>d. Storage and self-storage (west side of Catalina Avenue) FAR 1.50</td>
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<td>e. Boat and recreational vehicle outdoor storage (west side of Catalina Avenue) FAR N/A</td>
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<td>CC Coastal- and recreation-oriented commercial retail and service uses FAR per Pier Master Plan &amp; Local Coastal Program (LCP)</td>
<td>Coastal Commercial (CC) Per Redondo Beach Pier Master Plan and Local Coastal Program (LCP)</td>
<td>Provides for coastal and recreation-oriented commercial retail and service uses.</td>
<td>• Harbor area</td>
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<tr>
<td>N/A</td>
<td>Office (O) FAR 0.70 - 1.00</td>
<td>Provides for a variety of office uses, including legal services, insurance services, real estate, and medical or dental offices, research, incubator, and bio medical, and other support services. FAR 0.70 to 1.00.</td>
<td>• Portions of Aviation • Portions of Artesia • Portions of Torrance</td>
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### Mixed-Use

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<td><strong>MIXED-USE CURRENT</strong></td>
<td><strong>MIXED-USE PROPOSED</strong></td>
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<tr>
<td>CR a. Regional-serving commercial and ancillary uses; department stores, promotional/discount retail, eating and drinking establishments, entertainment, movie theaters, financial institutions, and professional offices</td>
<td>Mixed-Use Transit Center (MU-TC) FAR 1.00 - 1.50 Up to and including 35 du/ac</td>
<td>Provides for an integrated mix of both community and regional serving commercial retail, service, office, entertainment, hotel and residential uses in close proximity to transit stations. Mixed-use transit center development should be of high quality and designed to be pedestrian-oriented and integrated with existing surrounding uses. Configurations include ground floor commercial with medium to high density residential units on upper floors or stand alone commercial and residential development. FAR 1.00 - 1.50 and density up to and including 35 dwelling units per acre.</td>
<td>• Galleria District • Portions of the Industrial District</td>
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<td>b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated FAR 0.70 - 1.50 and 35 du/ac</td>
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<tr>
<td>c. Single-family residential, duplexes, townhomes, condominiums, apartments Max 35 du/ac</td>
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<td>MU-1 a. All uses permitted in C-2 except large-scale single use food sales and retail facilities “footprints” exceeding 30,000 sq. ft. FAR 0.50</td>
<td>Mixed-Use (MU) FAR 0.70 - 1.50 Up to and including 30 du/ac</td>
<td>Provides for an integrated mix of commercial retail, service, office, retail, entertainment, and residential uses. Uses can be mixed in a vertical or horizontal configuration. Mixed-use development should be of high quality and designed to integrate with existing surrounding uses. Configurations include ground floor commercial with medium to high density residential units on upper floors or stand alone commercial and residential development. FAR 0.70 - 1.50 and density up to and including 30 dwelling units per acre; density may increase consistent with state law for affordable units.</td>
<td>• Portions of Artesia • Portions of PCH South</td>
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<tr>
<td>b. Residential units Max 35 du/ac</td>
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<tr>
<td>c. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated FAR 1.50 provided that all density exceeding 0.7 is developed for residential units and densities exceeding 35 du/ac are developed as affordable units</td>
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<tr>
<td>MU-2 a. All uses permitted in C-2 except large-scale single use food sales and retail facilities “footprints” exceeding 30,000 sq. ft. FAR 0.70</td>
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<td>b. Residential units Max 35 du/ac</td>
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<tr>
<td>c. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated FAR 0.70 - 1.50 and 35 du/ac</td>
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<td>MU-3 a. All uses permitted in C-2 except large-scale single use food sales and retail facilities “footprints” exceeding 30,000 sq. ft. FAR 1.00</td>
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<tr>
<td>b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated FAR 1.50 provided that all density exceeding 0.7 is developed for residential units and densities exceeding 35 du/ac are developed as affordable units</td>
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Industrial

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<td>LI-1 Light industrial, research and development, &quot;office park&quot; facilities, manufacture of spacecraft and associated aerospace systems, supporting commercial uses (e.g., restaurants, banks, copiers, and similar uses), educational and governmental facilities, and day care centers FAR 0.70</td>
<td>General Industrial (IG) FAR 0.70 - 1.00</td>
<td>Provides for light industrial and light manufacturing for industries such as aerospace, creative art, technology and software development, and bio medical. Other complementary uses include research and development, technology based businesses, office park, warehousing, wholesale, vehicle sales and services, maintenance and repair services, ancillary educational and governmental facilities, and supporting commercial uses. FAR 0.70 - 1.00.</td>
<td>• Portions of 190th • Industrial District • Galleria District at corner of Kingsdale and 182nd</td>
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<td>I-2 Same uses as I-1 FAR 1.00</td>
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<tr>
<td>I-3 Same uses as I-1, and building material sales, furniture stores, vehicles sales and services, maintenance and repair services, restaurants, banks, photocopies, and similar uses. FAR 0.70</td>
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Public, Institutional, & Open Space

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<tr>
<td>PUBLIC / INSTITUTIONAL / OPEN SPACE CURRENT</td>
<td>PUBLIC / INSTITUTIONAL / OPEN SPACE PROPOSED</td>
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<tr>
<td>P - Governmental administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses.</td>
<td>Public/Institutional (PI)</td>
<td>Provides for governmental administrative and capital facilities, schools, libraries, hospitals and associated medical offices, public cultural facilities, and other public uses.</td>
<td>• Schools, civic center, libraries, etc.</td>
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<td>Public/Utility (U)</td>
<td>Provides for utility uses including easements with public access for recreation.</td>
<td>• SCE Trail</td>
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<td>Parks and Open Space (OS) FAR 0.05</td>
<td>Provides for public open space, passive park uses, sports fields, active recreation uses, and coastal-related recreational activities as well as accompanying public facilities such as restrooms, picnic pavilions, and lifeguard towers. FAR 0.05</td>
<td>• Parks and Open Space</td>
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Outreach Next Steps

Outreach Toolkit

• Outreach Toolkits
  • PowerPoint Roadshow (will be ready by end of the week)
  • Parks and Open Space Survey
  • Local Hazard Mitigation Plan Survey (forthcoming)
  • 117 Facebook followers/ 140 FaceBook Friends and 425 e-mail subscribers
  • Need updates on groups members have met with
  • Thanks for helping to spread the word!
  • What additional documents, maps, or other “tools” would be helpful?
Up Coming Events

• Pier Summer Concerts, August 2018 Thursdays & Saturdays, Redondo Beach Pier, Redondo Beach Pier Association
• Coastal Clean Up Day, September 15, 2018, Ruby Street Lifeguard Tower, Heal the Bay
• LA Kings 5K Run/Walk, September 8, 2018, Riviera Village
• Lobster Festival, September 21-23, 2018, Seaside Lagoon, Redondo Beach Chamber of Commerce
• Rods, Rides, and Relics Car Show, September 2018, Redondo Beach Pier, Redondo Beach Pier Association.

List of exact dates and times of the events above will be circulated next week.
Interested GPAC Members available to attend and support an “Event” need to email Lina.
New lists of events will be circulated approximately monthly.

Events Outreach Program

When an “Event” has GPAC support, staff will coordinate all logistics and provide setup/break down of booth (Easy Up, Table, Chairs, Water, Snacks, Outreach Tool Kits and Free Gifts)...GPAC member just needs to show up. GPAC SWAG has been ordered for GPAC members and to “gift” at the “Event”!

Messaging:
• Use the FAQ sheet to provide basic information on the General Plan Update as needed.
• Encourage the public to get involved.
• Advertise the upcoming meetings and direct the public to the PLANredondo website, facebook page, and to join the email subscriber list to get and stay informed!
• Any technical questions, comments, input should be emailed by the public directly to staff via PLANredondo email address...
• Give away free gifts!
Public Comment

Next Meeting

September 27, 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