City of Redondo Beach
General Plan Advisory Committee
Meeting #19 | May 30, 2019

General Plan Update

Agenda

• Opening Remarks
  • Call to Order
  • Roll Call
  • Salute to Flag
• Approval of the Order of Agenda & Consent Calendar
• Public Comment (Session 1)
• Announcements & Updates (Staff and Consultant team)

continued next slide
Agenda (cont’d)

- Large Group Discussion: Draft Land Use Designations for Remaining Focus Areas
  - PCH South
  - Galleria/Kingsdale
  - North Industrial
  - PCH Central (if need to revisit)
- Revised Land Use Definitions
- Land Use “Translation” Map
- Next Steps
- Public Comment (Session 2)
- GPAC Referrals to Staff
- Adjournment

Public Comment
Session 1
Announcements and Updates

- Major Projects Update
- RHNA/SCAG Update
- Outreach Update
  - 690 Email subscribers
  - Upcoming Summer Newsletter Article
  - Social Posts and Email blast informing public about GPAC’s agenda for tonight

Tentative Schedule

<table>
<thead>
<tr>
<th>Summer/Fall 2019</th>
<th>Local Hazard Mitigation Plan (LHMP) 30-day Public Review; Public Safety Commission Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>GPAC 19:</td>
<td>Review remaining areas (PCH Central, PCH South, North Industrial and Galleria and Kingsdale neighborhood); review draft land use designation definitions and interim &quot;translation&quot; map</td>
</tr>
<tr>
<td>GPAC 20:</td>
<td>Confirm Land Use Map &amp; Buildout assumptions. Make final refinements and GPAC recommendation for public review/comment, and for Planning Commission/City Council consideration &amp; Draft Artesia Aviation Corridors Area Plan (July)</td>
</tr>
<tr>
<td>Community Meeting 2:</td>
<td>Proposed Land Use Plan Community Workshop (GPAC recommendations, staff recommendations, and public comments will be forwarded to PC/CC); Presentation of Artesia Aviation Corridor Area Plan Recommendations</td>
</tr>
</tbody>
</table>
## Tentative Schedule (cont.)

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fall 2019</strong></td>
<td><strong>Planning Commission/City Council:</strong> Review Draft Land Use Map approve for study in environmental documents (initiate technical studies)</td>
</tr>
<tr>
<td></td>
<td><strong>EIR Scoping Meeting</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Park &amp; Recreation Commission Meeting:</strong> City Staff to facilitate</td>
</tr>
<tr>
<td></td>
<td>GPAC 21: General Plan Goals &amp; Policies - Parks, Recreation, and Open Space</td>
</tr>
<tr>
<td></td>
<td>GPAC 22: General Plan Goals &amp; Policies – Land Use</td>
</tr>
<tr>
<td></td>
<td>GPAC 23: General Plan Goals &amp; Policies – Any carry over items</td>
</tr>
<tr>
<td><strong>Fall 2020/ Winter 2021</strong></td>
<td>Community Meeting 3: Presentation of Land Plan, Updated Element Goals &amp; Policies, and EIR (Open House)</td>
</tr>
<tr>
<td></td>
<td>Planning Commission and City Council: Adoption Hearings</td>
</tr>
<tr>
<td></td>
<td>Citywide Vote and Coastal Commission Review</td>
</tr>
</tbody>
</table>

## Purpose of the Meeting

- Review options and survey responses for each area
- Review updated draft Land Use Designation Definitions
- Review Translation Map (interim draft map that reflects new definitions and nomenclature – tonight’s focus areas are not included in the reflected changes)
- Resolve or provide direction regarding outstanding questions or other considerations needing clarification by staff or the consultant team
- **Next meeting:** Return to GPAC with draft land use map and buildout assumptions for review and confirmation (recommendation will be presented to the community for input then forwarded to PC and CC)
Group Discussion: Focus Areas
(Continued from last meeting)

Survey Stats

531 Total Responses

Relationship to City
• 94% live in Redondo Beach
  (18% of 94% also work in Redondo Beach)
• 2% work in Redondo Beach
• 4% do not live or work in Redondo Beach

Zip Code
• 56% North Redondo (90278)
• 37% South Redondo (90277)
• 7% Other zip code or no answer

Age

[Bar chart showing age distribution]
Large Group Discussion

Pacific Coast Highway - South

<table>
<thead>
<tr>
<th>GP currently allows:</th>
<th>Option A: commercial/mixed-use/residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current plan allows for community and highway-oriented commercial uses south of Avenue G as PCH approaches Riviera Village.</td>
<td>Create a live-work environment by extending the existing mixed-use corridor to encompass the area between Elena Avenue and the City border.</td>
</tr>
<tr>
<td>From Palos Verde Boulevard south to the City border the designation is mixed-use (ground floor retail / residential above) with adjacent medium density multifamily residential one street behind.</td>
<td>The mix of residential and commercial could be applied horizontally or vertically.</td>
</tr>
<tr>
<td></td>
<td>The adjacent medium density residential would remain to provide a transition from the mixed-use corridor to the single family residential to the North.</td>
</tr>
<tr>
<td></td>
<td>The commercial uses near Riviera Village would remain.</td>
</tr>
</tbody>
</table>
PCH South Results

PCH South - Response by Zipcode

Legend
South Redondo (90277)
North Redondo (90278)
Other

PCH South – Option A: Commercial/Mixed-Use/Residential

Primary area of change

Legend
RES - MULTI-FAMILY MEDIUM DENSITY
COMMERCIAL - NEIGHBORHOOD-SERVING (including smaller-scale retail with a pedestrian focus, no residential)
COMMERCIAL - COMMUNITY-SERVING (including larger-scale retail and hotel with either a pedestrian or auto focus, no residential)
MIXED-USE (Combination of residential, commercial, and service uses - including retail, fossil and medical)
FOCUS AREA BOUNDARY
CITY LIMITS
AREA OF CHANGE
Additional Considerations: Highlight of Comments

General:

- Improve pedestrian and bike access / safety
- A couple of respondents thought high density housing should not be allowed because there is limited public transit service in this area
- Some concerns about commercial viability in existing and future mixed-use projects based on perceived vacancy and turnover in the existing mixed use development
Group Discussion Questions

1. Confirm extension of mixed-use northwest of Palos Verdes Blvd. and that remainder stays the same (with new land use designation names).

Industrial District

<table>
<thead>
<tr>
<th>GP currently allows:</th>
<th>Option A: Refine Current General Plan</th>
<th>Option B: Create a Transit Oriented District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allows for two areas of commercial at varying intensities.</td>
<td>Majority of uses maintained with minor refinements.</td>
<td>Transit oriented district.</td>
</tr>
<tr>
<td>Majority is designated light industrial.</td>
<td>Encourage tech and campus development to attract/maintain jobs.</td>
<td>Integrates jobs, housing, and retail by retaining the commercial areas and designating portions of the industrial areas for high density housing.</td>
</tr>
<tr>
<td>A utility easement runs through the area, currently nurseries and parking lots are located within the easement.</td>
<td>Clean up for zoning consistency to designate more appropriate multi-tenant commercial use.</td>
<td></td>
</tr>
</tbody>
</table>

Current General Plan
Industrial District - Results

Industrial - Response by Zipcode
Focus Area Located in North Redondo (90278)

Legend
- South Redondo (90277)
- North Redondo (90278)
- Other

14.4% 37.5% 41.3%
2.2% 2.2% 1.3%

Option A total: 38.7% Option B total: 43.4%

Industrial Option B:
Transit Oriented District (with Res)

IndustrialOptionBTransit.png

Legend:
- RES. - MULTI-FAMILY HIGH DENSITY
- COMMERCIAL - COMMUNITY-SERVING
- INDUSTRIAL
- TECH / BUSINESS CAMPUS WITH HEAVY INDUSTRIAL
- EXISTING METRO STATION

Redondo Beach GPAC 19
Industrial Option A: Refine Current GP

Industrial District- Aerial
Additional Considerations: Highlight of Comments

If residential is introduced:
• Consider including affordable housing options

General
• Consider changing residential-only designation to mixed-use to ensure retail and other services are available within walking distance of new high-density housing
• Compatibility concerns about noise/air quality/nuisance impact of heavy industrial uses on existing housing (south of Manhattan Beach Blvd)

Group Discussion Questions

1. Should this area:
   • Focus on jobs (Option A – General Industrial and Commercial Flex - Retail)
   • Allow for integration of new residential uses because of proximity to the Metro (Option B – TOD), or
   • Apply a hybrid (not one of two current options) by designating (non-commercial) areas as General Industrial with a TOD overlay that could allow for some residential over time if appropriate?
Industrial District

Confirm:
The existing GP designation for the shopping center with the 99-cent store currently translates to Commercial Neighborhood. Apply Commercial Flex to better reflect the character, intensity and intent of the district?

Galleria District

<table>
<thead>
<tr>
<th>GP currently allows:</th>
<th>Option A: everything but Residential</th>
<th>Option B: Hybrid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial allows a mix of commercial uses.</td>
<td>Commercial-Regional areas continue to allow for commercial uses (retail, restaurants, entertainment, etc.)</td>
<td>Mixed-use would allow residential integrated with commercial uses.</td>
</tr>
<tr>
<td>Residential is permitted on the second floor and higher in CR.</td>
<td>Light industrial uses continue to allow light industrial (research and development, office park, manufacturing to support commercial uses, educational and governmental facilities) including the sale of large retail items.</td>
<td>A combination of commercial, office, and industrial uses would be allowed south of SCE easement.</td>
</tr>
<tr>
<td>Light industrial is permitted, and large scale retail. SoCal Edison easements run through this district. The area also abuts a Metro easement.</td>
<td></td>
<td>Area would create a job center and allow for a variety of uses near the Metro stop.</td>
</tr>
</tbody>
</table>
Galleria District - Results

Legend:
- South Redondo (90277)
- North Redondo (90278)
- Other

Galleria Option B:
Mixed Use & Comm/Office/Industrial

COMMERCIAL - COMMUNITY-SERVING
(Continuing larger-scale retail and hotel with either a pedestrian or auto focus, no residential)

MIXED-USE
(Continuation of residential, commercial, and office uses - including retail, hotel and medical)

COMMERCIAL, OFFICE & INDUSTRIAL
COMBINATION
(Continuing light industrial, retail, hotel, and medical, no residential)

UTILITY EASEMENT / OPEN SPACE
SEE RINGDALE AREA OPTIONS
FOCUS AREA BOUNDARY
CITY LIMITS
POTENTIAL METRO STATION
(Final location to be determined)
Galleria Option A: Everything but Residential

Galleria District- Aerial
**Additional Considerations: Highlight of Comments**

**If mixed use:**
- Create a destination (like The Americana or The Grove)
- Site design considerations:
  - Put housing on west side (near Metro / away from Hawthorne)
  - Provide green space
  - Pedestrian-oriented
- Some concerns about revenue implications of less commercial

**General:**
- Metro should be central to any new development
- New housing should be near Metro
- New housing should be away from Hawthorne (noise / air quality)
- Provide safe pedestrian and bike connections between adjacent neighborhoods and Metro
- Add transit links between Metro and rest of Redondo Beach
- Add Park and ride at Metro

---

**Small Group Discussion Questions**

1. Confirm: Should the area north of the utility easement (Galleria) be designated as a mixed-use district (Mixed Use – Transit Center)?

2. Should the FAR be increased to allow for taller buildings for office or other uses? (carry over question to revisit that was not resolved from prior meeting when GPAC reviewed definitions)

3. Should the area south of the utility easement become tech corridor area that allows for commercial/office/industrial mix (that wasn’t pursued on 190th)?

4. Possibly create a new designation of “Industrial Flex” since none of the definitions for Industrial or Commercial quite fit the intent of the area as envisioned by the community?
Industrial Flex Definition (New)

• Proposed Definition

Maximum 1.0 FAR

Provides for an integrated mix of light industrial and commercial and/or office uses such as: commercial, research and development, incubator space, creative or technology-based businesses, offices, and hotel. The overall character in this designation is intended to create a creative/tech incubator district with supporting uses.

Kingsdale Neighborhood

<table>
<thead>
<tr>
<th>GP currently allows:</th>
<th>Option A: Residential Only</th>
<th>Option B: Higher Density Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allows single-family residential.</td>
<td>Increase density allowed for majority of the area to low density multi-family neighborhood.</td>
<td>Increase density allowed for the majority of the area to a high density multi-family neighborhood.</td>
</tr>
<tr>
<td>Commercial from neighborhood serving to greater intensity permitted.</td>
<td></td>
<td>Community serving commercial uses allowed, buffering and transitioning traffic.</td>
</tr>
<tr>
<td>Are also abuts Metro easement, which is being considered as possible Green Line extension.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Kingsdale Neighborhood - Results

Kingsdale Neighborhood - Response by Zipcode
Focus Area Located in North Redondo (90278)

Legend
- South Redondo (90277)
- North Redondo (90278)
- Other

Keep current general plan with no changes
Option A - Residential Only
Option A - Multi-family
Option B - Higher density housing (proposed plan/other plans)
Option B - Other changes
None of these options
Something completely different

Option A total: 26.4%
Option B total: 43.7%

Kingsdale Option B: Multi-family High Density

...
Kingsdale Option A: Residential Multi-Family (Low Density)

Kingsdale Neighborhood - Aerial
Additional Considerations: Highlight of Comments

General

- Keep commercial along Artesia
- Improve road, pedestrian and bike safety
- Include affordable housing

Group Discussion Questions

1. Confirm area should be designated high density residential (max. 28 du/ac) and that uses in the area should support a transit-oriented development (TOD) approach
### Pacific Coast Highway - Central

**GP currently allows:**
- Current plan allows for a variety of uses.
- I.e. High density residential, commercial, and mixed use.
- Transitioning to community/highway commercial with medium density multi-family housing.
- Areas of public institutional use (Redondo Beach Unified High school, Assisted Living Project)

**Option A:** Refine Current General Plan
- Refine the plan by maintaining majority of the uses with the exception of mixed-use.
- Garnet to Pearl would change from mixed use to combination of commercial and office.
- Pedestrian oriented commercial hub at the intersection of Torrance and PCH.

**Option B:** Create Commercial Corridor
- Change all mixed-use and residential designations to a community/highway oriented commercial use.
- Uses include retail, restaurants, grocery and drug stores, offices, movie theaters, etc.
- Portion from Knob Hill to Avenue G would have no change.

**Option C:** Create Mixed-Use Corridor
- Create a mixed use corridor from Vincent Street to Knob Hill allowing residential and commercial uses to be located side by side.
- All other areas of the corridor would have no change.

### PCH Central - Results

**PCH Central - Response by Zipcode**

<table>
<thead>
<tr>
<th>Zipcode</th>
<th>Option A total</th>
<th>Option B total</th>
<th>Option C total</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Redondo</td>
<td>18.2%</td>
<td>16.9%</td>
<td>21.3%</td>
</tr>
<tr>
<td>North Redondo</td>
<td>12.6%</td>
<td>16.4%</td>
<td>13.3%</td>
</tr>
<tr>
<td>Other</td>
<td>7%</td>
<td>1.3%</td>
<td>1.3%</td>
</tr>
</tbody>
</table>

Legend:
- South Redondo (90277)
- North Redondo (90278)
- Other
PCH Central Option D: New areas that would allow residential

AREA CHANGED FROM COMMERCIAL TO MIXED-USE

PCH Central Option D: Commercial areas that would change to Mixed Use

AREA CHANGED FROM COMMERCIAL TO MIXED-USE
Summary of Comments to Revisit from Prior GPAC Meeting

1. Confirm (after reviewing origin of survey results) that Option D, Mixed Use (max 30 ft.) is still GPAC’s preferred option.

PCH Central Option C: Create a Mixed-Use Corridor
PCH Central Option A: Refine Current GP

PCH Central Option B: Create Commercial Corridor
Land Use Designations: Updated Definitions

Land Use Definitions

- Work in progress; will be further refined by GPAC, consultant, and staff after input from public at Community Meeting
- 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

<table>
<thead>
<tr>
<th>Current Name and Description</th>
<th>Proposed Designation Name</th>
<th>Proposed Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL CURRENT</strong></td>
<td><strong>RESIDENTIAL PROPOSED</strong></td>
<td></td>
</tr>
<tr>
<td>R-1 Single-family residential uses Up to and including 8.8 du/ac</td>
<td>Single Family Residential (RFS) 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 public open space, community serving facilities, and institutional uses. Density range is up to and including 8.8 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 (RLS) Up to and including 17.5 du/ac</td>
<td>Provides for single-family small lot residential, with a density range up to and including 17.5 dwelling units per acre.</td>
</tr>
</tbody>
</table>

### Residential: Multi-Family

<table>
<thead>
<tr>
<th>Current Name and Description</th>
<th>Proposed Designation Name</th>
<th>Proposed Description</th>
<th>Possible Focus Area for Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL CURRENT</strong></td>
<td><strong>RESIDENTIAL PROPOSED</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-2 Single-family residential uses, duplexes, townhomes, condominiums, apartments Up to and including 14.6 du/ac</td>
<td>Residential Low (RL) 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 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 are appropriate in this designation. Density range is up to and including 14.6 dwelling units per acre.</td>
<td>•Portions of PCH North  •Portions of PCH Central  •Galleria District / Kingsdale Neighborhood</td>
</tr>
<tr>
<td>R-3 Single-family residential uses, duplexes, townhomes, condominiums, apartments Up to and including 17.5 du/ac</td>
<td>Residential Medium (RM) 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 appropriating 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 17.5 dwelling units per acre.</td>
<td>•No application in Focus Areas (Will be applied to existing R-2 areas)  •Portions of PCH North  •Portions of PCH Central  •Galleria District / Kingsdale Neighborhood</td>
</tr>
</tbody>
</table>
### Residential: Multi-Family

<table>
<thead>
<tr>
<th>Current Name and Description</th>
<th>Proposed Designation Name</th>
<th>Proposed Description</th>
<th>Possible Focus Area for Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL CURRENT</td>
<td>RESIDENTIAL PROPOSED</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RMD</td>
<td>Residential Medium-High (RMH) 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 spaces, 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. Density range is up to and including 23.3 dwelling units per acre.</td>
<td>Portions of PCH South &lt;br&gt; Portions of Aviation</td>
</tr>
<tr>
<td>RH</td>
<td>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 spaces, 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. Density range is up to and including 28.0 dwelling units per acre.</td>
<td>Portions of the Industrial District &lt;br&gt; Portions of Galleria District / Kingsdale Neighborhood &lt;br&gt; Portions of PCH Central</td>
</tr>
</tbody>
</table>

### Commercial

<table>
<thead>
<tr>
<th>Current Name and Description</th>
<th>Proposed Designation Name</th>
<th>Proposed Description</th>
<th>Possible Focus Area for Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMERCIAL CURRENT</td>
<td>COMMERCIAL PROPOSED</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C-1</td>
<td>Retail commercial, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, professional offices, personal services, cultural facilities, and similar uses FAR 0.35</td>
<td>Neighborhood Commercial (CN) Maximum FAR 0.50 (Max FAR 0.60 in Artesia Blvd. Focus Area) 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 CN districts should front the street with rear, alley-loaded parking where feasible. Where CN designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted. Maximum FAR 0.50 (Maximum FAR 0.60 in Artesia Blvd. Focus Area).</td>
<td>Majority of Artesia &lt;br&gt; Majority of Aviation &lt;br&gt; Portions of Torrance &lt;br&gt; PCH north (west side of the street) &lt;br&gt; Portions of PCH Central &lt;br&gt; Small portions of PCH South</td>
</tr>
<tr>
<td>C-2</td>
<td>Same 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></td>
<td></td>
</tr>
</tbody>
</table>
Commercial

Current Name and Description | Proposed Designation Name | Proposed Description | Possible Focus Area for Implementation
--- | --- | --- | ---
COMMERCIAL CURRENT | COMMERCIAL PROPOSED
C-3 Same uses as C-2 | FAR 1.00 | Provides for an integrated mix of commercial and/or office uses including: commercial, retail, personal services, office, research and development, incubator space, and creative or technology based businesses. Uses are permitted, but the overall character of all properties in this designation is intended to prioritize the operation of commercial and/or office uses. Developments may be configured with ground floor commercial with office or hotel on upper floors, or as stand-alone projects with a single primary use. Where CT designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted. Maximum FAR 1.00. | Eastern End of Artesia • Portions of Aviation (Southeast corner of Aviation and Artesia) • Portions of Torrance • PCH North (large parcels, west side of street) • Portions of PCH Central at intersection with Torrance • Portion of PCH South • Portion of the Industrial District • Portions of Galleria District / Kingside Neighborhood

C-4 Same uses as C-2 | FAR 0.70 | 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 for commercial only development, and up to 1.50 FAR for projects that include both commercial and residential development. Provided all density exceeding 0.7 is developed for residential units and densities exceeding 35 du/ac are developed as affordable units. | • Portions of Artesia • Portions of PCH South • Portions of PCH Central • Portions of PCH South

CC Coastal and recreation-oriented commercial retail and service uses | FAR per Pier Master Plan & Local Coastal Program (LCP) | Provides for coastal and recreation-oriented commercial retail and service uses. | • Waterfront area

CC Coastal and recreation-oriented commercial retail and service uses | Coastal Commercial (CC) per Redondo Beach Pier Master Plan and Local Coastal Program (LCP) | 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. Maximum 1.50 FAR and density up to and including 35 du/ac. | • Portions of Artesia • Portions of PCH Central

Mixed-Use

Current Name and Description | Proposed Designation Name | Proposed Description | Possible Focus Area for Implementation
--- | --- | --- | ---
MIXED-USE CURRENT | MIXED-USE PROPOSED
C.R. a. Regional serving commercial and ancillary uses; department stores, promotional/discount retail, eating and drinking establishments, amusement, movie theaters, financial institutions, and professional offices. b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated FAR 1.50/1.00. c. Single-family residential, duplexes, townhomes, condominiums, apartments Max 35 du/ac. | Mixed-Use Transit Center (MUT) Max. 1.50 FAR; Up to and including 30 du/ac. | • Portions of Galleria District / Kingside Neighborhood • Portions of the Industrial District

M-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. b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated FAR 0.70/1.00. c. Single-family residential, duplexes, townhomes, condominiums, apartments Max 35 du/ac. | Mixed-Use Transit Center (MUT) | Provides for an integrated mix of commercial retail, service, office, entertainment, hotel 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. Maximum 1.50 FAR and density up to and including 35 du/ac. | • Portions of Artesia • Portions of PCH South • Portions of PCH Central

M-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 0.50. b. Residential units Max 35 du/ac. c. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated FAR 0.70/1.00 and up to 1.50 FAR. | Commercial Only | Provides for an integrated mix of commercial retail, service, office, 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. This designation is intended to prioritize pedestrian-oriented and integrated development with a strong emphasis on creating a safe and attractive streetscape. Maximum 1.50 FAR for commercial only development, and up to 1.50 FAR for projects that include both commercial and residential development. Provided all density exceeding 0.7 is developed for residential units. Residential density is allowed up to and including 35 du/ac. | • Portions of Artesia • Portions of PCH Central

M-3 a. Uses permitted in C-2 except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 sq. ft. FAR 1.00. 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. | Commercial Only | Provides for an integrated mix of commercial and/or office uses including: commercial, retail, personal services, office, research and development, incubator space, and creative or technology based businesses. Uses are permitted, but the overall character of all properties in this designation is intended to prioritize the operation of commercial and/or office uses. Developments may be configured with ground floor commercial with office or hotel on upper floors, or as stand-alone projects with a single primary use. Where CT designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted. Maximum FAR 1.00. | Eastern End of Artesia • Portions of Aviation (Southeast corner of Aviation and Artesia) • Portions of Torrance • PCH North (large parcels, west side of street) • Portions of PCH Central at intersection with Torrance • Portion of PCH South • Portion of the Industrial District • Portions of Galleria District / Kingside Neighborhood

Redondo Beach GPAC 19
# Industrial

<table>
<thead>
<tr>
<th>Current Name and Description</th>
<th>Proposed Designation Name</th>
<th>Proposed Description</th>
<th>Possible Focus Area for Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INDUSTRIAL CURRENT</strong></td>
<td><strong>INDUSTRIAL PROPOSED</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| LI-1 Light industrial, research and development, “office park” 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 | 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. Max. 1.00 FAR | • Portions of Industrial District  
• Portions of Galleria District / Kingsdale Neighborhood |
| I-2 Same uses as I-1 FAR 1.00 | General Industrial (GI) Max. 1.00 FAR | 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. Max. 1.00 FAR | • Portions of Industrial District  
• Portions of Galleria District / Kingsdale Neighborhood |
| I-5 Same uses as I-2, and building material sales, furniture stores, vehicles sales and services, maintenance and repair services, restaurants, banks, photocopies, and similar uses. FAR 0.70 | Industrial Flex (IF) Max. 1.00 FAR | Provides for an integrated mix of light industrial and commercial and/or office uses such as: commercial, research and development, incubator space, creative or technology based businesses, offices, and hotel. The overall character in this designation is intended to create a creative/tech incubator district with supporting uses. Maximum FAR 1.00. | • Portions of Galleria District / Kingsdale Neighborhood |

## Public, Institutional, & Open Space

<table>
<thead>
<tr>
<th>Current Name and Description</th>
<th>Proposed Designation Name</th>
<th>Proposed Description</th>
<th>Possible Focus Area for Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PUBLIC / INSTITUTIONAL / OPEN SPACE CURRENT</strong></td>
<td><strong>PUBLIC / INSTITUTIONAL / OPEN SPACE PROPOSED</strong></td>
<td></td>
<td></td>
</tr>
<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>
</tr>
<tr>
<td></td>
<td>Public/Utility (UI)</td>
<td>Provides for utility uses including easements with public access for recreation.</td>
<td>• SCE Trail</td>
</tr>
<tr>
<td></td>
<td>Parks and Open Space (OS) FAR 0.25</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 0.25</td>
<td>• Parks and Open Space</td>
</tr>
</tbody>
</table>
Brief Review: Vision & Guiding Principles

Vision

Redondo Beach offers the excitement and opportunity of a large city combined with the charm, beauty, and allure of a coastal locale. We are a vibrant city with an active and diverse beach culture and a high quality of life. Our beaches, waterfront and harbor, access to the ocean and regional parks, and a rich history of cultural and arts activities make our city a destination for residents, visitors, and businesses. Our vision of Redondo Beach is one that is characterized by sustainable growth, a strong sense of community, and a sense of place that is unique and attractive to all who visit or call it home.

Our City is a place where we can work together to create a better future for our community. Our residents and businesses have a vested interest in seeing our City thrive. Our City is a place where we can come together to build a stronger community, one that is diverse and inclusive, where everyone has a voice and a stake in our future.

Our City is a place where we can make a difference. We are committed to protecting our environment and natural resources, and to ensuring that our city is a place where we can all thrive. We are dedicated to creating a community that is livable, walkable, and bikeable, where everyone can get around easily and safely.

Our City is a place where we can grow and prosper. We are dedicated to creating a strong and vibrant economy, one that is diverse and inclusive, where everyone has a chance to succeed. We are committed to creating a community that is competitive and attractive to businesses, and to ensuring that everyone in our City has access to the resources they need to thrive.

Our City is a place where we can celebrate our history and culture. We are proud of our rich history and cultural heritage, and we are committed to preserving and promoting these important aspects of our community. We believe that our City is a unique and special place, one that is full of history and culture, and that this is something we should be proud of.

Our City is a place where we can be proud of our community. We are committed to creating a community that is diverse and inclusive, where everyone has a voice and a stake in our future. We believe that our City is a unique and special place, one that is full of history and culture, and that this is something we should be proud of.
Guiding Principles

- Beliefs about basic considerations that should apply to whatever the City does
- Help tell the story of how the GPAC and staff arrived at recommended changes to the land use map
- Articulate considerations made when GPAC evaluated the tradeoffs of implementing various uses
- Serve as reference points—the overarching rationale—for development of the land use plan and inclusion of specific goals and policies

GUIDING PRINCIPLES

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, transparency, health, vitality and economic prosperity, when making decisions and taking actions.

To enhance our “Community Character and Viability,” Redondo Beach seeks to preserve our beach town character that:
- Is vibrant, diverse, welcoming and energetic
- Preserves our heritage and history
- Seeks to balance the built environment with green spaces
- Promote community cohesiveness and engagement to be inclusive
- Appreciates the natural beauty and improve environmental quality
- Promotes safety and security for its residents and visitors
- Reduces undesirable traffic volume and congestion
- Provides safe, efficient, multimodal transportation that offers alternatives to the car
- Sustains and supports a quality education system for all ages and career paths

To ensure “Economic Prosperity and Sustainability,” that fosters sound fiscal practices, achieves and maintains a high-quality level of services and infrastructure by creating:
- A place to live and a place to work that serves to retain its residents in jobs and promotes a workforce/job balance
- A place for recreation and commerce for residents and visitors alike
- Entrepreneurial spirit that fosters and facilitates downtown business creation and sustainability
- Responsible economic development opportunities that balance the needs of residents and business according to 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 providing:
- Walkable and bike-friendly interconnected neighborhoods
- Maintenance and expansion of parks, trails, and sports facilities
- Safe, efficient neighborhoods that promote walkable recreational and commercial core
- Improved access to open space

Land Use Translation Map
Translation Map

- Working draft
- First effort to translate existing map into updated map reflective of new definitions
- Focus areas previously reviewed by GPAC are shown with new designations and recommended changes
- Areas reviewed tonight have been translated one for one from existing GP, but do not reflect GPAC’s input

Translation Map Detail
Translation Map – specific questions

Southeast Corner of Aviation & Artesia Blvds.

Current GP designation would directly translate to Neighborhood Commercial. Does Commercial Flex better reflect the nature of uses allowed here?
Translation Map – confirm

Shopping Center
SEC Beryl & Prospect

Current GP designation would directly translate to Neighborhood Commercial. Does Commercial Flex better reflect the nature of uses allowed here?
Next Steps

Process to Arrive at a Land Use Plan

- Guiding Principles & Focus Areas
- Evaluation & Analysis of Focus Area Options
- Develop Citywide Land Use Map
- Selection of Land Use Plan to Evaluate in EIR

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

Guidance Workshop #2
- Feedback on Proposed Land Use Plan
- Parks and Recreation
- Artesia and Aviation Corridors

Summarize input/feedback from Public to present to PC/CC

Planning Commission
City Council
Study Sessions
Next Meeting

July 25, 2019
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