City of Redondo Beach
Community Meeting #2
April 7, 2021

General Plan Update:
Recommended Land Use Plan
• Introductions
  • City Staff
  • Consultant Team: PlaceWorks Staff
  • General Plan Advisory Committee (GPAC) Chair

• Virtual Protocols
Purpose of the Workshop

PURPOSE OF THE WORKSHOP

Provide an overview of the recommended changes to the draft land use plan/map, provide opportunities for attendees to ask questions of City Staff about the changes, and describe how participants can provide comments (virtually) on the map via the Social Pinpoint engagement platform.

The meeting presentation will also include:

- A brief introduction and background remarks to include the purpose of a general plan,
- An overview of the process and tasks completed to date, including the general plan draft vision and guiding principles,
- A review of issues and opportunities facing the City in the next twenty years,
- Highlights of recent changes in State Housing Laws that have shaped the recommendations proposed for the draft land use plan/map.
Schedule of Events for this Evening

• Presentation (45-60 min)

• Open House Q & A
  City Staff and Consultant team will take questions via chat over the course of the presentation and provide answers at the end of the meeting

• Virtual Commenting
  Participants may remain in the Workshop to listen to the discussion or may leave when convenient and can review materials and provide comments virtually using a link that will be provided after the presentation
Questions? Enter them in the chat

Please enter your questions in the chat and they will be sent to the meeting panelists who will respond to verbally at the end of the presentation.
Virtual Protocols

GENERAL

• All attendees will be muted during the presentation
• Attendees will not be able to unmute themselves during the question and answer period
• Pose questions in the chat which will be forwarded to our panelists
• Please do not provide comments in the chat; comments will be collected via email or the online mapping portal to be forwarded to Planning Commission and City Council

TECHNICAL ISSUES?

• Email: Lina.Portolese@redondo.org
A Word from the GPAC Chair

- 27-member Advisory Committee
- 5 members from each district; 2 selected at large
- 22 meetings held over past 4 years
- Members have volunteered over 200 hours each
Role of the GPAC

The GPAC “IS”:

• A source of insight on the community, its interests and expectations.
• A source of ideas to achieve a responsible and responsive plan.
• A vehicle for achieving a sampling of community opinions and attitudes.
• A sounding board for ideas and plan proposals presented by city staff and its consultants.
• A vehicle for communication to and from the planning process.

The GPAC “IS NOT”:

• A replacement for either the City Council or Planning Commission.
• A decision-making body, except as it may offer advice and direction to City staff and the consultant team regarding General Plan policy.
• A forum for political position taking.
• A substitute for the public hearing process required by law.
## Who has been involved

<table>
<thead>
<tr>
<th>GPAC MEMBERS</th>
<th>CITY STAFF</th>
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<tbody>
<tr>
<td>Nick Biro, Chair</td>
<td>Brandy Forbes</td>
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<tr>
<td>Phil Sanchez, Vice-Chair</td>
<td>Sean Scully</td>
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<tr>
<td>Bhuvan Bajaj</td>
<td>Lina Portolese</td>
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<tr>
<td>Leslie Chrzan</td>
<td>Antonio Gardea</td>
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<td>Howard Eller</td>
<td>Marianne Gastelum</td>
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<td>Craig Funabashi</td>
<td>Stacy Kinsella</td>
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<tr>
<td>Rob Gaddis</td>
<td>Aaron Jones (ret.)</td>
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<td>Jennifer Glad*</td>
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<td>Jim Hannon</td>
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<td>Kiran Hashmi*</td>
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<td>Sam Kartounian*</td>
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<td>Matt Kilroy</td>
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<td>Sheila Lamb</td>
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<td>Jim Light</td>
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<td>Sue Ludwig</td>
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<td>Tonya McKenzie</td>
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<td>Paul Moses</td>
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<td>Candace Nafissi</td>
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<td>Bob Pinzler</td>
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<td>Paul Samaras</td>
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<td>John Simpson</td>
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<td>Eugene Solomon</td>
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<td>Matt Stodder</td>
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<td>Charlie Szymanski</td>
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<td>Sybilla Turner</td>
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<td>Chris Voisey</td>
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<td>Brad Waller</td>
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*Former Members
State Law & the Land Use Plan: A Moving Target

GPAC

State Law

Land Use Plan
OVERVIEW:

What is a General Plan?
What is a General Plan?

The General Plan represents the community’s view of its future. It is...

- A blueprint for a city evolves over time
- A comprehensive, long-term general plan for the physical development of the county or city
- A guiding document for administrative & legislative functions (policy guidance)
Housing Element has state mandated adoption deadline of October 15, 2021; ahead of all other elements
What is a General Plan?

Required Content...

- Covers all areas and uses within the city
- Plan diagrams (maps)
- Goals – general, abstract
- Policies – action-oriented, represents city commitment
- Implementation Programs – actions carrying out policies
What is a General Plan?

What it is not...

- Zoning

- Development standards (building heights, property setbacks, parking requirements, driveway locations, landscape requirements…)
  - Though, it must establish general standards for housing and non-residential density and quantify development capacity

- Design Guidelines

- A guarantee for project approvals
  - Each project must be reviewed independently on its own merit
  - Address site design, traffic, school fees, etc.
Why Update?

Issues important to the community (as directed by City Council):

- Revisited mixed-use (what it means and where it applies)
- Address open space needs
- Rethink commercial corridors including Artesia Boulevard (AACAP Adopted)
- Legislative Changes
  - Housing
  - Environmental Justice
  - Greenhouse Gas reduction
  - Climate Adaptation
  - Complete Streets (planning for pedestrians, bikes, transit, etc.)
WHERE ARE WE NOW?

Work Completed to Date
Progress to Date

• Drafted General Plan Vision 2040
• Drafted Guiding Principles
  - Community Character & Livability
  - Economic Prosperity & Sustainability
  - Health & Vitality
• Prepared and adopted Artesia Aviation Corridors Area Plan (AACAP)
• Conducted Market Studies
• Prepared and adopted Local Hazard Mitigation Plan
• Outreach (online, community workshops, pop ups, State of City)
• General Plan Advisory Committee Meetings (22 complete of 27 planned)
BRIEF OVERVIEW:

Future Planning Considerations
Future Planning Considerations

- Five main topics or trends rose to top of priority list to address in General Plan:
  - Population Growth
  - Aging population/loss of working-age residents
  - Housing Affordability
  - Changes in the retail environment
  - Availability of Jobs in the City
Future Planning Considerations

3,002
Number of people that it is anticipated the City’s population will naturally grow by over the next 20 years (71,820 persons by 2040)

64
Approximate number of new units needed per year to meet projected population growth over the 20-year timeline of the General Plan (about 1,280 additional housing units)

1.2%
Percentage of homes that are affordable to buy in Redondo Beach for a person making median income ($106,638) assuming a 20% down payment could be made

92.5%
Percent of working residents that leave Redondo Beach for work each day.
Housing Considerations

• Statewide Housing Demands: State law requires every City have the capacity to accommodate housing for persons of all income levels, including affordable/low-income

• Recent State Legislation
  • SB330 (Housing Crisis Act of 2019)
    Prohibits the City from enacting a development policy, standard, or condition that would have the effect of changing the general plan land use designation or zoning of a parcel to:
      o A less intensive use than was allowed on January 1, 2018
      o If any changes that reduce housing capacity in one area of the city are made, concurrent changes to density elsewhere must offset the reduction to ensure there is no net loss in residential capacity citywide compared potential capacity on January 1, 2018

• “No Net Loss” of affordable housing units (SB 166)
Regional Housing Needs Assessment (RHNA)

- Population growth outpacing housing production and availability
- State determines housing needs and divides up by region
- Region determines methodology to assign city with its fair share of housing (Regional Housing Needs Assessment, or RHNA)
# Breakdown of Draft Allocation

<table>
<thead>
<tr>
<th>INCOME LEVEL</th>
<th>ALLOCATION</th>
<th>OTHER REQUIREMENTS</th>
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<tbody>
<tr>
<td>Very Low + Low</td>
<td>1,444 units + 20% buffer = 1,729</td>
<td>Must be 30 du/ac or greater</td>
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<td></td>
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<td>Must be at least a 0.5 ac site</td>
</tr>
<tr>
<td>Moderate + Above Moderate</td>
<td>1,046 units</td>
<td>Can be less than 30 du/ac</td>
</tr>
<tr>
<td>Total</td>
<td>2,775 units</td>
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City has excess capacity for Moderate and above Moderate levels, so focus of HE efforts will be on identifying sites at a minimum of 30 du/ac to accommodate affordable housing (VL & L categories) + 20% SB 166 buffer of Very Low + Low income units.
Housing Element Considerations

What a Housing Element Does:
• Demonstrates a jurisdiction has the capacity to build the number of units identified in RHNA

What a Housing Element Does Not Do:
• Require the City (or anyone else) to build the units
• Force construction or close any business (or churches)
• Require a property owner to sell a property
• Provide funding for housing
• Does not authorize construction of new units (needs separate approval)

Additional information on the Housing Element, including a series of Frequently Asked Questions can be found on the City’s website:
www.redondo.org/PLANredondo
Redondo Beach 2040: 
Recommended Land Use Changes
GPAC Approach to Land Use

BIG IDEAS

• Retain existing residential neighborhoods and principal commercial districts

• Allow for infill development and recycling of uses for compatible development (function and scale)

• Allow for changes of use on selected sites (Focus Areas) versus Citywide to accommodate housing requirements and improve their economic viability

• Allow for modest intensification of key sites that are underutilized or contain marginal uses
Foundation for Recommendations

- Must achieve General Plan Vision
- Identifies areas where mixing of uses is appropriate and specify the mix (residential/retail, commercial/office/hotel, etc.)
- Builds upon opportunities associated with the southerly extension of the Metro Green Line (existing and near South Bay Galleria)
- Must meet State Housing requirements
- Preserves GPAC recommendations to greatest extent possible (the “goal post was moved”)

PLAN redondo BEACH
Recommended Land Definitions

- Renamed, refined and simplified definitions to be more straightforward to administer as part of the GP (commercial & industrial), including allowing for corner commercial uses in residential designations

- Added a new Mixed Use Medium Low (MU-2) definition (allows 35 du/ac; other MU areas have max. 30 du/ac) – PCH Central only

- Added a new Residential Overlay definition
Focus Areas

- 190th (Removed)
- Artesia Boulevard
- Aviation Boulevard
- Tech District
- Galleria District
- PCH North
- PCH Central
- PCH South
- Torrance Boulevard
## Total Acres & Types of Changes

<table>
<thead>
<tr>
<th>Type of Change</th>
<th>Acres Affected</th>
<th>Percent Affected</th>
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<tbody>
<tr>
<td>Land Use Change</td>
<td>266</td>
<td>6.7%</td>
</tr>
<tr>
<td>Administrative Change</td>
<td>10</td>
<td>0.2%</td>
</tr>
<tr>
<td>Definition Change</td>
<td>190</td>
<td>4.8%</td>
</tr>
<tr>
<td>Requires Additional Consideration</td>
<td>5</td>
<td>0.1%</td>
</tr>
<tr>
<td><strong>TOTAL Area Affected</strong></td>
<td><strong>470 ac</strong></td>
<td><strong>11.8%</strong></td>
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### Land Use Change
Areas where the mix of allowed uses changed, as well as areas where the density (du/ac) or intensity (FAR) of uses were intentionally changed. (Ex. Galleria, North Tech District)

### Administrative Change
Areas where the types of uses allowed were changed, as well as areas where the density (du/ac) or intensity (FAR) of uses were changed. These changes are intended to more accurately reflect and preserve current uses that are consistent with the City’s long-term goals, as well as consolidate land use designations on properties with consistent ownership and uses. (Ex. Shopping Ctr next to Beach Cities HD; CN to CF to be reflective of use)

### Definition Change
Revised land use definitions were drafted for nearly all land use categories. In some cases, current designations were combined, and minor changes, like allowing slightly larger non-residential buildings or slightly less intense mixed-use projects resulted from changing the definitions. (Ex. Northrop – FAR increase because of new definitions)

### Areas Under Consideration
Area where there was a considerable amount of debate about the appropriate mix of land uses. Planning Commission and City Council will be asked to make a selection between two options (PCH Central)
How is the Recommended Plan different than our Current Plan?

Compared to the Current General Plan, The Recommended LU Plan:

• Allows more housing primarily in areas that meet the State’s criteria for the Housing Element
• Reduces the amount of housing allowed in most remaining mixed-use areas
• Eliminates mixed use designations on Artesia (except one existing Mixed Use project that will remain) and at PCH and Diamond
OVERVIEW OF FOCUS AREAS:

Recommended Land Use Changes
Recommended Land Use Plan

Total Residential:

**34,508 units**

Total Non-Residential (commercial and industrial):

**15,049,289 sq. ft**
Recommended Land Use Plan

DIFFERENCE FROM CURRENT GP

Residential:

2,004 units

Total Non-Residential (commercial and industrial):

41,035 sq. ft
NEXT STEPS
Timeline of Remaining Tasks

2017-2018
Setting the Framework

GETTING SMART
- Review data & base mapping
- Review existing goals & policies
- Market study & economic trends
- Urban form analysis

DEVELOP GENERAL PLAN
GUIDING PRINCIPLES & VISION
- Community input: GPAC & community survey
  Guiding Principles & Vision

LAND USE PLANNING
- Existing land use validation
- Land use options for focus areas

LOCAL HAZARD MITIGATION PLAN (complete)

2019-2021
GP & EIR Preparation

LAND USE PLANNING
- Explore land use alternatives
- Prepare land use plan
- Statistical assumptions & buildout
- Community land use & policy workshop

Preferred Land Use Plan

DRAFT GENERAL PLAN & EIR
- General Plan preparation: element and policy writing
  - Land Use
  - Parks, Recreation, and Open Space
  - Noise and Safety
- EIR initiation and technical studies

DRAFT HOUSING ELEMENT
Draft General Plan Elements & Initiate EIR

2021-2022
Adoption & Implementation

IMPLEMENTATION PLAN AND FINALIZE GENERAL PLAN
- Implementation Plan
- Zoning consistency

FINALIZE EIR
- Environmental analysis
- Public review
- Response to comments
- Mitigation monitoring / findings

Hearing Draft GP & Final EIR
CITY ADOPTS GP (BALLOT MEASURE)
CERTIFY EIR
COASTAL COMMISSION

POST ADOPTION IMPLEMENTATION
- Prioritize actions/departments responsible
- Obtain funding
Future GPAC Meetings

Five Remaining Meetings:

Policy Review for:
- Land Use Element
- Open Space Element
- Safety Element
- Review of the consolidated plan (all elements compiled into a draft)

Anticipated to be held Summer/Fall 2021

Please visit the project website: www.redondo.org/PLANredondo
Next Steps

April 11, 2021
Midnight
Virtual Comments Due on Map

April 15, 2021
7:00 P.M.
Planning Commission Meeting

April 20, 2021
6:00 P.M.
City Council Meeting

Please visit the project website: www.redondo.org/PLANredondo
Q&A and Providing Comments

Attendees may remain in meeting to listen to responses to questions asked in the chat

TO PROVIDE COMMENTS

• Provide your comments on the map virtually by going to: https://redondobeach.mysocialpinpoint.com/planredondo#
• Or send comments and questions via email to: PLANredondo@redondo.org
• Please do not provide comments in the meeting chat; reserving that area for questions and ask that formal comments be provided in one of the options listed above.

Please visit the project website: www.redondo.org/PLANredondo
THANK YOU!