City of Redondo Beach
Planning Commission
April 15, 2021

General Plan Update:
Recommended Land Use Plan
PURPOSE OF THE MEETING

Provide an overview of the recommended changes to the draft land use plan/map and receive direction on the recommended plan (confirm or recommend changes that will be forwarded to City Council for consideration).

The meeting presentation will 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 that influenced the recommendations in the Recommended Land Use Plan
- Highlights of recent changes in State Housing Laws that have shaped the recommendations proposed for the draft land use plan/map.
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.
A Collective Effort

GPAC MEMBERS
Nick Biro, Chair
Phil Sanchez, Vice-Chair
Bhuvan Bajaj
Leslie Chrzan
Howard Eller
Craig Funabashi
Rob Gaddis
Jennifer Glad*
Jim Hannon
Kiran Hashmi*
Sam Kartounian*
Matt Kilroy
Sheila Lamb
Jim Light
Sue Ludwig
Tonya McKenzie
Paul Moses
Candace Nafissi
Bob Pinzler
Paul Samaras
John Simpson
Eugene Solomon
Matt Stodder
Charlie Szymanski
Sybilla Turner
Chris Voisey
Brad Waller

*Former Members

CITY STAFF
Brandy Forbes
Sean Scully
Lina Portolese
Antonio Gardea
Marianne Gastelum
Stacy Kinsella
Aaron Jones (ret.)
State Law & the Land Use Plan: A Moving Target

GPAC

Land Use Plan

State Law
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
- Legislative Changes
  - Housing
  - Environmental Justice
  - Greenhouse Gas reduction
  - Climate Adaptation
  - Complete Streets (planning for pedestrians, bikes, transit, etc.)
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)
WORKSHOP OVERVIEW

Meeting Date: April 7, 2021
Registrants: 165 participants
Comments: Almost 350 comments received on City’s virtual map

- To view comments: https://redondobeach.mysocialpinpoint.com/planredondo#
- Participants also sent comments and questions via email to: PLANredondo@redondo.org
- Project website: www.redondo.org/PLANredondo
BRIEF REVIEW:

*Future Planning Considerations*
Future Planning Considerations

• In addition to City Council direction, 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.
NEW STATE LAWS AFFECTING HOUSING
GPAC’s Original Recommended LUP Plan (Pre-Housing Law Changes)

- Original Recommended Land Use Plan agreed upon by GPAC (prior to new housing laws) reduced the densities and total units allowed citywide.

- **Option A**: Reduced maximum capacity by ~1,600 units
- **Option B**: Reduced maximum capacity by ~1,800 units
SB 330 - Housing Crisis Act

- State law mandates that Cities cannot go below planned housing capacities that existed as of Jan 1, 2018 (Current General Plan)
- If housing capacity is reduced in one location it must be replaced in another
- GPAC’s Recommended Land Use plan reduced residential densities in some designations and removed the Mixed-Use Designation specific locations

- This resulted in a net loss in housing capacity (compared to General Plan in effect as of Jan 1, 2018)

- City has to address lost housing capacity to meet SB 330 requirements, regardless of RHNA.
- However, if City meets RHNA requirements it effectively addresses SB 330 requirement
SB 166 & AB 72

SB 166 - No Net Loss

- If sites are being developed with fewer total units and/or are not in the income levels assumed in Housing Element
- If a shortfall
  - City must identify replacement sites; or
  - Make more sites available through rezoning within 6 months
- Galleria Example
- State guidance to plan for 20% more units than required by the RHNA
- In comparison, SB 330 addresses under planning for capacity vs SB 166 addresses under development of sites

AB 72 - Increased HCD Enforcement

- HCD may revoke certification and report violations to Attorney General to enforce
HOW RHNA APPLIES IN REDONDO BEACH
What is RHNA?

Regional Housing Needs Assessment

- Population growth outpacing housing production and availability
- Requirement of State housing law
- Process defines projected and existing housing need for all jurisdictions (city or unincorporated county) in California
- State divides up by region
- SCAG (Southern California Association of Governments) determines methodology to assign city with its fair share of housing and allocates how many units affordable to different income levels each City must plan to accommodate
- Every jurisdiction must plan for its RHNA in its Housing Element by ensuring there are enough sites to accommodate their RHNA allocation

City’s RHNA = 2,490 units
**RHNA Requirements**

**What a Housing Element Does:**
- Cities must demonstrate adequate capacity to build the number of units identified in RHNA for various income levels along with presence of appropriate zoning/development standards

**What a Housing Element **Do**es Not Do:**
- Obligate 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](http://www.redondo.org/PLANredondo)
Solving RHNA: Considerations

ONLY SOME SITES QUALIFY FOR RHNA

• Not all sites qualify
• Must have potential for near-term development
  • Vacant and underutilized
  • Trend of recycling or likelihood to transition to a new use within 8-year RHNA cycle
• State law prohibits the concentration of affordable housing in one location; it must be spread throughout City
• State has established a default density that demonstrates what is “Feasible” for lower income – Minimum 30 dwelling units per acre
## Affordability Breakdown of City’s RHNA Allocation

<table>
<thead>
<tr>
<th>Income*</th>
<th>RHNA Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low (&lt;50% AMI)</td>
<td>936</td>
<td>37.6</td>
</tr>
<tr>
<td>&lt;$56,300</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low (50%-80% AMI)</td>
<td>508</td>
<td>20.4</td>
</tr>
<tr>
<td>$56,300 - $90,100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moderate (80%-120% AMI)</td>
<td>490</td>
<td>19.7</td>
</tr>
<tr>
<td>$90,100 - $92,750</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Above Moderate (&gt;120% AMI)</td>
<td>556</td>
<td>22.3</td>
</tr>
<tr>
<td>&gt;/=$92,750</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>2,490</td>
<td>100.0</td>
</tr>
</tbody>
</table>

AMI = Area Median Income

*2020 Income Limits for a family of 4 in Los Angeles County (source: HCD, April 2020)
## Breakdown of Draft Allocation

<table>
<thead>
<tr>
<th>INCOME LEVEL</th>
<th>ALLOCATION</th>
<th>OTHER REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low + Low</td>
<td>1,444 units + 20% buffer</td>
<td>Must be 30 du/ac or greater</td>
</tr>
<tr>
<td></td>
<td>=1,733</td>
<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>2,779 units</td>
<td></td>
</tr>
</tbody>
</table>

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.
### RHNA Strategy (Estimates)

<table>
<thead>
<tr>
<th></th>
<th>Very Low + Low</th>
<th>Moderate + Above Moderate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADUs</strong></td>
<td>153</td>
<td>87</td>
<td>240</td>
</tr>
<tr>
<td><strong>Residential Recycling &amp; Vacant</strong></td>
<td>-</td>
<td>750*</td>
<td>750*</td>
</tr>
<tr>
<td><strong>Galleria (Project)</strong></td>
<td>30</td>
<td>270</td>
<td>300</td>
</tr>
<tr>
<td><strong>Galleria-Kingsdale</strong> (Density 30 du/ac) (less existing units)</td>
<td>-</td>
<td>120</td>
<td>120</td>
</tr>
<tr>
<td><strong>Beach Cities</strong></td>
<td>-</td>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td><strong>PCH South</strong> (Density 30 du/ac)</td>
<td>150</td>
<td>-</td>
<td>150</td>
</tr>
<tr>
<td><strong>PCH Central</strong> (MU &amp; RH)</td>
<td>200</td>
<td>-</td>
<td>200</td>
</tr>
<tr>
<td><strong>Galleria-Industrial Flex Area (w/ Overlay)</strong></td>
<td>400*</td>
<td>-</td>
<td>400*</td>
</tr>
<tr>
<td><strong>Tech District</strong> (w/ Overlay)</td>
<td>950*</td>
<td>-</td>
<td>950*</td>
</tr>
<tr>
<td><strong>190th Industrial</strong> (w/ Overlay)</td>
<td>50</td>
<td>-</td>
<td>50</td>
</tr>
<tr>
<td><strong>Artesia</strong> (No HE sites)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Aviation</strong> (No HE sites)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>PCH North</strong> (No HE sites)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Number of Units Needed</strong></td>
<td><strong>1,733</strong></td>
<td><strong>1,046</strong></td>
<td><strong>2,779</strong></td>
</tr>
</tbody>
</table>

Estimates show maximum units anticipated in each category. Adjustments may be made (including reductions) once Housing Element sites inventory is complete.

Areas where future reductions maybe explored designated with an asterisk.*
Potential Sites:

Sites that are accommodated without land use changes:

- Single Family Vacant (RSF/RSL)
- Residential Recycling (RL/RM)
- Galleria Approved Project
  (Market-rate units that HCD will not permit us to count for lower income)
- Beach Cities Health District Proposed Project
  (Independent living units only)
- ADUs
  (ADUs that HCD will not permit us to count for lower income)

Sites that could be counted with recommended land use change (30 du/ac):

- Kingsdale (Change to RH with density of 30 du/ac)

*Sites are based on preliminary analysis
Potential Low & Very Low Income Sites
(Family incomes up to $90k/yr)

Potential Sites:

*Sites that are accommodated without land use changes:*

- PCH South Mixed-Use (MU-1)
- PCH Central Mixed-Use (MU-2)
- Galleria Approved Project
  (Lower income units included in approved project)
- ADUs
  (ADUs that HCD will allow us to count for lower income)

*Sites that could be counted with recommended land use changes:*

- PCH Central (RH – increase density to 30 du/ac)
- Add Residential Overlays with density range of 30-45 du/ac

*Sites are based on preliminary analysis
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 with 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’s original recommendations to greatest extent possible (the “goal post was moved”)
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; all other MU areas reduced to 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/Kingsdale
- 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>
</tr>
</thead>
<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>
</tr>
</tbody>
</table>

**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/Diamond
Residential-Only Density Examples

Approx. 20 du/ac
Residential-Only Density Examples

35/ac

58/ac
Mixed Use Density Examples

24/ac

24/ac
Mixed Use Density Examples
Residential Overlay / Mixed-Use
Vertical Mixed-Use Large Site Example

33/ac avg
Residential Overlay
Horizontal Mixed-Use Large Site Example

Horizontal Mixed Office/Residential

Residential - 33 units (14% of Proj. Area)
Non-Residential – 300,000 sf (86% of Proj. Area)
OVERVIEW OF FOCUS AREAS:
Recommended Land Use Changes
190th Overlay Area

- Residential Overlay on Industrial Areas along 190th Street
**Kingsdale**
**New information since community workshop**

**RECOMMENDED LUP**
- Current GPAC recommendation – Commercial along Artesia with RH south (30 DU/AC)

**BACKSTORY**
- GPAC originally recommended up to 60 DU/AC if site could qualify as “Affordable” with HCD
- HCD noted it would not qualify this cycle due to required lot consolidation
- To count: City would need to show properties were in process of consolidation
- As a result, Recommended LUP shows parcels at 30 du/ac

**SINCE THE WORKSHOP**
- Property owner for 2.75 acres of this area contacted City confirming acquisition of several parcels proposes MU with 60 du/ac

**LOT CONSOLIDATION**
- Property owner for area outlined below has already consolidated lots & proposes MU with 60 DU/AC. (Site capacity +/- 125 units)
PCH Central South of Ruby

Current GP
162 units (VL + L)

200 units (VL + L)

Opt. B – Change to CN
200 units (VL + L)
Tech District Residential Overlay: Compatibility with Northrop

- **To avoid conflicts** with the operations/security of Northrup Grumman resulting from the addition of residential into adjacent area, **would be addressed by:**
  - Future General Plan policy development
  - Zoning consistency requirements
  - Consultation with Northrup Grumman to define development standards such as:
    - Buffers
    - Identifying specific areas within the “Tech District” that are most compatible for new residential uses
Recommended Land Use Plan

Total Residential:

34,508 units

Total Non-Residential (commercial and industrial):

15,028,696 sq. ft
Recommended Land Use Plan

DIFFERENCE FROM CURRENT GP

Residential:

2,004 units

Total Non-Residential (commercial and industrial):

20,442 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

Upcoming City Council Meetings to Discuss the Recommended Land Use Plan

April 20, 2021
May 4, 2021
May 11, 2021
May 18, 2021 (if needed)

6:00 P.M.

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