

**CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Thursday, July 18, 2024**

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

**ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER.
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,
EMAIL OR eCOMMENT.**

Planning Commission meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41. Live streams and indexed archives of meetings are available via internet. Visit the City's office website at www.Redondo.org/rbtv.

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*Click "In Progress" hyperlink under Video section of meeting

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After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:

Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under

the relevant agenda item. PlanningRedondo@redondo.org

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG

D. APPROVE ORDER OF AGENDA

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

E.1. [RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda](#)

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

F.1. [APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF JULY 18, 2024](#)

G. EXCLUDED CONSENT CALENDAR ITEMS

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

H.1. [RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS](#)

I. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.

J. PUBLIC HEARINGS

J.1. [Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the installation and operation of a wireless telecommunication facility on an existing Southern California Edison Transmission Tower on property located at 2504 Manhattan Beach Boulevard in the Public Right-of-Way \(P-ROW\) zone.](#)

[RECOMMENDATION:](#)

[1. Open the public hearing, administer oath, take testimony from staff, the applicant](#)

and other interested parties, and deliberate;

2. Close the public hearing; and

3. Adopt the attached resolution by title only, waiving further reading;

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY ON AN EXISTING SOUTHERN CALIFORNIA EDISON TRANSMISSION TOWER ON PROPERTY LOCATED AT 2504 MANHATTAN BEACH BOULEVARD IN THE PUBLIC RIGHT-OF-WAY (P-ROW) ZONE (CASE NO. CUP-2024-05).

CONTACT: VICTORIA BANFIELD, ASSOCIATE PLANNER

J.2. PUBLIC HEARING TO INTRODUCE UPDATES TO THE CITY'S GENERAL PLAN LAND USE, OPEN SPACE & CONSERVATION, NOISE, AND SAFETY ELEMENTS

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the public and other interested parties, and deliberate; and

2. Continue the public hearing to August 15, 2024.

CONTACT: SEAN SCULLY, PLANNING MANAGER

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

N. COMMISSION ITEMS AND REFERRALS TO STAFF

O. ADJOURNMENT

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on August 15, 2024, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California via teleconference.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the City Clerk.



Administrative Report

E.1., File # PC24-1227

Meeting Date: 7/18/2024

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda



Administrative Report

F.1., File # PC24-1228

Meeting Date: 7/18/2024

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF JULY 18, 2024



Community Development
Planning Division

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

tel 310 318-0637
fax 310 372-8021

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body	Planning Commission
Posting Type	Regular Meeting Agenda
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ Bulletin Board Adjacent to Council Chambers ✓ City Clerk's Office, Door 1
Meeting Date & Time	Thursday, July 18, 2024 6:30 p.m.

As Community Development Director of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Marc Wiener, Community Development Director

Date: July 11, 2024



Administrative Report

H.1., File # PC24-1229

Meeting Date: 7/18/2024

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



Administrative Report

J.1., File # PC24-1226

Meeting Date: 7/18/2024

To: PLANNING COMMISSION

From: VICTORIA BANFIELD, ASSOCIATE PLANNER

TITLE

Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the installation and operation of a wireless telecommunication facility on an existing Southern California Edison Transmission Tower on property located at 2504 Manhattan Beach Boulevard in the Public Right-of-Way (P-ROW) zone.

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Adopt the attached resolution by title only, waiving further reading:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY ON AN EXISTING SOUTHERN CALIFORNIA EDISON TRANSMISSION TOWER ON PROPERTY LOCATED AT 2504 MANHATTAN BEACH BOULEVARD IN THE PUBLIC RIGHT-OF-WAY (P-ROW) ZONE (CASE NO. CUP-2024-05).

EXECUTIVE SUMMARY

The applicant is requesting approval of a Conditional Use Permit to allow the installation and operation of a wireless telecommunication facility on an existing Southern California Edison (SCE) Transmission Tower located in an SCE easement between Manhattan Beach Boulevard and Beland Boulevard. Per RBMC §10-2.1110 and §10-2.1614, new public utility facilities require approval of a Conditional Use Permit.

The proposed unmanned wireless telecommunications facility includes nine antennas arranged into three sectors, with six radio receiving units (RRU's), two per sector, to be mounted at a maximum height of 65 feet on an existing SCE Transmission Tower (painted to match the Tower), with associate equipment located within an 11'-6" tall, 215 square-foot CMU wall equipment enclosure with terracotta tile roof located within the footprint base of the Tower. The equipment structure will be painted to match the existing equipment structure under the adjacent SCE Tower, which is used by a separate wireless telecommunications carrier.

Attached to this Administrative Report are the proposed plans which provide details of the project and photo-simulations which present a visualization of the proposed wireless telecommunications facility before and after its installation.

BACKGROUND

Existing Site, Surroundings, Zoning, and Project Description

The subject property is owned by Southern California Edison (SCE) and located on the south side of the 2500 block of Manhattan Beach Boulevard between Dow Avenue and Gibson Place and extends south to Beland Boulevard. The area of the property is approximately 238,822 square feet (120' width by 1,990'-2" length) (APN 4151-012-800 and 4151-013-800). The subject property contains seven large SCE Transmission Towers with power lines and a wholesale nursery (not open to the public). The subject property is located in the Public Right-of-Way (P-ROW) zone.

Immediately adjacent to the subject property on the east and the west are Single-Family Residential (R-1) zoned properties. To the south of the subject property, across Beland Boulevard, is a continuation of the SCE easement which is developed with Dale Page Park and is zoned Public Right-of-Way (P-ROW). To the north of the subject property, across Manhattan Beach Boulevard, is also a continuation of the SCE easement in the Public Right-of-Way (P-ROW) zone, which contains two large SCE Towers and a nursery.

The subject site is developed with seven large SCE Transmission Towers with power lines, three at the southern end of the property, near Beland Boulevard, three in the middle of the property, near 160th Street, and one at the northern end of the property, near Manhattan Beach Boulevard. Currently, four of the existing towers contain wireless telecommunication facilities, two at the southern end of the property, and two in the middle of the property. The two towers at the southern end of the property each contain a small equipment building with associated equipment for the wireless telecommunication facilities within the footprint of the towers. The proposed new wireless telecommunication facility would be installed on the third tower at the southern end of the property, near Beland Boulevard, and would include the addition of a third equipment building within the footprint of the tower, constructed with the same materials and colors as the two existing equipment buildings.

The subject wireless telecommunication facility includes nine antennas, which are 6 feet tall, arranged into three sectors on the SCE Transmission tower. One sector will be mounted at a height of 41 feet from the ground to the top of the antennae. The other two sectors will be mounted at a height of 65 feet from the ground to the top of the antennae. The tower is located approximately 205 feet from the property line adjacent to Beland Boulevard, 11 feet 6 inches from the eastern property line, 80 feet 6 inches from the western property line, and 1,732 feet from the northern property line.

This facility would increase Verizon wireless coverage in the residential and commercial areas surrounding the proposed facility. Verizon seeks to establish and maintain infrastructure necessary to offer high quality seamless wireless communication service coverage to residents, businesses, visitors, and public safety agencies in the City of Redondo Beach.

ANALYSIS

As noted, the subject property is zoned P-ROW. The development standards for the P-ROW zone are as follows:

- (1) Floor Area Ratio: The FAR of all buildings on a lot shall not exceed 0.1.
 - *The project proposes an approximate 215 square foot equipment enclosure in addition to the existing two equipment enclosures, which are each 81 square feet, for a total floor area of 377 square feet, or 0.0015 FAR.*
- (2) Building Height: No building or structure shall exceed a height of 15 feet.
 - *The existing SCE Transmission Tower is legal nonconforming. Pursuant to the City's legal nonconforming structures provisions structural alterations are permitted provided they do not increase the degree of nonconformity. The proposed antenna does not increase the height of the existing Transmission Tower. The associated equipment enclosure is approximately 11 feet 6 inches tall, which complies with the stated height limits in this zone.*
- (3) Stories: No building shall exceed one story.
 - *The associated equipment enclosure is only one story.*
- (4) Setbacks: Minimum setback of 20 feet from any property line abutting a street and 5 feet from any property line not abutting a street.
 - *The proposed project complies with all setback requirements.*
- (5) Parking regulations: Since the facility is unattended and there is no proposed building which allows occupancy, there is no parking requirement.
 - *Although there is no parking required there will be occasional maintenance, therefore there will be one space provided adjacent to the enclosure. The maintenance parking space will be gravel. Access to the facility will be taken from Beland Boulevard via a private dirt and gravel access drive.*

Pursuant to RBMC Sections 10-2.1110 (Land use regulation for P-ROW zone) of the Redondo Beach Municipal Code, the proposed unattended wireless telecommunications facility is classified as a "public utility" and is permitted within the Public Right-of-Way (P-ROW) zone with the issuance of a conditional use permit. Additionally, a use classified as a "public utility" is also subject to RBMC

Section 10-2.1614 (Public utility facilities) which also requires the issuance of the conditional use permit in order to allow this facility.

Per RBMC Section 10-2.1614, an application for a Conditional Use Permit for a public utility facility shall be subject to the following criteria:

- (1) The site for the proposed construction, reconstruction, erection, alteration, or placement shall be of adequate size and shape to accommodate the proposed use, yards, courts, walls, fences, and landscaping buffers, parking, and other required features.
 - *The subject property is approximately 238,822 square feet in size. The proposed wireless facilities are either attached to or directly underneath an existing SCE Transmission Tower.*
 - *The proposed facilities are located approximately 205 feet from the property line adjacent to Beland Boulevard, 11 feet 6 inches from the eastern property line, 80 feet 6 inches from the western property line, and 1,732 feet from the northern property line. The proposed antenna are also mounted at a height of 41 feet and 65 feet from the ground to the top of the antennae which further reduces their visual impacts and increases their buffer/setback. All ground equipment will be located within a CMU structure under the tower.*
 - *One (1) parking stall on gravel adjacent to the base of the subject Transmission Tower is provided. Parking will only be necessary for occasional maintenance.*
 - *The subject property is adequate in size and shape for the proposed use and all required yards, walls, parking, and other required features.*
- (2) Adequate street access shall be provided to carry the quantity and kind of traffic generated by the proposed use and designed to provide adequate ingress and egress for firefighting equipment or other safety equipment.
 - *The proposed WTF has adequate access from Beland Lane and, if necessary, from Manhattan Beach Boulevard. Only maintenance trips are anticipated for this use. The existing driveway apron at Beland Lane provides the required ingress/egress for firefighting equipment as necessary.*
- (3) The proposed use shall have no adverse effect upon any abutting property, the neighborhood, or the City, and the proposed use shall protect the public health, safety, convenience, interest, and general welfare. In order to insure this provision and to comply with the purposes and intent of this chapter and the General Plan, any development standards or conditions may be imposed to create orderly and proper uses, as determined by the Planning Commission/Harbor Commission or City Council.
 - *The proposed antenna, equipment, and cables will be flush mounted to the Transmission Tower and painted to match. Additionally, the associated ground equipment will be screened from view by an enclosure constructed of CMU block (painted tan) with a terracotta tile roof to match the existing equipment enclosures on*

site. The use is designed and conditioned to reduce overall visual impacts and to be consistent and compatible with the existing "utility" tower. Additionally, the proposed wireless telecommunication facility as located has significant setbacks from and height above adjacent properties and streets to further reduce its visibility.

- The proposed wireless telecommunication facility will serve to enhance the Verizon wireless communication network that supports public safety communications, business commercial enterprises, and personal communications to enhance the public's health, safety, and welfare.*
- As designed and located the proposed wireless telecommunication facility will have no adverse impacts on surrounding properties.*

(4) The applicant may be required, as a condition of approval, to dedicate land for street or park purposes where indicated on the General Plan and to restrict areas perpetually as open space for common use by appropriate covenants.

- There are no provisions/policies/regulations/ordinances for land dedications for either street or park purposes in the General Plan or Zoning Ordinance for the development of wireless telecommunications facilities.*

(5) A time limit for development may be imposed as provided in subsection (j) of Section 10-2.2506 (Conditional Use Permits).

- The Conditional Use Permit approval shall become null and void unless vested within 36 months after the date of the public hearing at which the vote was taken.*

In addition to the criteria noted above specifically for "public utilities", the Planning Commission must consider the Conditional Use Permit criteria per RBMC Section 10-2.2506. The criteria for approval of a Condition Use Permit are very similar to the criteria required for "public utilities". The Planning Commission must make the following findings in the affirmative per RBMC Section 10-2.2506:

(1) The site for the proposed use shall be in conformity with the General Plan, and when located within the Artesia and Aviation Corridors Area Plan area shall be consistent with the intent of the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.

- As mentioned above under Criteria (1) of RBMC Section 10-2.1614, the proposed project complies with the criteria.*

(2) The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.

- As mentioned above under Criteria (2) of RBMC Section 10-2.1614, the proposed project complies with the criteria.*

- (3) The proposed use shall have no adverse effect on abutting property or the permitted use thereof.
- *As mentioned above under Criteria (3) of RBMC Section 10-2.1614, the proposed project complies with the criteria.*
- (4) The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:
- a. Additional setbacks, open spaces, and buffers;
 - *The existing setbacks of the SCE Transmission Tower complies with and exceeds applicable RBMC development standards, which requires a 20-foot front and rear setback, and 5-foot side setbacks.*
 - b. Provision of fences and walls;
 - *Not applicable. Perimeter walls exist between the subject property and adjacent residential uses.*
 - c. Street dedications and improvements, including service roads and alleys;
 - *The project does not trigger street dedications. Any improvements along the frontage of the subject property on Beland Boulevard are subject to approval by the Public Works Department.*
 - d. The control of vehicular ingress, egress, and circulation;
 - *The existing driveway access on Beland Boulevard for maintenance activity complies with Zoning Ordinance and Public Works standards.*
 - e. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
 - *Not applicable. Signage is not proposed other than required FCC required safety signage.*
 - f. Provision of landscaping and the maintenance thereof;
 - *Not applicable. Landscaping is not proposed. An existing plant nursery exists on the site.*
 - g. The regulation of noise, vibration, odor and the like;
 - *The wireless telecommunication facility is in compliance with the FCC radio frequency exposure limits and adverse impacts upon the public health, safety, and welfare, is not anticipated nor regulated at the local level.*
 - h. Requirements for off-street loading facilities;
 - *One (1) parking stall on gravel adjacent to the base of the subject Transmission Tower is provided. Parking will only be necessary for occasional maintenance.*
 - i. A time period within which the proposed use shall be developed;
 - *The proposed project will comply with required building plan check requirements, construction hours, and inspections schedules. The Conditional Use Permit approval shall become null and void unless vested within 36 months after the date of the public hearing at which the vote was taken.*
 - j. Hours of permitted operation and similar restrictions;
 - *Not applicable. The site will be unattended except for occasional*

maintenance.

- k. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
 - *Not applicable. No billboards are located on this subject property.*
- l. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter, the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and the General Plan.
 - *The conditions of approval result in a project that is in conformity with the intentions and purposes of the applicable provisions of the City's Zoning Ordinance and the General Plan.*

As previously noted the site is adequate in terms of size and is appropriate for the installation of the proposed equipment, given that the unattended telecommunications facility will not change the main use of the structure, which is a SCE Transmission Tower. The site is directly accessible from Beland Boulevard and access to the proposed equipment is from an existing driveway. The installation will not have an adverse impact upon the public health, safety, convenience, interest and general welfare because the location of the equipment is not accessible to the public and does not interfere with the ongoing use of the Transmission Tower. With the improvement of an existing wireless network within the City the public health, safety, convenience, interest and general welfare will be better served and supported.

Based on a review of the plans by the Planning Division, approval of the project is recommended.

ENVIRONMENTAL STATUS

Pursuant to the California Environmental Quality Act (CEQA), Sections 15301 and 15303 of the CEQA Guidelines, the proposed project is categorically exempt from the preparation of environmental analyses. Class 1 exempts installation of small new equipment where minor exterior modifications are made and includes alterations involving publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services. Class 3 exempts construction of new, small facilities that include but are not limited to electrical and other utility extensions and accessory (appurtenant) structures. The proposed project consists of the attachment of antenna to an existing SCE Transmission Tower with the antenna to be flush mounted and painted to match the transmission tower. The associated equipment will be located beneath the tower and screened from view in a small CMU structure with a terracotta tile roof.

CONCLUSION

Staff recommends that the Planning Commission approve the Exemption Declaration and grant the Conditional Use Permit subject to the findings and conditions contained within the attached draft

resolution.

Prepared by:

Approved by:

Victoria Banfield

Associate Planner

Sean Scully

Planning Manager

ATTACHMENTS

1. 2504 Manhattan Beach Boulevard - Exemption Declaration
2. 2504 Manhattan Beach Boulevard - Draft Resolution
3. 2504 Manhattan Beach Boulevard - CUP Application
4. 2504 Manhattan Beach Boulevard - Plans
5. 2504 Manhattan Beach Boulevard - Photo-simulations
6. 2504 Manhattan Beach Boulevard - Coverage Maps
7. 2504 Manhattan Beach Boulevard - Radio Frequency Report



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: July 18, 2024

PROJECT ADDRESS: 2504 Manhattan Beach Boulevard, within the Southern California Edison Right-of-Way between Manhattan Beach Boulevard and Beland Boulevard (APN No. 4151-012-800), Redondo Beach.

PROPOSED PROJECT: Consideration of an Exemption Declaration and Conditional Use Permit to allow the installation and operation of a wireless telecommunication facility on an existing Southern California Edison Transmission Tower on property located in the Public Right-of-Way (P-ROW) zone.

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

Sections 15301 and 15303 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which state, in part, that: Leasing and minor alteration of existing private structures involving negligible or no expansion of the existing use; and Installation of small new equipment in small structures where only minor exterior modifications are made, respectively, are considered projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Examples include interior and exterior alterations involving such things as interior partitions and electrical conveyances. The key

consideration is whether the project involves negligible or no expansion of use.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to electrical and other utility extensions and accessory (appurtenant) structures.

The proposed project consists of the installation, operation and maintenance of an unmanned wireless telecommunications facility inclusive of nine antennas arranged into three sectors, with six radio receiving units (RRU's) two per sector, to be mounted at a maximum height of 65 feet on an existing Southern California Edison Transmission Tower (painted to match the Tower), with associate equipment located within an 11'-6" tall, 215 square-foot CMU wall equipment enclosure (tan) with terracotta tile roof (matching existing adjacent structure) located within the footprint base of the Tower.

The subject site is located within the Public Right-of-Way (P-ROW) zone and is not located within an area designated as an environmental resource of hazardous or critical concern, nor within an officially designated, State scenic highway, nor within a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code, nor within a designated historic district. The project is not a successive project in the same place that may have a cumulative impact over time nor will the project have a significant effect on the environment due to unusual circumstances.

Victoria Banfield

Victoria Banfield
Associate Planner

RESOLUTION NO. 2024-07-PCR-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY ON AN EXISTING SOUTHERN CALIFORNIA EDISON TRANSMISSION TOWER ON PROPERTY LOCATED AT 2504 MANHATTAN BEACH BOULEVARD IN THE PUBLIC RIGHT-OF-WAY (P-ROW) ZONE (CASE NO. CUP-2024-05).

WHEREAS, an application was filed on behalf of the owner of property located at 2504 Manhattan Beach Boulevard for consideration of an Exemption Declaration and Conditional Use Permit to allow the installation and operation of a wireless telecommunication facility on property located within the Public Right-of-Way (P-ROW) zone; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to State law and local ordinance by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 18th day of July, 2024 with respect thereto.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND:

1. In accordance with Section 10-2.1110 of the Redondo Beach Municipal Code, the proposed wireless telecommunications facilities (Public Utility/Antennae for Public Communication), is a conditionally permitted use within the Public Right-of-Way (P-ROW) zone and subject to additional regulations pursuant to Redondo Beach Municipal Code Section 10-2.1614 Public Utility Facilities.
2. In accordance with Section 10-2.1614(b) of the Redondo Beach Municipal Code, approval of the Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
 - a. The site for the proposed construction, reconstruction, erection, alteration, or placement shall be of adequate size and shape to accommodate the proposed use, yards, courts, walls, fences, and landscaping buffers, parking, and other required features.

- i. *The subject property is approximately 238,822 square feet in size. The proposed wireless facilities are either attached to or directly underneath an existing SCE Transmission Tower.*
 - ii. *The proposed facilities are located approximately 205 feet from the property line adjacent to Beland Boulevard, 11 feet 6 inches from the eastern property line, 80 feet 6 inches from the western property line, and 1,732 feet from the northern property line. The proposed antenna are also mounted at a height of 41 feet and 65 feet from the ground to the top of the antennae which further reduces their visual impacts and increases their buffer/setback. All ground equipment will be located within a CMU structure under the tower.*
 - iii. *One (1) parking stall on gravel adjacent to the base of the subject Transmission Tower is provided. Parking will only be necessary for occasional maintenance.*
 - iv. *The subject property is adequate in size and shape for the proposed use and all required yards, walls, parking, and other required features.*
- b. Adequate street access shall be provided to carry the quantity and kind of traffic generated by the proposed use and designed to provide adequate ingress and egress for firefighting equipment or other safety equipment.
 - i. *The proposed WTF has adequate access from Beland Lane and, if necessary, from Manhattan Beach Boulevard. Only maintenance trips are anticipated for this use. The existing driveway apron at Beland Lane provides the required ingress/egress for firefighting equipment as necessary.*
- c. The proposed use shall have no adverse effect upon any abutting property, the neighborhood, or the City, and the proposed use shall protect the public health, safety, convenience, interest, and general welfare. In order to insure this provision and to comply with the purposes and intent of this chapter and the General Plan, any development standards or conditions may be imposed to create orderly and proper uses, as determined by the Planning Commission/Harbor Commission or City Council.
 - i. *The proposed antenna, equipment, and cables will be flush mounted to the Transmission Tower and painted to match. Additionally, the associated ground equipment will be screened from view by an enclosure constructed of CMU block (painted tan) with a terracotta tile roof to match the existing equipment enclosures on site. The use is designed and conditioned to reduce overall visual impacts and to be consistent and compatible with the existing "utility" tower. Additionally, the proposed wireless telecommunication facility*

- as located has significant setbacks from and height above adjacent properties and streets to further reduce its visibility.*
- ii. The proposed wireless telecommunication facility will serve to enhance the Verizon wireless communication network that supports public safety communications, business commercial enterprises, and personal communications to enhance the public's health, safety, and welfare.*
 - iii. As designed and located the proposed wireless telecommunication facility will have no adverse impacts on surrounding properties.*
- d. The applicant may be required, as a condition of approval, to dedicate land for street or park purposes where indicated on the General Plan and to restrict areas perpetually as open space for common use by appropriate covenants.
 - i. There are no provisions/policies/regulations/ordinances for land dedications for either street or park purposes in the General Plan or Zoning Ordinance for the development of wireless telecommunications facilities.*
 - e. A time limit for development may be imposed as provided in subsection (j) of Section 10-2.2506 (Conditional Use Permits).
 - i. The Conditional Use Permit approval shall become null and void unless vested within 36 months after the date of the public hearing at which the vote was taken.*
3. In accordance with Section 10-2.2506(b) of the Redondo Beach Municipal Code, approval of the Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
- a. The site for the proposed use shall be in conformity with the General Plan, and when located within the Artesia and Aviation Corridors Area Plan area shall be consistent with the intent of the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.
 - i. The subject property is approximately 238,822 square feet in size. The proposed wireless facilities are either attached to or directly underneath an existing SCE Transmission Tower.*
 - ii. The proposed facilities are located approximately 205 feet from the property line adjacent to Beland Boulevard, 11 feet 6 inches from the eastern property line, 80 feet 6 inches from the western property line, and 1,732 feet from the northern property line. The proposed antenna are also mounted at a*

height of 41 feet and 65 feet from the ground to the top of the antennae which further reduces their visual impacts and increases their buffer/setback. All ground equipment will be located within a CMU structure under the tower.

- iii. One (1) parking stall on gravel adjacent to the base of the subject Transmission Tower is provided. Parking will only be necessary for occasional maintenance.*
- iv. The subject property is adequate in size and shape for the proposed use and all required yards, walls, parking, and other required features.*

- b. The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.

- i. The proposed WTF has adequate access from Beland Lane and, if necessary, from Manhattan Beach Boulevard. Only maintenance trips are anticipated for this use. The existing driveway apron at Beland Lane provides the required ingress/egress for firefighting equipment as necessary.*

- c. The proposed use shall have no adverse effect on abutting property or the permitted use thereof.

- i. The proposed antenna, equipment, and cables will be flush mounted to the Transmission Tower and painted to match. Additionally, the associated ground equipment will be screened from view by an enclosure constructed of CMU block (painted tan) with a terracotta tile roof to match the existing equipment enclosures on site. The use is designed and conditioned to reduce overall visual impacts and to be consistent and compatible with the existing "utility" tower. Additionally, the proposed wireless telecommunication facility as located has significant setbacks from and height above adjacent properties and streets to further reduce its visibility.*
- ii. The proposed wireless telecommunication facility will serve to enhance the Verizon wireless communication network that supports public safety communications, business commercial enterprises, and personal communications to enhance the public's health, safety, and welfare.*
- iii. As designed and located the proposed wireless telecommunication facility will have no adverse impacts on surrounding properties.*

- d. The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:

- i. Additional setbacks, open spaces, and buffers;
The existing setbacks of the SCE Transmission Tower complies with and exceeds applicable RBMC development standards, which requires a 20-foot front and rear setback, and 5-foot side setbacks.
- ii. Provision of fences and walls;
Not applicable. Perimeter walls exist between the subject property and adjacent residential uses.
- iii. Street dedications and improvements, including service roads and alleys;
The project does not trigger street dedications. Any improvements along the frontage of the subject property on Beland Boulevard are subject to approval by the Public Works Department.
- iv. The control of vehicular ingress, egress, and circulation;
The existing driveway access on Beland Boulevard for maintenance activity complies with Zoning Ordinance and Public Works standards.
- v. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
Not applicable. Signage is not proposed other than required FCC required safety signage.
- vi. Provision of landscaping and the maintenance thereof;
Not applicable. Landscaping is not proposed. An existing plant nursery exists on the site.
- vii. The regulation of noise, vibration, odor and the like;
The wireless telecommunication facility is in compliance with the FCC radio frequency exposure limits and adverse impacts upon the public health, safety, and welfare, is not anticipated nor regulated at the local level.
- viii. Requirements for off-street loading facilities;
One (1) parking stall on gravel adjacent to the base of the subject Transmission Tower is provided. Parking will only be necessary for occasional maintenance.
- ix. A time period within which the proposed use shall be developed;
The proposed project will comply with required building plan check requirements, construction hours, and inspections schedules. The Conditional Use Permit approval shall become null and void unless vested within 36 months after the date of the public hearing at which the vote was taken.
- x. Hours of permitted operation and similar restrictions;
Not applicable. The site will be unattended except for occasional maintenance.

- xi. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
Not applicable. No billboards are located on this subject property.
 - xii. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter, the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and the General Plan.
The conditions of approval result in a project that is in conformity with the intentions and purposes of the applicable provisions of the City's Zoning Ordinance and the General Plan.
4. The plans, specifications, and drawings submitted with the application have been reviewed by the Planning Commission.
5. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Sections 15301 and 15303 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Class 1 exempts installation of small new equipment where minor exterior modifications are made and includes alterations involving publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services. Class 3 exempts construction of new, small facilities that include but are not limited to electrical and other utility extensions and accessory (appurtenant) structures. The proposed project consists of the attachment of antenna to an existing SCE Transmission Tower with the antenna to be flush mounted and painted to match the transmission tower. The associated equipment will be located beneath the tower and screened from view in a small CMU structure with a terracotta tile roof.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Based on the above findings, the Planning Commission does hereby approve the California Environmental Quality Act Exemption Declaration and grant the Conditional Use Permit pursuant to the plans, specifications, drawings, and application considered by the Planning Commission at its meeting of the 18th day of July, 2024.

SECTION 2. The Conditional Use Permit shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is for the operation of an unattended wireless telecommunications facility flush mounted upon an existing structure (SCE

Transmission Tower) and painted to match the tower, with associated equipment located within a CMU block wall enclosure painted tan with a terracotta tile roof, as represented on the plans reviewed and approved by the Planning Commission at its meeting of July 18, 2024. The installation of the facility shall substantially conform to the approved plans, specifications, and these conditions.

2. The Planning Division shall be authorized to approve minor changes.
3. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
4. The Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.
5. The exterior finishes of the mounts, antenna, and cables shall match the color and texture of the existing tower, subject to final inspection by the Planning Division.
6. The installation shall comply with all applicable codes and regulations implemented by the Building Department and other agencies with jurisdiction over the facility.
7. Building permits shall be obtained from the Building Department for the proposed equipment enclosure and electrical work prior to commencement of construction.
8. Provide an erosion and sediment control plan and construction BMP's on the site plan or grading plan submitted for building permit.
9. Any work in the public right-of-way shall require issuance of a permit from the Public Works Engineering Division prior to commencement of construction.
10. All utility meter boxes/poles shall have a minimum 5-foot clearance from the existing ADA curb ramp.
11. Upon cessation of the use and operation of the telecommunications facility, all equipment, including, but not limited to the tower mounted mounts, antennas, and cables as well as the equipment shelter on grade shall be immediately removed from the property.
12. The operator shall provide for the sharing of the antenna structure for use by potential future applicants where it is technically feasible and where this

will reduce adverse visual impacts resulting from separate structures and/or groupings of antennas.

13. The applicant shall provide the Fire Department with a report regarding the storage of batteries, and any other hazardous materials on the premises, prior to issuance of a building permit for the installation.
14. In the event of any damage to the City's right-of-way, sidewalks, driveway aprons, landscaping, or any other City owned facilities on the subject property as a result of the construction, operation, maintenance, and future removal of the subject facilities by the owner/operator, the owner/operator is liable and responsible for required repairs as determined by the City.
15. Verizon Wireless shall install and at all times maintain in good condition an "RF Notice" and "Network Operations Center Information" sign at the access point(s) to the equipment enclosure and tower that supports the antennae. Verizon Wireless shall place the signs required under this condition so that a person may clearly see and understand the sign as he or she approaches the facilities and the tower along the pathway.
16. Verizon Wireless shall ensure that all signs comply with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol, and content conventions. All such signage shall at all times provide a working local or toll-free number to its network operations center, and such telephone number shall be able to reach a live person who can exert transmitter power-down control over this site as required by FCC.

SECTION 3. The approved Conditional Use Permit shall become null and void if not vested within 36 months after the Planning Commission's approval.

SECTION 4. Prior to seeking judicial review of this Resolution, the applicant is required to appeal to the City Council. The applicant has ten (10) days from the date of adoption of this Resolution in which to file an appeal.

FINALLY RESOLVED, that the Planning Commission forward a copy of this Resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED, AND ADOPTED this 18th day of July, 2024.

Chair
Planning Commission
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Sean Scully, Planning Manager of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2024-07-PCR-05 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 18th day of July 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sean Scully
Planning Manager

APPROVED AS TO FORM:

City Attorney's Office

CITY OF REDONDO BEACH
PLANNING DIVISION

APPLICATION NO.

DATE REVIEWED:

APPLICATION FOR CONDITIONAL USE PERMIT

Application is hereby made to the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 or Section 10-5.2506 of Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION		
	STREET ADDRESS OF PROPERTY: 2504 MANHATTAN BEACH BOULEVARD, REDONDO BEACH, CALIFORNIA 90278		
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: BLOCK: TRACT:		ZONING: P-ROW
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE) SITE SIZE (SQ. FT.): GROSS FLOOR AREA (SQ. FT.) FLOOR AREA RATIO:		
	RECORDED OWNER'S NAME: SOUTHERN CALIFORNIA EDISON MAILING ADDRESS: 2 INNOVATIVE WAY 1ST FLOOR, POMONA, CALIFORNIA 91768 TELEPHONE: (626) 695-5888		AUTHORIZED AGENT'S NAME & EMAIL: SPECTRUM SERVICES / victor.flores@spectrumse.com MAILING ADDRESS: 4850 W. Oquendo Rd. Las Vegas, NV 89118 TELEPHONE: 562-786-0531
	APPLICANT'S NAME: VERIZON WIRELESS MAILING ADDRESS: 15505 Sand Canyon Ave. Building C, Irvine, CA 92618 TELEPHONE: 949 431 1530		PROJECT ARCHITECT/FIRM/PRINCIPAL: Spectrum Services MAILING ADDRESS: 4850 W. Oquendo Rd., Las Vegas, NV 89118 TELEPHONE: (949) 690-7975 LICENSE NO.
B	REQUEST		
	The applicant requests a Conditional Use Permit to use the above described property for the following purposes: APPROVAL OF A NEW VERIZON UNMANNED FACILITY ON AN EXISTING SCE LATTICE TOWER WITH THE FOLLOWING SCOPE OF WORK: · INSTALLATION OF A ~218 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY · INSTALLATION OF (9) VERIZON WIRELESS PANEL ANTENNAS AT A 62'-0" & 38'-0" CENTERLINES MOUNTED TO EXISTING 156'-0" SCE TRANSMISSION TOWER · INSTALLATION OF A VERIZON WIRELESS PARABOLIC ANTENNA · INSTALLATION OF (6) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs) · INSTALLATION OF (3) VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES (RAYCAP) · INSTALLATION OF (4) VERIZON WIRELESS MACRO CELL EQUIPMENT CABINETS ON A CONCRETE PAD · INSTALLATION OF A VERIZON WIRELESS GPS ANTENNA · INSTALLATION OF A VERIZON WIRELESS 8' BLOCK WALL WITH CHAIN LINK SECURITY · INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE · INSTALLATION OF (3) VERIZON WIRELESS HYBRIFLEX CABLES · NEW FIBER CONDUIT RUN TO CABINETS · INSTALLATION OF (1) STEP-DOWN TRANSFORMER · NEW DEDICATED ELECTRICAL SERVICE TO METER		

C **SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.

1. Describe existing site improvements and their present use. If vacant, please specify.

SCE utility right of way. There is an existing wireless facility and base station on the adjacent SCE lattice structure. There is also plant nursery on the the property.

2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)

The site conforms with the development stands of the Zoning Ordinance as it is being proposed on an existing SCE lattice tower (structure). Since a new tower is not being proposed, setbacks requirements are not applicable. The unmanned wireless facility does not require any parking and it is not taking any parking spaces. Landscaping requirements are not required at this location. SCE has confirmed that their lattice tower is able to accommodate the proposed use.

3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.

The site will be accessible for maintenance purposes from Beland Blvd to the south and Manhattan Beach Blvd to the north.

	4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood. There will be no impact. The site is being proposed on an existing SCE utility corridor on an existing SCE lattice tower. The project will be similar in design to the already existing wireless facility on the same portion of the parcel.
	5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan. The proposed site will be consistent with the General Plan as it does not interfere with the existing elements. The new wireless facility will improve community safety as it will provide much needed reliable Internet and cellular connectivity in case of an emergency. Additionally, with people relying on their phones to navigate, the additional coverage will help people utilize public transportation more effectively.

D	It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.				
	NAME	ADDRESS	LOT	BLOCK	TRACT

OWNER'S AFFIDAVIT

Project address: 2504 MANHATTAN BEACH BOULEVARD, REDONDO BEACH, CALIFORNIA 90278 (Verizon Voorhees)

Project description: New Wireless Cell site installation

Brian P. Ryan, Princ Mgr, Wireless,
I (We) Southern California Edison, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): Brian P. Ryan

Address: 2 Innovation Way, 1st Floor
Pomona, CA 91768

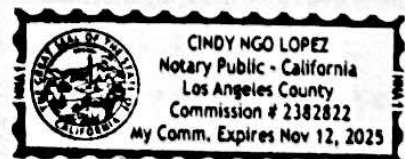
Phone No. (Res.) _____
(Bus.) _____

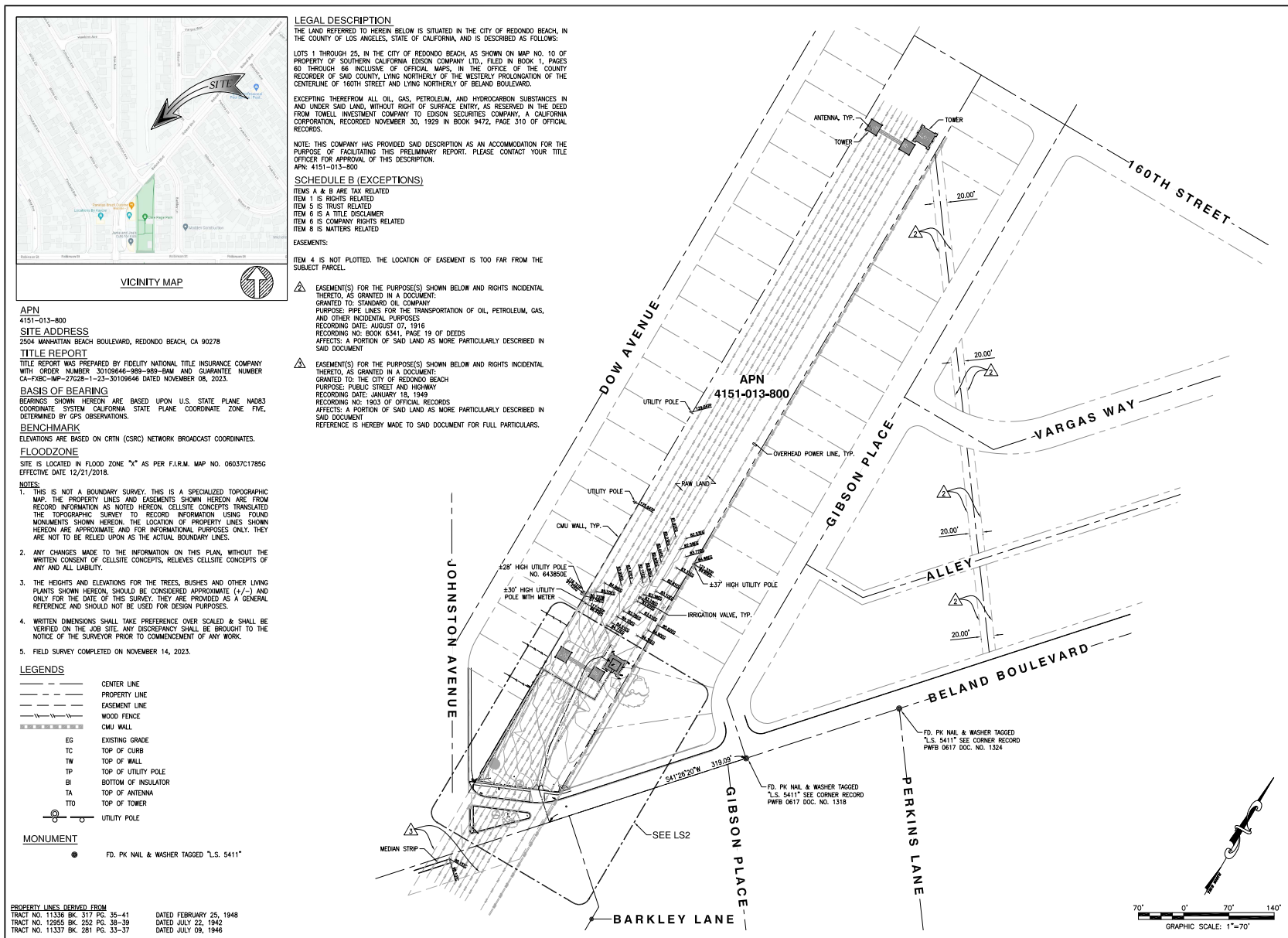
Subscribed and sworn to (or affirmed) before me this 1 day of February,
2024 by Brian P. Ryan, proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.

Cindy Ngo Lopez
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal





LEGENDS

---	CENTER LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	CHAIN-LINK FENCE
---	WOOD FENCE
---	CMU WALL
EG	EXISTING GRADE
FS	FINISH SURFACE
FL	FLOW LINE
LP	LIP OF GUTTER
TC	TOP OF CURB
TF	TOP OF FENCE
TW	TOP OF WALL
TP	TOP OF UTILITY POLE
TFO	TOP OF FOOTING
TT	TOP OF TREE
BH	BOTTOM OF HORIZONTAL MEMBER OF TOWER
BI	BOTTOM OF INSULATOR
TTO	TOP OF TOWER
---	EXISTING LIGHT POLE
---	EXISTING SIGNAGE
---	GUY WIRE
---	UTILITY POLE
---	TREE

MONUMENT

- FD. PK N&L & WASHER TAGGED "L.S. 5411"

COORDINATES

EXISTING SCE LATTICE TOWER AND PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA

⊙ LATITUDE: 33°52'56.69"N
(33.882414)

LONGITUDE: 118°21'56.51"W
(-118.365697)

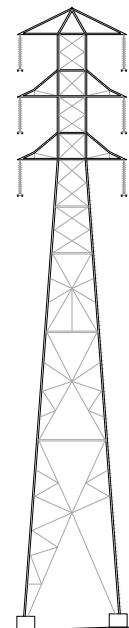
ACCESS ROUTE LINE TABLE		
NO.	LENGTH	BEARING
A1	13.19'	N43°50'49"E
A2	5.10'	N43°50'49"E
A3	20.04'	N00°00'00"E
A4	17.00'	N90°00'00"E

ACCESS ROUTE CURVE TABLE		
NO.	DELTA	RADIUS
C1	39°04'46"	31.33'

LEASE AREA LINE TABLE		
NO.	LENGTH	BEARING
B1	7.63'	S00°00'00"E
B2	7.33'	N90°00'00"E
B3	7.33'	N90°00'00"E
B4	7.04'	S00°00'00"E

UTILITY ROUTE LINE TABLE		
NO.	LENGTH	BEARING
D1	6.44'	S00°13'53"E
D2	4.11'	N02°18'51"E
D3	3.86'	N08°36'15"E

- ⬆ TOP OF INSULATOR (±158'-6" A.G.L.)
ELEV. = 244.70' AMSL
- ⬆ TOP OF TOWER (±158'-6" A.G.L.)
ELEV. = 244.54' AMSL
- ⬆ TOWER CROSS ARM (±151'-6" A.G.L.)
ELEV. = 237.71' AMSL
- ⬆ BOT. OF INSULATOR (±142'-1" A.G.L.)
ELEV. = 228.31' AMSL
- ⬆ TOWER CROSS ARM (±135'-6" A.G.L.)
ELEV. = 221.74' AMSL
- ⬆ BOT. OF INSULATOR (±126'-1" A.G.L.)
ELEV. = 212.31' AMSL
- ⬆ TOWER CROSS ARM (±119'-6" A.G.L.)
ELEV. = 205.71' AMSL
- ⬆ BOT. OF INSULATOR (±110'-1" A.G.L.)
ELEV. = 196.31' AMSL

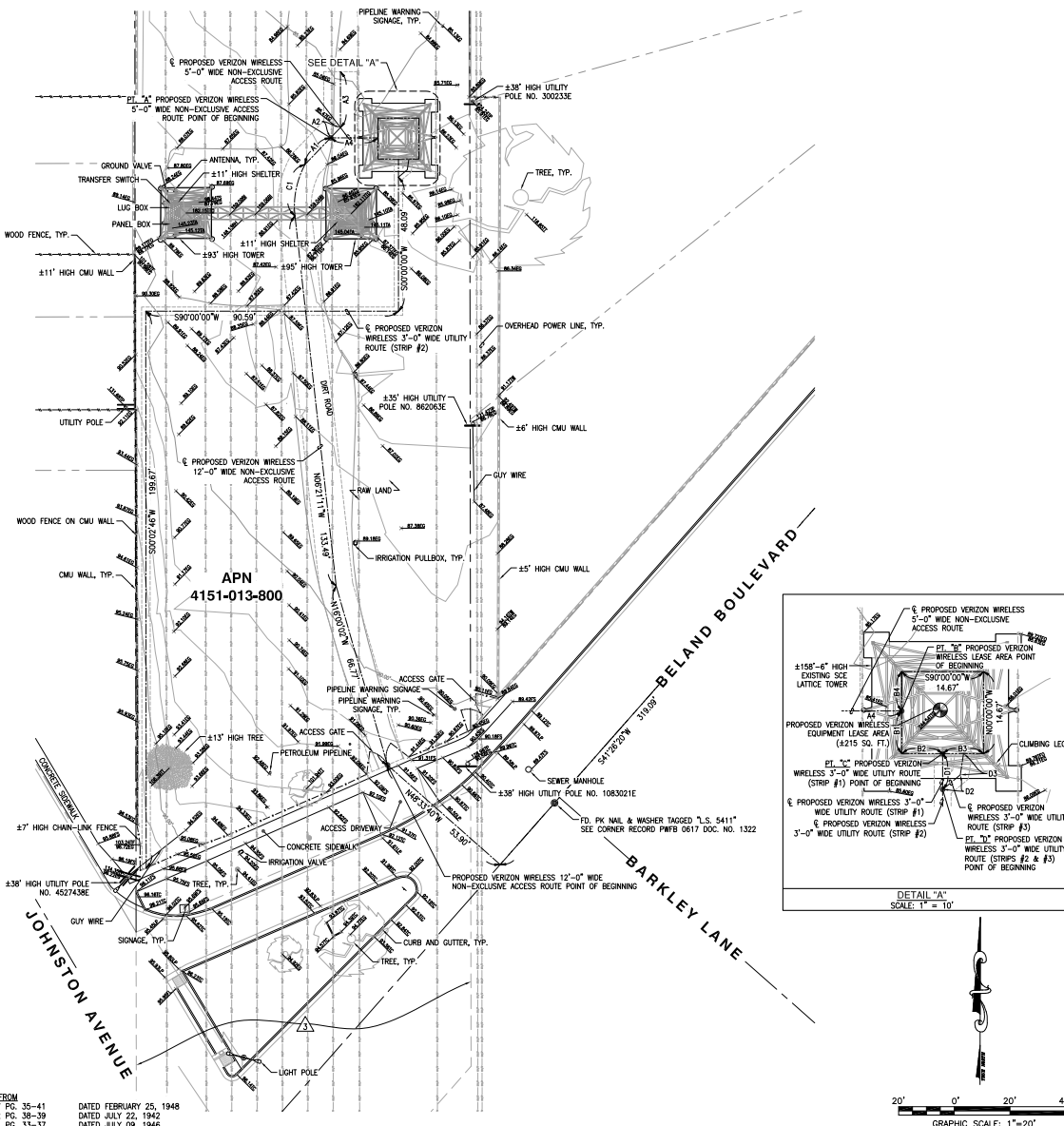


- ⬆ TOP OF FOOTING (CLIMBING LEG (±43'-5" A.G.L.)
ELEV. = 89.63' AMSL
- ⬆ GRADE LEVEL (CLIMBING LEG (±0'-0" A.G.L.)
ELEV. = 86.31' AMSL

TOWER PROFILE

PROPERTY LINES DERIVED FROM
TRACT NO. 11336 BK. 317 PG. 35-41
TRACT NO. 12855 BK. 292 PG. 38-39
TRACT NO. 11337 BK. 281 PG. 33-37

DATED FEBRUARY 25, 1948
DATED JULY 22, 1942
DATED JULY 09, 1946



verizon

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

SPECTRUM

4405 EAST AIRPORT DRIVE, SUITE 100
DOWNEY, CA 91701

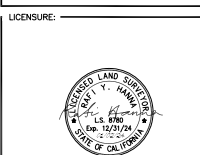
e! site
concepts

16885 VIA DEL CAMPO CT., SUITE 218
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
2	01/02/2024	FINAL SURVEY
1	11/20/2023	PRELIMINARY SURVEY

ISSUED DATE:
JANUARY 02, 2024

ISSUED FOR:
FINAL SURVEY



PROJECT INFORMATION:
VOORHEES
2504 MANHATTAN BEACH BOULEVARD,
REDONDO BEACH, CA 90278

DRAWN BY: AJA
CHECKED BY: RH

SHEET TITLE:
TOPOGRAPHIC
SURVEY

SHEET NUMBER:
LS-2

12 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF REDONDO BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 25, IN THE CITY OF REDONDO BEACH, AS SHOWN ON MAP NO. 10 OF PROPERTY OF SOUTHERN CALIFORNIA EDISON COMPANY LTD., FILED IN BOOK 1, PAGES 60 THROUGH 66 INCLUSIVE OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE WESTERLY PROLONGATION OF THE CENTERLINE OF 160TH STREET AND LYING NORTHERLY OF BELAND BOULEVARD.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF REDONDO BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A ROUTE TWELVE (12.00) FEET IN WIDTH LYING SIX (6.00) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

COMMENCING AT THE CENTERLINE INTERSECTION OF GIBSON PLACE AND BELAND BOULEVARD, ON A FOUND PK N&L AND WASHER "RAGED 1.5 5411" AS SHOWN ON THAT CORNER RECORD PW18 0817 DOCUMENT NUMBER 1318 FILED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF BELAND BOULEVARD, SOUTH 41°28'20" WEST, A DISTANCE OF 319.09 FEET; THENCE NORTHWESTERLY LEAVING SAID CENTERLINE OF BELAND BOULEVARD, NORTH 46°33'40" WEST A DISTANCE OF 53.90 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;

THENCE NORTH 16°00'02" WEST, A DISTANCE OF 66.77 FEET;
THENCE NORTH 06°21'11" WEST, A DISTANCE OF 133.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 31.23 FEET; THENCE NORTHEASTERLY, 19.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°04'45";
THENCE NORTH 43°50'49" EAST, A DISTANCE OF 13.16 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "A";
THENCE NORTH 43°50'49" EAST, A DISTANCE OF 5.10 FEET;
THENCE NORTH 02°00'00" EAST, A DISTANCE OF 20.04 FEET TO THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID TWELVE (12.00) FEET WIDE ACCESS ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE 12 FEET NON-EXCLUSIVE ACCESS ROUTE ON SHEET LS-2.

5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF REDONDO BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 25, IN THE CITY OF REDONDO BEACH, AS SHOWN ON MAP NO. 10 OF PROPERTY OF SOUTHERN CALIFORNIA EDISON COMPANY LTD., FILED IN BOOK 1, PAGES 60 THROUGH 66 INCLUSIVE OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE WESTERLY PROLONGATION OF THE CENTERLINE OF 160TH STREET AND LYING NORTHERLY OF BELAND BOULEVARD.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF REDONDO BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A ROUTE FIVE (5.00) FEET IN WIDTH LYING TWO AND A HALF (2.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "A";
THENCE NORTH 80°00'00" EAST, A DISTANCE OF 17.00 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPOSED VERIZON WIRELESS LEASE AREA REFERRED TO HEREINAFTER AS POINT "B", ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID FIVE (5.00) FEET WIDE ACCESS ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE 5 FEET NON-EXCLUSIVE ACCESS ROUTE ON SHEET LS-2.

PROPOSED VERIZON WIRELESS LEASE AREA DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF REDONDO BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 25, IN THE CITY OF REDONDO BEACH, AS SHOWN ON MAP NO. 10 OF PROPERTY OF SOUTHERN CALIFORNIA EDISON COMPANY LTD., FILED IN BOOK 1, PAGES 60 THROUGH 66 INCLUSIVE OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE WESTERLY PROLONGATION OF THE CENTERLINE OF 160TH STREET AND LYING NORTHERLY OF BELAND BOULEVARD.

A STRIP OF LAND FOR VERIZON WIRELESS LEASE AREA PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF REDONDO BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT "B";
THENCE SOUTH 02°00'00" EAST, A DISTANCE OF 7.63 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 7.33 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "C";
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 7.33 FEET;
THENCE NORTH 02°00'00" WEST, A DISTANCE OF 14.67 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 14.67 FEET;
THENCE SOUTH 02°00'00" EAST, A DISTANCE OF 7.04 FEET TO THE POINT OF BEGINNING OF THIS PROPOSED VERIZON WIRELESS LEASE AREA DESCRIPTION.

CONTAINS 215 SQUARE FEET MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE PROPOSED VERIZON WIRELESS LEASE AREA ON SHEET LS-2.

3 FEET WIDE UTILITY ROUTE CENTERLINE DESCRIPTION (STRIP #1):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF REDONDO BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 25, IN THE CITY OF REDONDO BEACH, AS SHOWN ON MAP NO. 10 OF PROPERTY OF SOUTHERN CALIFORNIA EDISON COMPANY LTD., FILED IN BOOK 1, PAGES 60 THROUGH 66 INCLUSIVE OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE WESTERLY PROLONGATION OF THE CENTERLINE OF 160TH STREET AND LYING NORTHERLY OF BELAND BOULEVARD.

A STRIP OF LAND FOR UTILITY ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF REDONDO BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A ROUTE FOR POWER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "C";
THENCE SOUTH 02°03'53" EAST, A DISTANCE OF 6.44 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "D", ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY ROUTE (STRIP #1) ON SHEET LS-2.

3 FEET WIDE UTILITY ROUTE CENTERLINE DESCRIPTION (STRIP #2):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF REDONDO BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 25, IN THE CITY OF REDONDO BEACH, AS SHOWN ON MAP NO. 10 OF PROPERTY OF SOUTHERN CALIFORNIA EDISON COMPANY LTD., FILED IN BOOK 1, PAGES 60 THROUGH 66 INCLUSIVE OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE WESTERLY PROLONGATION OF THE CENTERLINE OF 160TH STREET AND LYING NORTHERLY OF BELAND BOULEVARD.

A STRIP OF LAND FOR UTILITY ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF REDONDO BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A ROUTE FOR POWER AND FIBER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "D";
THENCE SOUTH 02°00'00" WEST, A DISTANCE OF 48.09 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 90.59 FEET;
THENCE SOUTH 02°02'46" EAST, A DISTANCE OF 199.67 FEET TO THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY ROUTE (STRIP #2) ON SHEET LS-2.

3 FEET WIDE UTILITY ROUTE CENTERLINE DESCRIPTION (STRIP #3):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF REDONDO BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 25, IN THE CITY OF REDONDO BEACH, AS SHOWN ON MAP NO. 10 OF PROPERTY OF SOUTHERN CALIFORNIA EDISON COMPANY LTD., FILED IN BOOK 1, PAGES 60 THROUGH 66 INCLUSIVE OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE WESTERLY PROLONGATION OF THE CENTERLINE OF 160TH STREET AND LYING NORTHERLY OF BELAND BOULEVARD.

A STRIP OF LAND FOR UTILITY ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF REDONDO BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A ROUTE FOR FIBER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "E";
THENCE NORTH 50°18'51" EAST, A DISTANCE OF 4.11 FEET;
THENCE NORTH 08°36'15" EAST, A DISTANCE OF 3.86 FEET TO THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

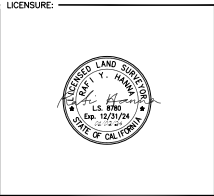
SEE UTILITY ROUTE (STRIP #3) ON SHEET LS-2.



2	01/02/2024	FINAL SURVEY
1	11/20/2023	PRELIMINARY SURVEY
REV	DATE	DESCRIPTION

ISSUED DATE: **JANUARY 02, 2024**

ISSUED FOR: **FINAL SURVEY**

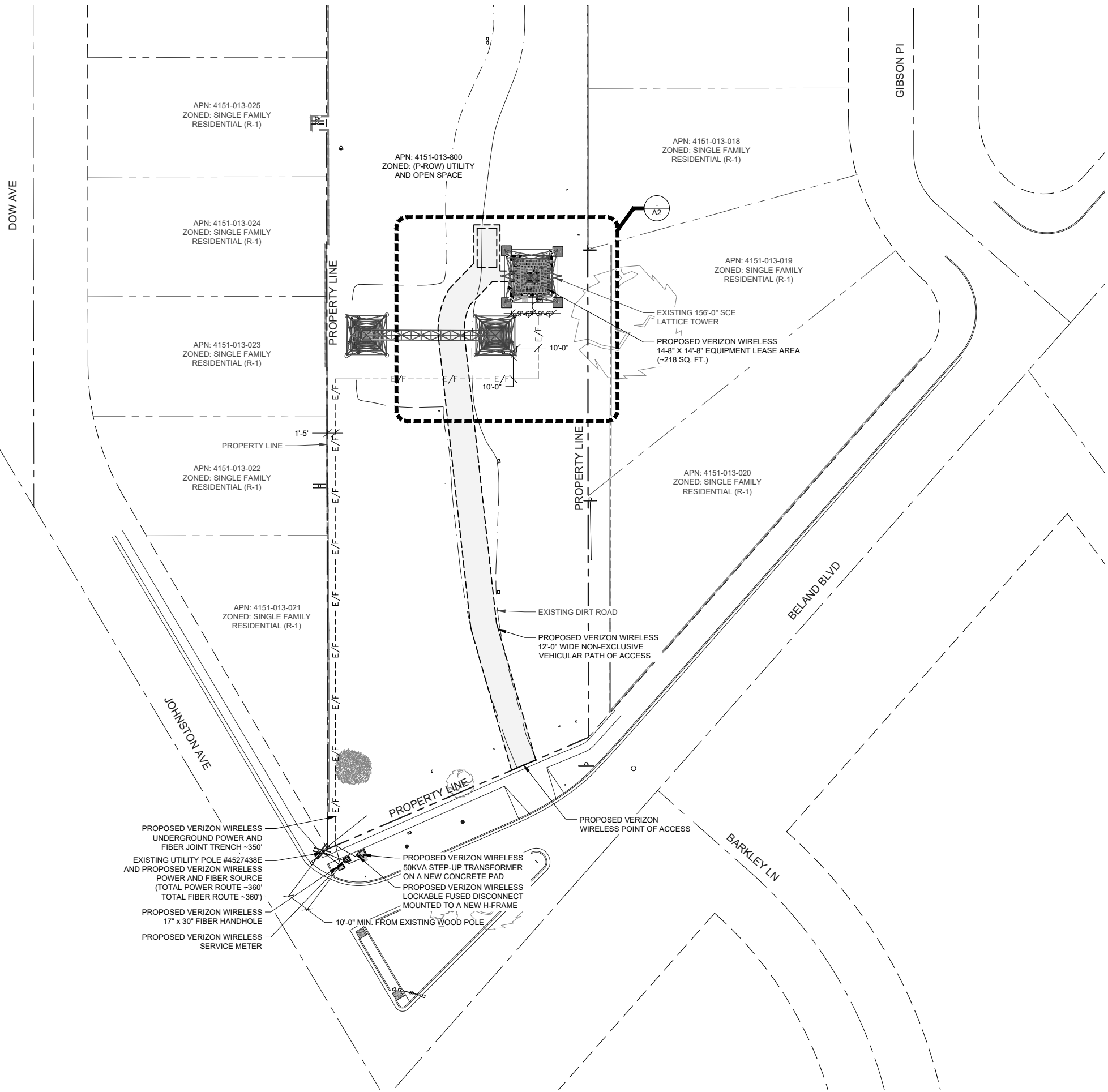


PROJECT INFORMATION: **VOORHEES**
2504 MANHATTAN BEACH BOULEVARD,
REDONDO BEACH, CA 90278

DRAWN BY: **AJA**
CHECKED BY: **RH**

SHEET TITLE: **TOPOGRAPHIC SURVEY**

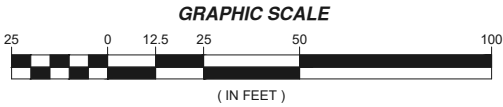
SHEET NUMBER: **LS-3**



LEGEND	
	LEASE AREA
	CENTERLINE
	EASEMENT
	RIGHT-OF-WAY
	SECTION LINE
	PROPERTY LINE
	OVERHEAD POWER
	EXISTING CHAINLINK FENCE
	PROPOSED CHAINLINK FENCE
	PROPOSED WROUGHT IRON FENCE
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING BLOCK WALL
	PROPOSED BLOCK WALL
	FIRE HYDRANT
	PARKING LOT AREA LIGHT
	O.R.
	POWER POLE

- NOTE:
1. ANTENNA MOUNTS NEED TO HAVE A MINIMUM OF 1' SEPARATION FROM THE TOWER.
 2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH EXISTING SCE TRANSMISSION TOWER.
 3. TOP OF ANTENNA AND CENTERLINE MEASURED FROM TOP OF CLIMBING LEG CAISSON.
 4. ALL EQUIPMENT AND CMU WALL MUST MAINTAIN 2' CLEARANCE FROM ALL TOWER STEEL.
 5. POWER AND FIBER TRENCH TO BE 60" DEEP WHEN CROSSING ACCESS ROAD.
 6. ALL THIRD PARTY MMP'S SHALL BE LOCATED OFF SCE PROPERTY LINES.
 7. ANY PULL BOXES SHALL BE TRAFFIC RATED WITH QUANTITY AND REPLACEMENT TO BE FIELD VERIFIED BY SCE CONSTRUCTION MANAGER.
 8. CONTRACTOR TO ENSURE ALL DISTURBED AREAS, INCLUDING ANY TRENCHED AREAS, NEED TO BE COMPACTED TO A MINIMUM OF 90% COMPACTION.
 9. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL TOWER AREAS TO PREVENT PONDING ISSUES BELOW THE TOWER.
 10. CONTRACTOR TO PROTECT THE EXISTING TOWER FOOTINGS AND STEEL FROM DAMAGE.
 11. QUANTITY AND PLACEMENT OF PULL BOXES TO BE DETERMINED BY SCE CONSTRUCTION MANAGER AT TIME OF CONSTRUCTION WALK.

- POWER & TELCO CONDUIT TRENCH ROUTE
1. CONDUIT RUNS ON EDISON RIGHT OF WAYS OR PROPERTIES SHALL BE A MINIMUM OF 36" DEEP TO TOP OF CONDUITS. A DEPTH OF 60" MAY BE REQUIRED IF CONDUITS CROSS UNDER ACCESS ROAD.
 2. 2. PROPOSED CONDUIT RUNS SHALL BE WITHIN 1' TO 5' OF THE EXISTING PROPERTY OR EASEMENT LINE AND THEN TURN 90 DEGREES ACROSS THE RIGHT OF WAY INTO THE SITE. AS DIRECTED BY CARRIER SOLUTIONS PLANNER. SEE TCR21.



11" X 17" SCALE 1" = 50'	24" X 36" SCALE 1" = 25'	1
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ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	12/12/23	100% ZONING	R.C.
2	01/15/24	SCE REVISION	R.C.
3	01/30/24	SCE REVISION	R.C.
4	03/25/24	SCE REVISION	R.C.
5	04/03/24	SCE REVISION	R.C.
6	04/09/24	SCE REVISION	R.C.



SPECTRUM SERVICES, LLC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

verizon

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

VOORHEES
PROJECT ID: 17122234
M4-T5 EL NIDO-LA FRESA #3
& #4 220KV OH-7014662
(YEAR BUILT 1965)

2504 MANHATTAN BEACH BOULEVARD
REDONDO BEACH, CALIFORNIA 90278

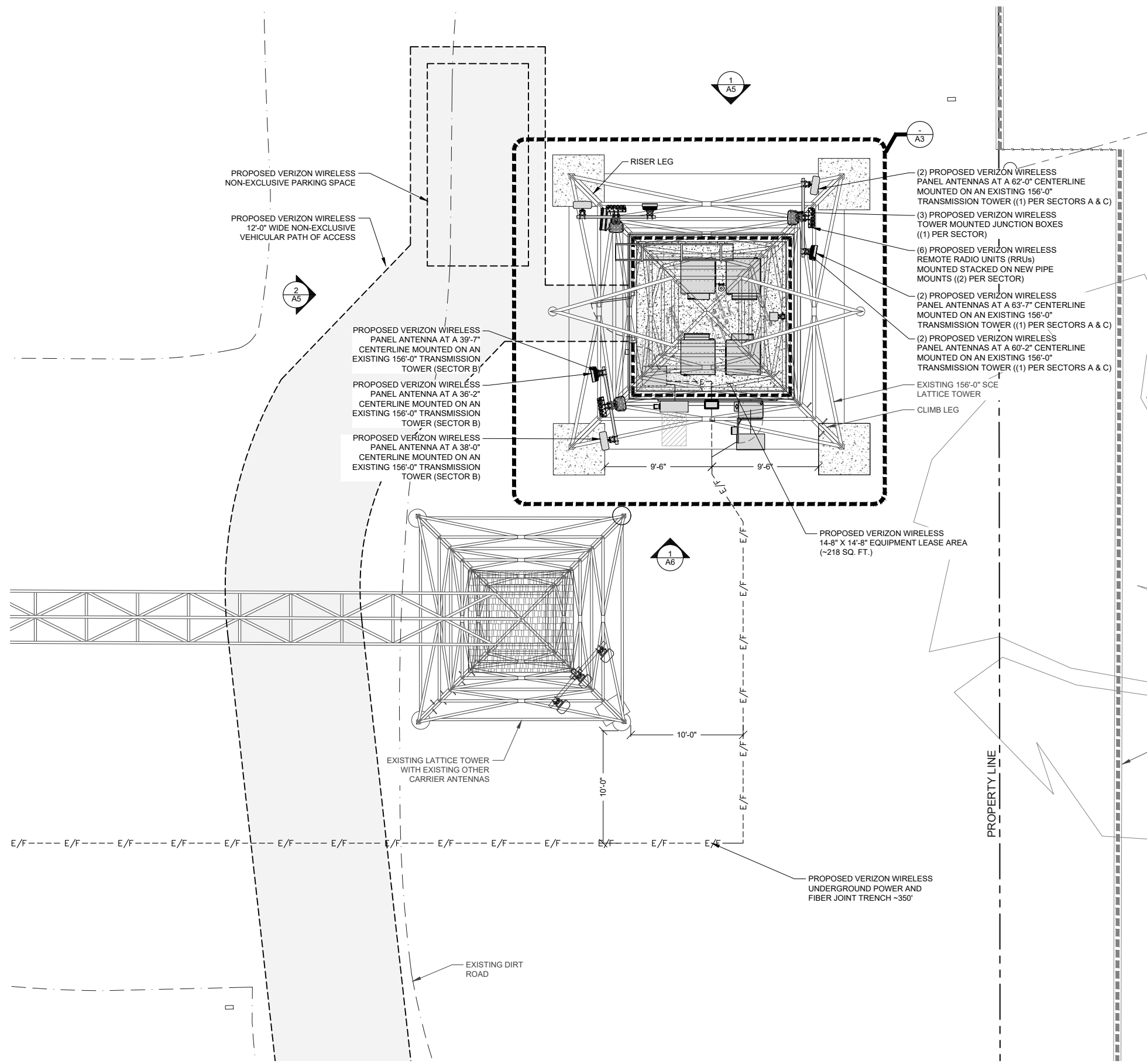
SHEET TITLE:

SITE PLAN

A1

REVISION:

7



LEGEND

---	LEASE AREA
---	CENTERLINE
---	EASEMENT
---	RIGHT-OF-WAY
---	SECTION LINE
---	PROPERTY LINE
---	OHP
---	OVERHEAD POWER
x	EXISTING CHAINLINK FENCE
x	PROPOSED CHAINLINK FENCE
□	PROPOSED WROUGHT IRON FENCE
---	EXISTING 1' CONTOUR
---	EXISTING 5' CONTOUR
---	EXISTING BLOCK WALL
---	PROPOSED BLOCK WALL
⚡	FIRE HYDRANT
⦿	PARKING LOT AREA LIGHT
---	OFFICIAL RECORD
---	POWER POLE

- NOTE:**
1. ANTENNA MOUNTS NEED TO HAVE A MINIMUM OF 1' SEPARATION FROM THE TOWER.
 2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH EXISTING SCE TRANSMISSION TOWER.
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 11. QUANTITY AND PLACEMENT OF PULL BOXES TO BE DETERMINED BY SCE CONSTRUCTION MANAGER AT TIME OF CONSTRUCTION WALK.

GRAPHIC SCALE

5 0 2.5 5 10 20
(IN FEET)

NORTH

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	12/12/23	100% ZONING	R.C.
2	01/15/24	SCE REVISION	R.C.
3	01/30/24	SCE REVISION	R.C.
4	03/25/24	SCE REVISION	R.C.
5	04/03/24	SCE REVISION	R.C.
6	04/09/24	SCE REVISION	R.C.

SPECTRUM
A Nextedge Company

SPECTRUM SERVICES, LLC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

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verizon

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

VOORHEES
PROJECT ID: 17122234
M4-T5 EL NIDO-LA FRESA #3
& #4 220KV OH-7014662
(YEAR BUILT 1965)

2504 MANHATTAN BEACH BOULEVARD
REDONDO BEACH, CALIFORNIA 90278

SHEET TITLE:
SITE DETAIL

A2

7

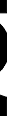
REVISION:

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
1	12/12/23	100% ZONING	R.C.
2	01/15/24	SCE REVISION	R.C.
3	01/30/24	SCE REVISION	R.C.
4	03/25/24	SCE REVISION	R.C.
5	04/03/24	SCE REVISION	R.C.
6	04/09/24	SCE REVISION	R.C.



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15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

VOORHEES
PROJECT ID: 17122234
MM4-T5 EL NIDO-LA FRESA #3
& #4 220KV OH-7014662
(YEAR BUILT 1965)

2504 MANHATTAN BEACH BOULEVARD
REDONDO BEACH, CALIFORNIA 90278

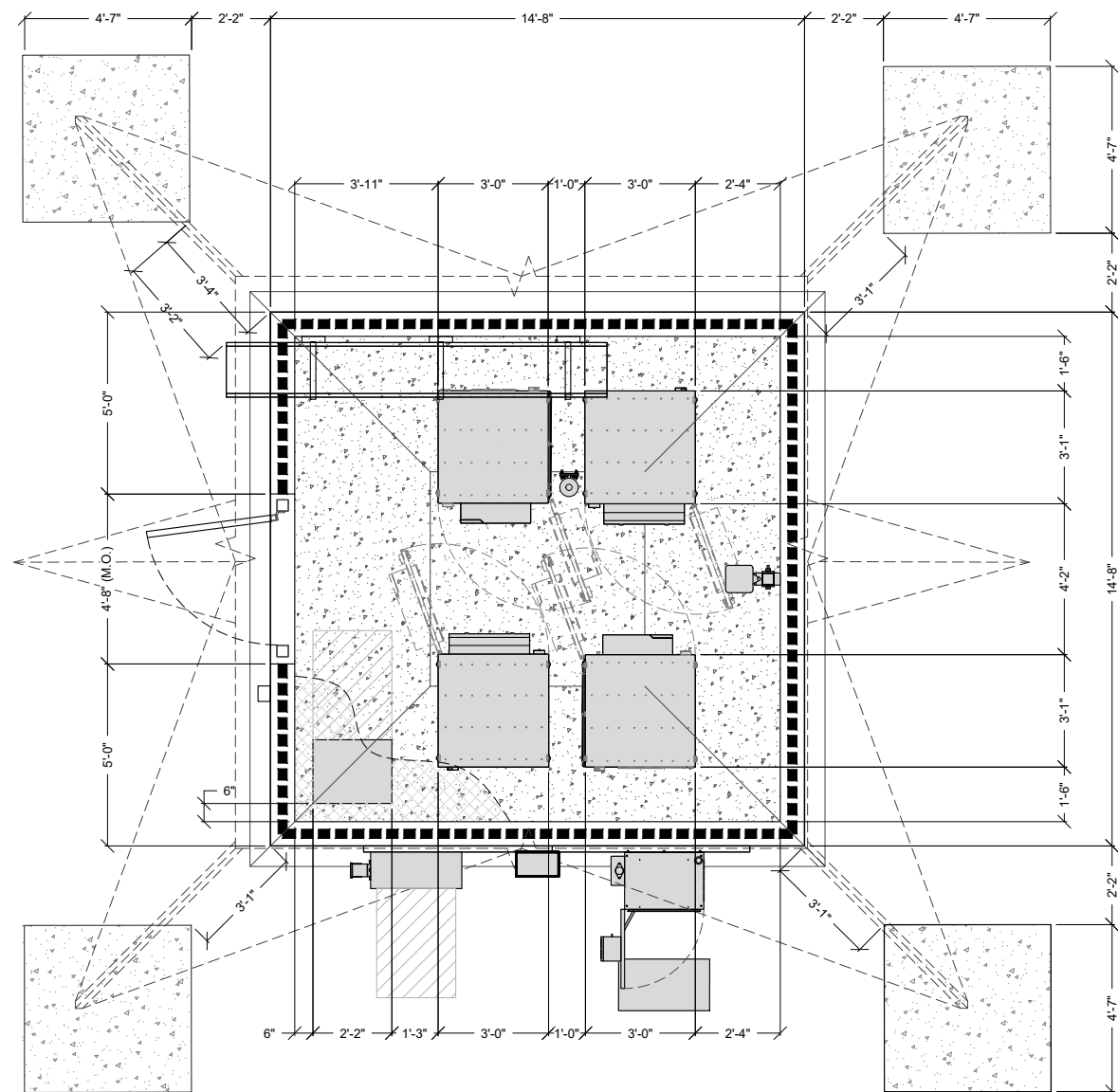
SHEET TITLE:

**SITE DETAIL AND SITE
DETAIL WITH DIMENSIONS**

A3

REVISION:

7



- NOTE:
1. ANTENNA MOUNTS NEED TO HAVE A MINIMUM OF 1' SEPARATION FROM THE TOWER.
2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH EXISTING SCE TRANSMISSION TOWER.
3. TOP OF ANTENNA AND CENTERLINE MEASURED FROM TOP OF CLIMBING LEIS CAISSON
4. ALL EQUIPMENT AND CMU WALL MUST MAINTAIN 2' CLEARANCE FROM ALL TOWER STEEL
5. POWER AND FIBER TRENCH TO BE 60" DEEP WHEN CROSSING ACCESS ROAD
6. ALL THIRD PARTY MMP'S SHALL BE LOCATED OFF SCE PROPERTY LINES
7. ANY PULL BOXES SHALL BE TRAFFIC RATED WITH QUANTITY AND REPLACEMENT TO BE FIELD VERIFIED BY SCE CONSTRUCTION MANAGER
8. CONTRACTOR SHALL MAINTAIN ALL DISTURBED AREAS, INCLUDING ANY TRENCHED AREAS, NEED TO BE COMPACTED TO A MINIMUM OF 90% COMPACTION
9. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL TOWER AREAS TO PREVENT PONDING ISSUES BELOW THE TOWER
10. CONTRACTOR TO PROTECT THE EXISTING TOWER FOOTINGS AND STEEL FROM DAMAGE
11. QUANTITY AND PLACEMENT OF PULL BOXES TO BE DETERMINED BY SCE CONSTRUCTION MANAGER AT TIME OF CONSTRUCTION WALK



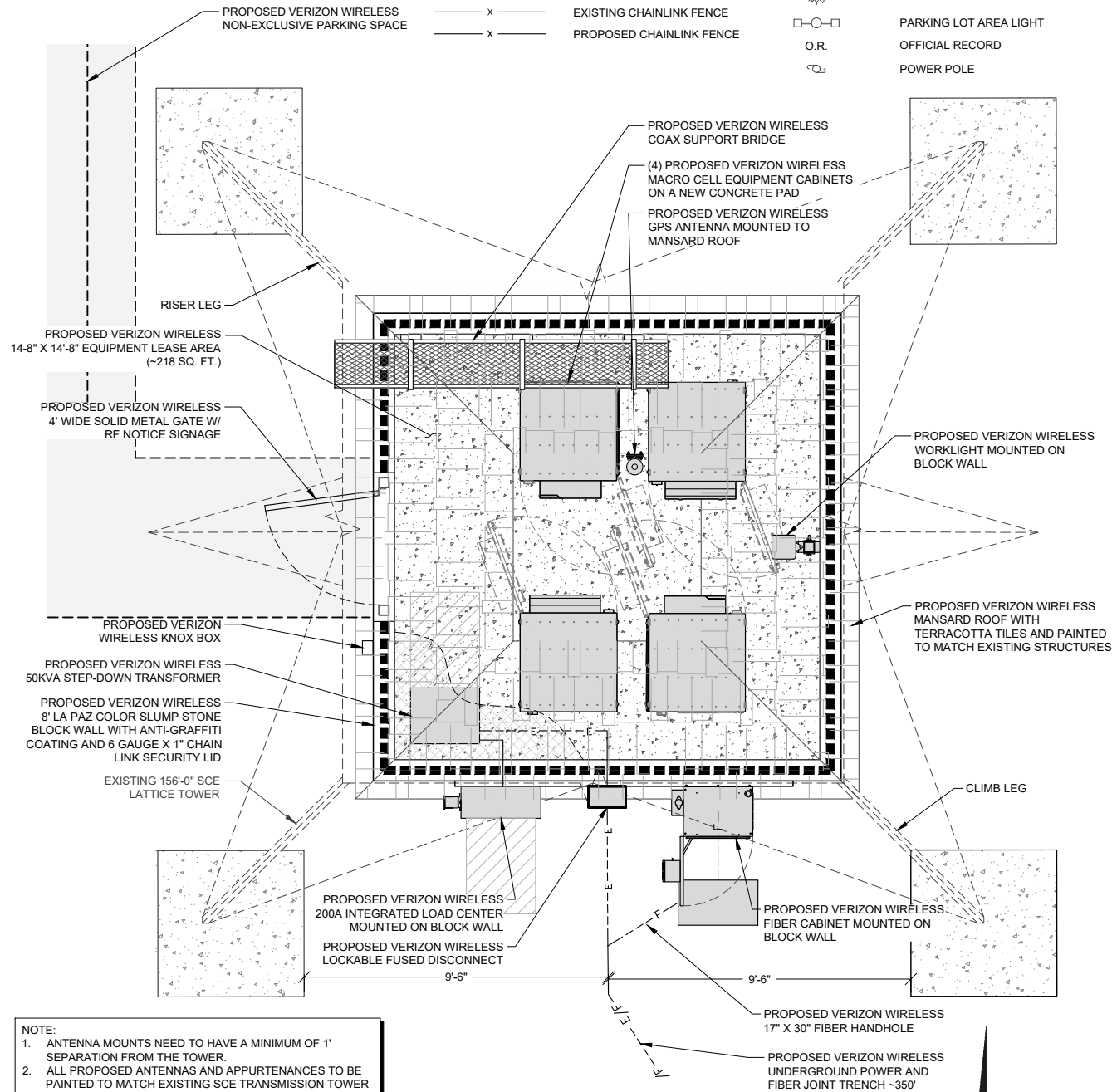
GRAPHIC SCALE



(IN FEET)

11" X 17" SCALE
1" = 10'

2



- NOTE:
1. ANTENNA MOUNTS NEED TO HAVE A MINIMUM OF 1' SEPARATION FROM THE TOWER.
2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH EXISTING SCE TRANSMISSION TOWER.
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GRAPHIC SCALE



(IN FEET)

11" X 17" SCALE
1" = 10'

1

ANTENNA AND CABLE SCHEDULE										
SECTOR	MODEL	QTY	SIZE	CENTERLINE	WEIGHT (LBS)	TOTAL WEIGHT W/ BRACKET (LBS)	AZIMUTH	CABLE TYPE	CABLE ROUTE	CABLE LENGTH
A1	COMMSCOPE NNH4SS-65B-R3BT8	1	72.8" X 19.6" X 7.8"	62'-0"	76.9	90.6	100°	JUMPER	FED FROM RRU	-
A2	ERICSSON RRU 4490	1	20.6" X 15.7" X 7.0"	-	69.5	73.5	-	JUMPER	FED FROM JUNCTION BOX AT GROUND	-
	ERICSSON RRU 4890	1	20.6" X 15.7" X 7.2"	-	68.4	72.4	-	JUMPER	FED FROM JUNCTION BOX AT TOWER	-
A3	ERICSSON AIR6419	1	31.3" X 16.1" X 9.8"	63'-7"	63.1	94.1	100°	JUMPER	FED FROM RRU	-
	ERICSSON - KRE105281/1 WITH RADIO 4408 B48 DC	1	8.4" X 7.9" X 4.9"	60'-2"	0.9	11.0	100°	JUMPER	FED FROM RRU	-
PIVOT PIPE	RAYCAP RCMDC-3315V-PF-48	1	10.3" X 28.93" X 15.73"	-	32.0	32.0	-	6X12 HYBRID CABLE	FED FROM JUNCTION BOX AT TOWER	~80'
B1	COMMSCOPE NNH4SS-65B-R3BT8	1	72.8" X 19.6" X 7.8"	38'-0"	76.9	90.6	260°	JUMPER	FED FROM RRU	-
B2	ERICSSON RRU 4490	1	20.6" X 15.7" X 7.0"	-	69.5	73.5	-	JUMPER	FED FROM JUNCTION BOX AT GROUND	-
	ERICSSON RRU 4890	1	20.6" X 15.7" X 7.2"	-	68.4	72.4	-	JUMPER	FED FROM JUNCTION BOX AT TOWER	-
B3	ERICSSON AIR6419	1	31.3" X 16.1" X 9.8"	39'-7"	63.1	94.1	260°	JUMPER	FED FROM RRU	-
	ERICSSON - KRE105281/1 WITH RADIO 4408 B48 DC	1	8.4" X 7.9" X 4.9"	36'-2"	0.9	11.0	260°	JUMPER	FED FROM RRU	-
PIVOT PIPE	RAYCAP RCMDC-3315V-PF-48	1	10.3" X 28.93" X 15.73"	-	32.0	32.0	-	6X12 HYBRID CABLE	FED FROM JUNCTION BOX AT TOWER	~60'
C1	COMMSCOPE NNH4SS-65B-R3BT8	1	72.8" X 19.6" X 7.8"	62'-0"	76.9	90.6	0°	JUMPER	FED FROM RRU	-
C2	ERICSSON RRU 4490	1	20.6" X 15.7" X 7.0"	-	69.5	73.5	-	JUMPER	FED FROM JUNCTION BOX AT GROUND	-
	ERICSSON RRU 4890	1	20.6" X 15.7" X 7.2"	-	68.4	72.4	-	JUMPER	FED FROM JUNCTION BOX AT TOWER	-
C3	ERICSSON AIR6419	1	31.3" X 16.1" X 9.8"	63'-7"	63.1	94.1	0°	JUMPER	FED FROM RRU	-
	ERICSSON - KRE105281/1 WITH RADIO 4408 B48 DC	1	8.4" X 7.9" X 4.9"	60'-2"	0.9	11.0	0°	JUMPER	FED FROM RRU	-
PIVOT PIPE	RAYCAP RCMDC-3315V-PF-48	1	10.3" X 28.93" X 15.73"	-	32.0	32.0	-	6X12 HYBRID CABLE	FED FROM JUNCTION BOX AT TOWER	~80'
-	PARABOLIC ANTENNA VHLP2-18D	1	24" Ø	T.B.D.	12.7	16.7	T.B.D.	-	-	-
HYBRIFLEX CABLES	6X12 HYBRID CABLE	3	-	-	1,918 LB/FT	441.1	-	6X12 HYBRID CABLE	-	(1) 60' & (2) 80'
GPS	-	1	NOT ON TOWER	-	-	-	-	1/2" COAX	-	-
				TOTAL WEIGHT (LBS)		2,203.5				
NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.										

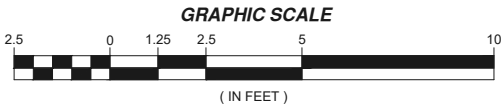
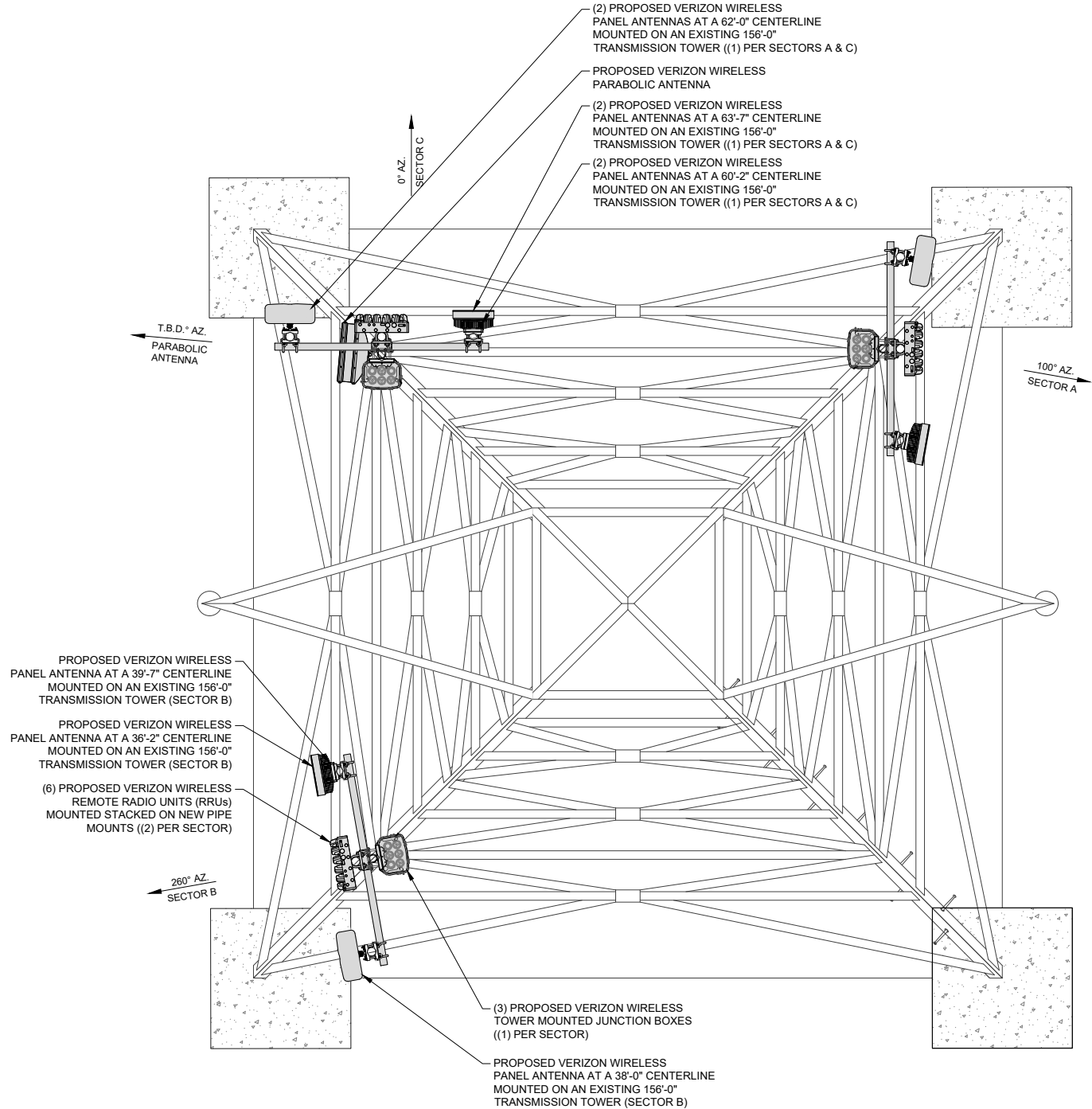
ANTENNA AND CABLE SCHEDULE

SCALE:
NONE

2

ANTENNA LAYOUT

- NOTE:
1. ANTENNA MOUNTS NEED TO HAVE A MINIMUM OF 1' SEPARATION FROM THE TOWER.
 2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH EXISTING SCE TRANSMISSION TOWER
 3. TOP OF ANTENNA AND CENTERLINE MEASURED FROM TOP OF CLIMBING LEG CAISSON
 4. ALL EQUIPMENT AND CMU WALL MUST MAINTAIN 2' CLEARANCE FROM ALL TOWER STEEL
 5. POWER AND FIBER TRENCH TO BE 60" DEEP WHEN CROSSING ACCESS ROAD
 6. ALL THIRD PARTY MMP'S SHALL BE LOCATED OFF SCE PROPERTY LINES
 7. ANY PULL BOXES SHALL BE TRAFFIC RATED WITH QUANTITY AND REPLACEMENT TO BE FIELD VERIFIED BY SCE CONSTRUCTION MANAGER
 8. CONTRACTOR TO ENSURE ALL DISTURBED AREAS, INCLUDING ANY TRENCHED AREAS, NEED TO BE COMPACTED TO A MINIMUM OF 90% COMPACTION
 9. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL TOWER AREAS TO PREVENT PONDING ISSUES BELOW THE TOWER
 10. CONTRACTOR TO PROTECT THE EXISTING TOWER FOOTINGS AND STEEL FROM DAMAGE
 11. QUANTITY AND PLACEMENT OF PULL BOXES TO BE DETERMINED BY SCE CONSTRUCTION MANAGER AT TIME OF CONSTRUCTION WALK



NORTH

11" X 17" SCALE
1" = 5'

24" X 36" SCALE
1" = 2'-6"

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	12/12/23	100% ZONING	R.C.
2	01/15/24	SCE REVISION	R.C.
3	01/30/24	SCE REVISION	R.C.
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6	04/09/24	SCE REVISION	R.C.



A Nextedge Company
SPECTRUM SERVICES, LLC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROPRIETARY INFORMATION
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15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

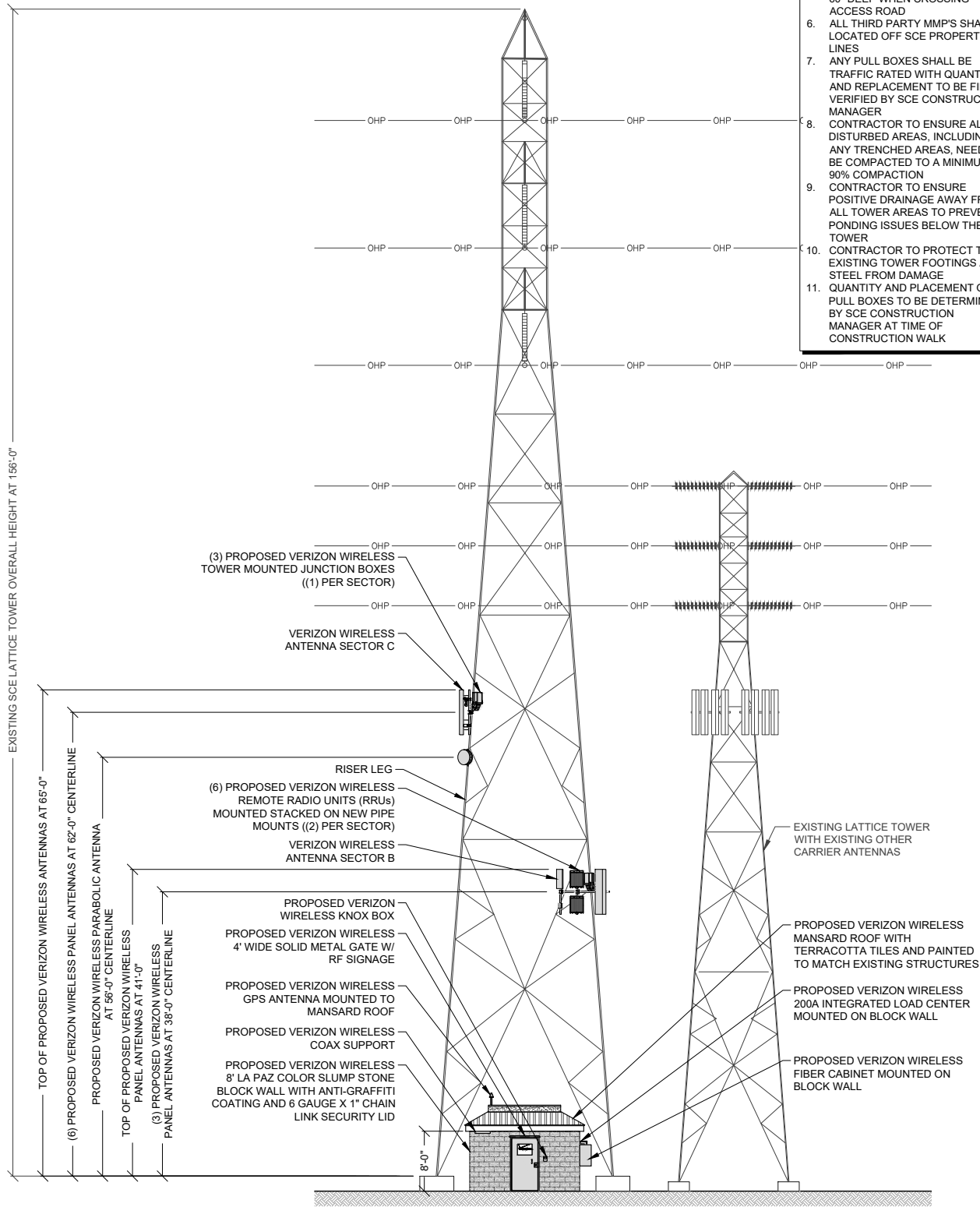
VOORHEES
PROJECT ID: 17122234
M4-T5 EL NIDO-LA FRESA #3
& #4 220KV OH-7014662
(YEAR BUILT 1965)

2504 MANHATTAN BEACH BOULEVARD
REDONDO BEACH, CALIFORNIA 90278

SHEET TITLE:
ANTENNA & CABLE SCHEDULE
AND ANTENNA LAYOUT

A4

REVISION:
7

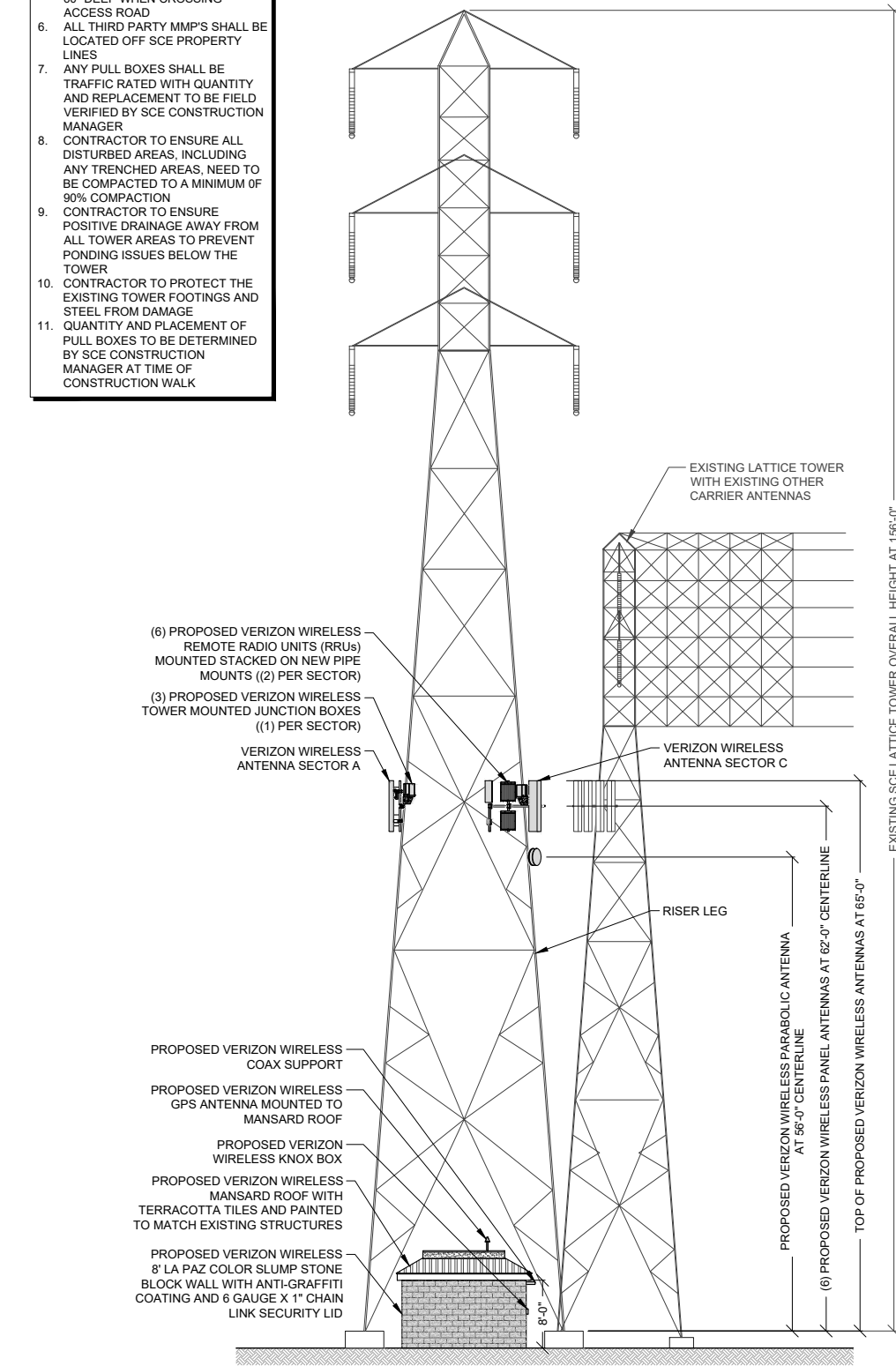


- NOTE:
1. ANTENNA MOUNTS NEED TO HAVE A MINIMUM OF 1' SEPARATION FROM THE TOWER.
 2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH EXISTING SCE TRANSMISSION TOWER
 3. TOP OF ANTENNA AND CENTERLINE MEASURED FROM TOP OF CLIMBING LEG CAISSON
 4. ALL EQUIPMENT AND CMU WALL MUST MAINTAIN 2' CLEARANCE FROM ALL TOWER STEEL
 5. POWER AND FIBER TRENCH TO BE 60" DEEP WHEN CROSSING ACCESS ROAD
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WEST ELEVATION

11" X 17" SCALE 24" X 36" SCALE
1" = 20' 1" = 10'

2



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1

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VOORHEES

PROJECT ID: 17122234
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& #4 220KV OH-7014662
(YEAR BUILT 1965)
2504 MANHATTAN BEACH BOULEVARD
REDONDO BEACH, CALIFORNIA 90278

SHEET TITLE:

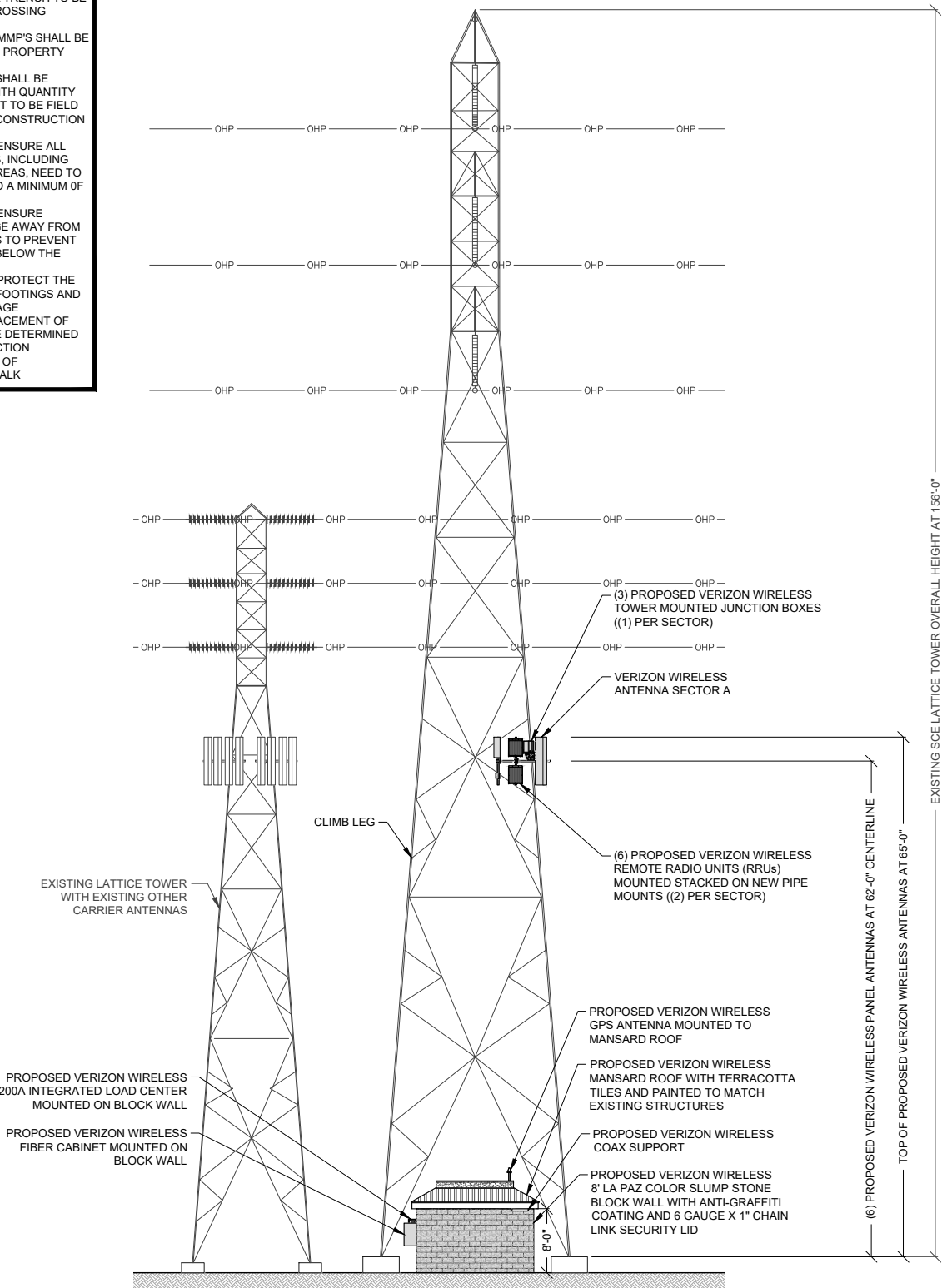
NORTH & WEST
ELEVATIONS

A5

REVISION:

7

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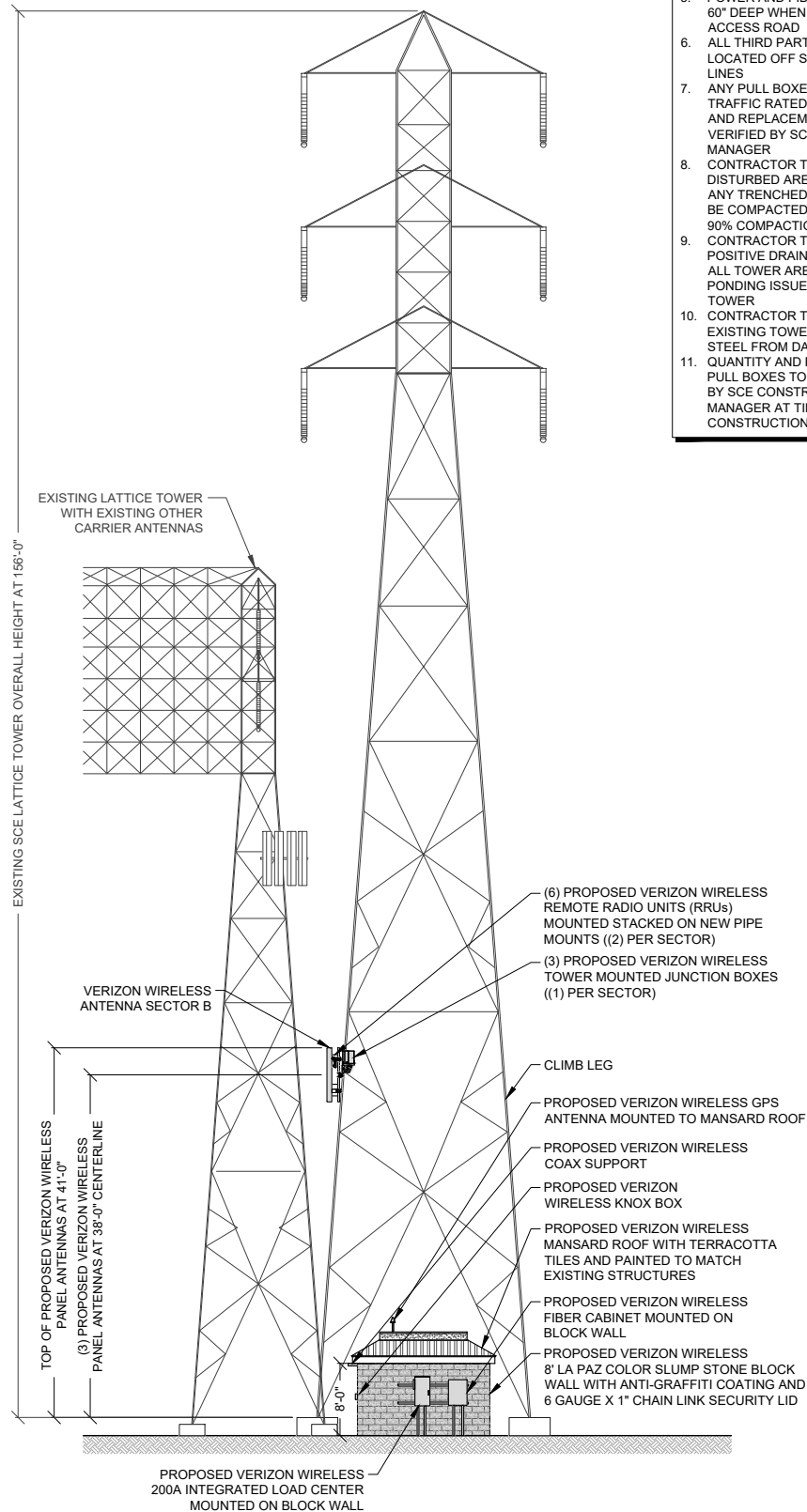
EAST ELEVATION

11" X 17" SCALE	24" X 36" SCALE
1" = 20'	1" = 10'

2

SOUTH ELEVATION

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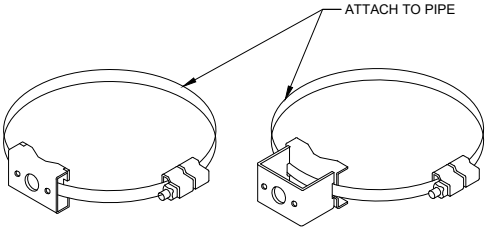
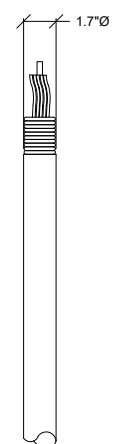
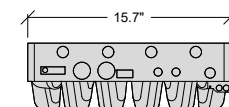
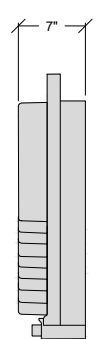
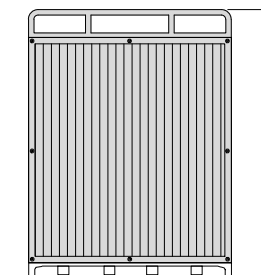
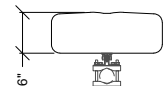
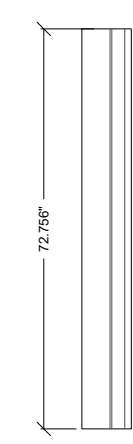
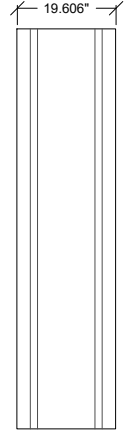
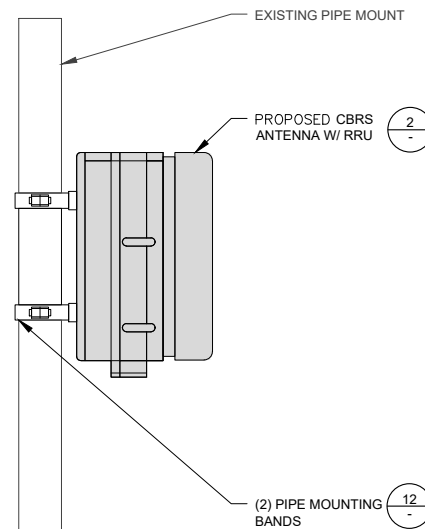
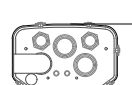
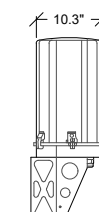
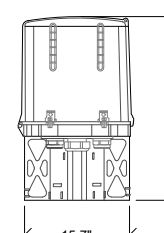
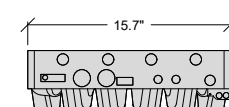
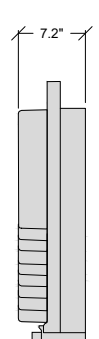
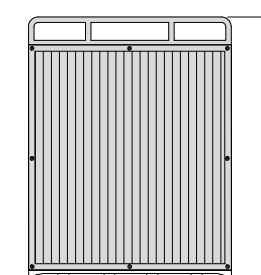
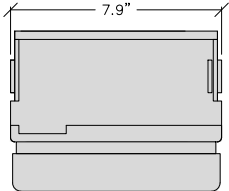
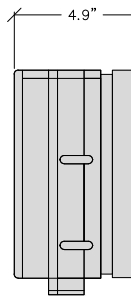
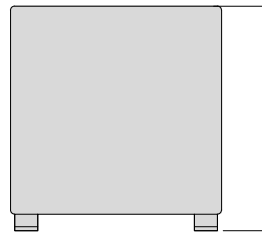
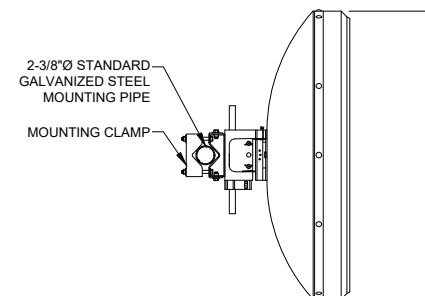
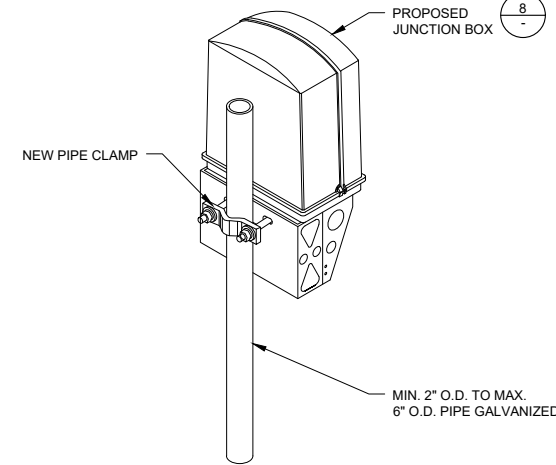
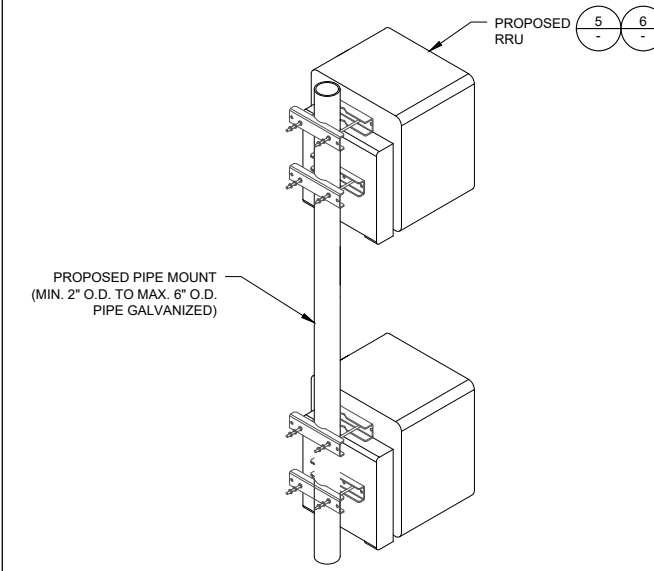
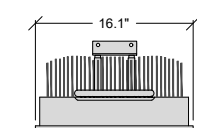
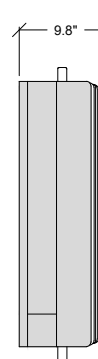
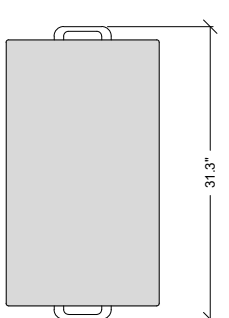
SHEET TITLE:

**SOUTH & EAST
ELEVATIONS**

A6

REVISION:

7

 POLE BAND WITH LOW PROFILE WELDMENT POLE BAND WITH STANDARD WELDMENT		COMMSCOPE HFT1206-24SVL-XXX RATING: SHIELD TYPE: CABLE WEIGHT: DIAMETER OVER JACKET: 1.71" MIN. BED RADIUS LOADED: 34.2" MIN. BED RADIUS UNLOADED: 20.5" MAX TENSILE LOAD LONG TERM: 450LB MAX TENSILE LOAD SHORT TERM: 1500LB UL TYPE RHC CORRUGATED ALUMINUM 1.918 LB/FT 		ERICSSON – RRUS 4490 TOTAL WEIGHT: 69.5 LBS POWER: 4X60 W RF PORT: 8 PORTS WEIGHT W/ BRACKET: 73.5LBS  PLAN VIEW  SIDE VIEW  FRONT VIEW		COMMSCOPE_NNH4SS-65B-R3BT8 ANTENNA SPECIFICATIONS COLOR / RADIATOR MATERIAL: LIGHT GRAY CONNECTOR / LOCATION: 4-3-10 FEMALE / BOTTOM WEIGHT, W/O MOUNTING KIT: 78.9 lbs NET WEIGHT, W/ MOUNTING KIT: 90.6 lbs RF CONNECTOR INNER CONDUCTOR AND BODY GROUNDED TO REFLECTOR AND MOUNTING BRACKET  TOP VIEW  SIDE VIEW  FRONT VIEW	
PIPE MOUNTING BAND	SCALE: NONE 12	HYBRIFLEX	SCALE: NONE 9	REMOTE RADIO UNITS (RRU)	SCALE: NONE 6	PANEL ANTENNA	SCALE: NONE 3
 EXISTING PIPE MOUNT PROPOSED CBRS ANTENNA W/ RRU (2) PIPE MOUNTING BANDS		RCMDC-3315V-PF-48 SPECIFICATIONS DIMENSIONS (DxHxW): 10.3" x 28.93" x 15.73" WEIGHT: 32.0 LBS  PLAN VIEW  SIDE VIEW  FRONT VIEW		ERICSSON – RRUS 4890 TOTAL WEIGHT: 68.4 LBS POWER: 4X60 W RF PORT: 4 COMMON WEIGHT W/ BRACKET: 72.4LBS  PLAN VIEW  SIDE VIEW  FRONT VIEW		ERICSSON - KRE105281/1 W/ RADIO 4408 B48 DC WEIGHT: 11 LBS  TOP VIEW  SIDE VIEW  FRONT VIEW	
CBRS ATTACHMENT	SCALE: NONE 11	JUNCTION BOX	SCALE: NONE 8	REMOTE RADIO UNITS (RRU)	SCALE: NONE 5	ANTENNA DETAIL	SCALE: NONE 2
VHLP2-18D WEIGHT: 12.7 LBS WEIGHT W/ KIT: 16.7 LBS  2-3/8"Ø STANDARD GALVANIZED STEEL MOUNTING PIPE MOUNTING CLAMP PLAN VIEW		 PROPOSED JUNCTION BOX NEW PIPE CLAMP MIN. 2" O.D. TO MAX. 6" O.D. PIPE GALVANIZED		 PROPOSED RRU PROPOSED PIPE MOUNT (MIN. 2" O.D. TO MAX. 6" O.D. PIPE GALVANIZED)		ERICSSON – AIR 6419 TOTAL WEIGHT: 63.1 LBS POWER: 320 W WEIGHT W/ BRACKET: 94.1LBS  PLAN VIEW  SIDE VIEW  FRONT VIEW	
MICROWAVE DISH	SCALE: NONE 10	JUNCTION BOX ATTACHMENT	SCALE: NONE 7	RRU ATTACHMENT	SCALE: NONE 4	ANTENNA DETAIL	SCALE: NONE 1

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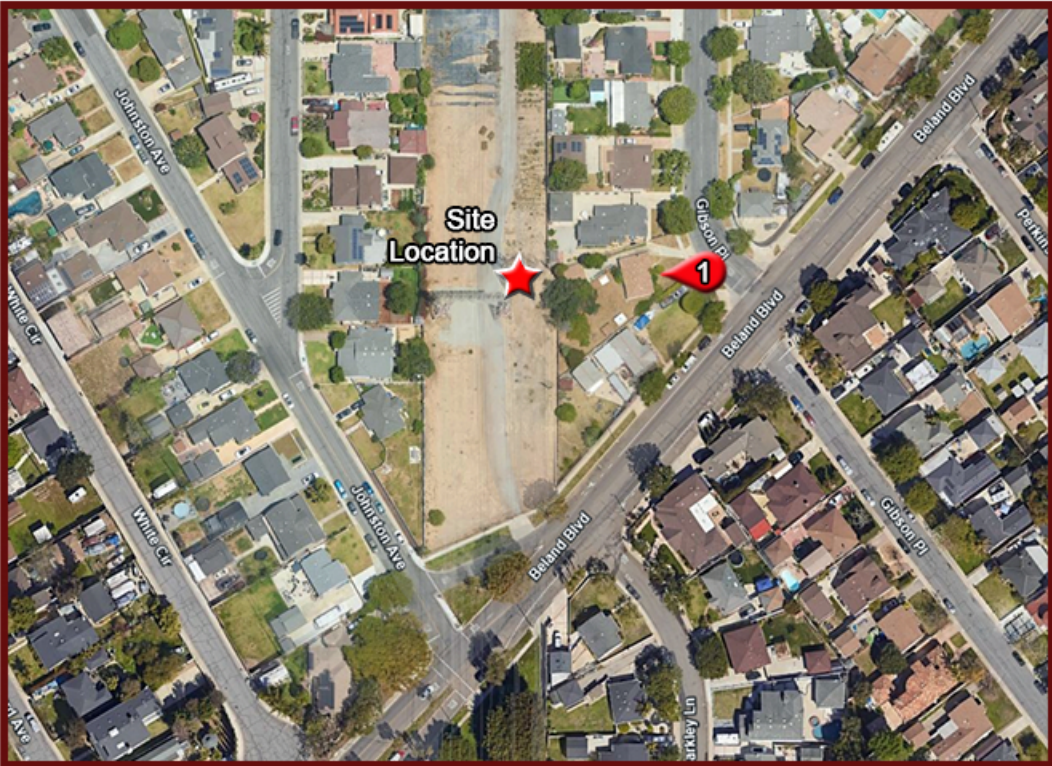
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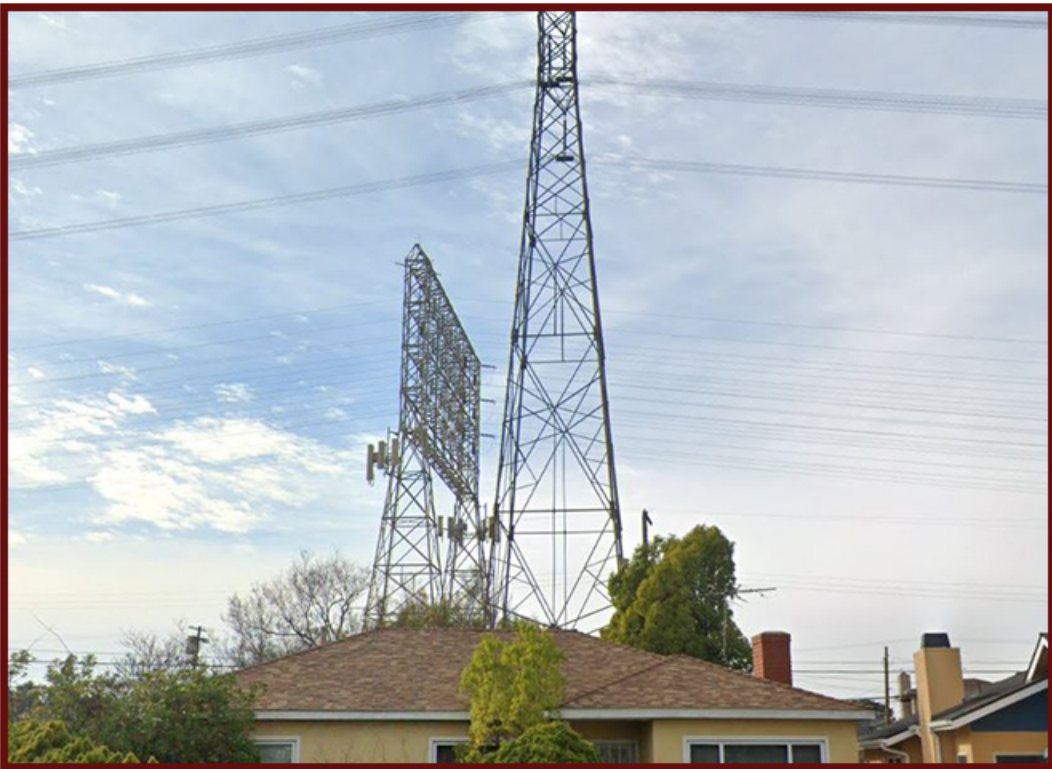
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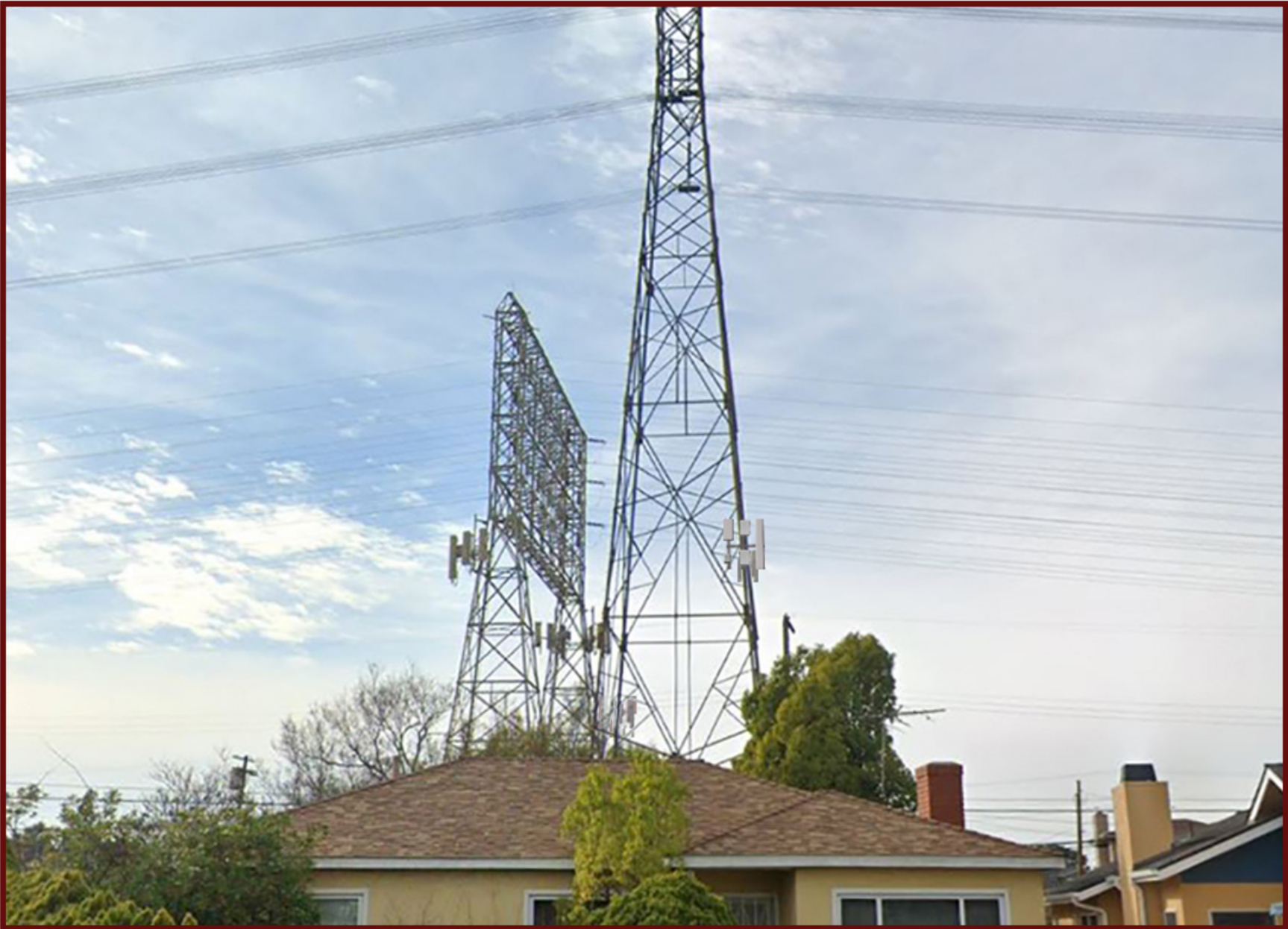
SHEET TITLE:	
ANTENNA DETAILS	
D1	REVISION: 7



LOCATION



EXISTING



PROPOSED INSTALLATION OF A ~218 SQ. FT. VERIZON WIRELESS TELECOMMUNICATION FACILITY; PROPOSED INSTALLATION OF (3) ANTENNA MOUNTING ASSEMBLIES ON EXISTING 156' SCE TRANSMISSION TOWER; PROPOSED INSTALLATION OF (9) VERIZON WIRELESS ANTENNAS AT 62'-0" & 38'-0" CENTERLINES; PROPOSED INSTALLATION OF (6) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs); PROPOSED INSTALLATION OF (3) VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES.

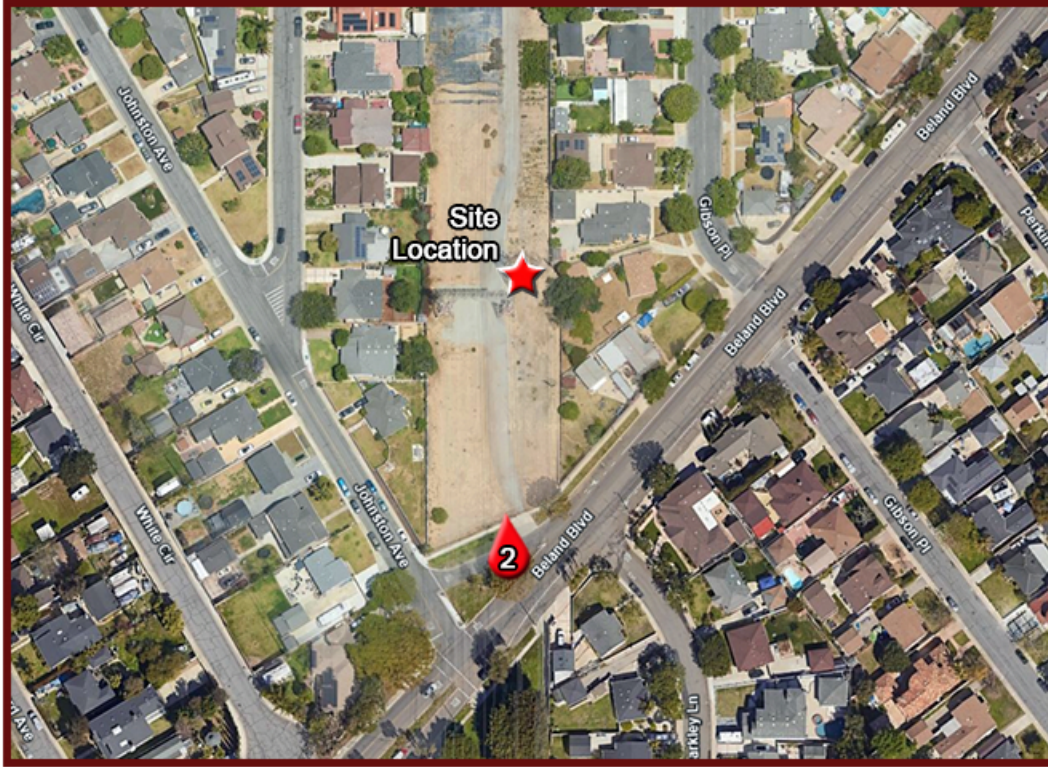
SPECTRUM

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verizon

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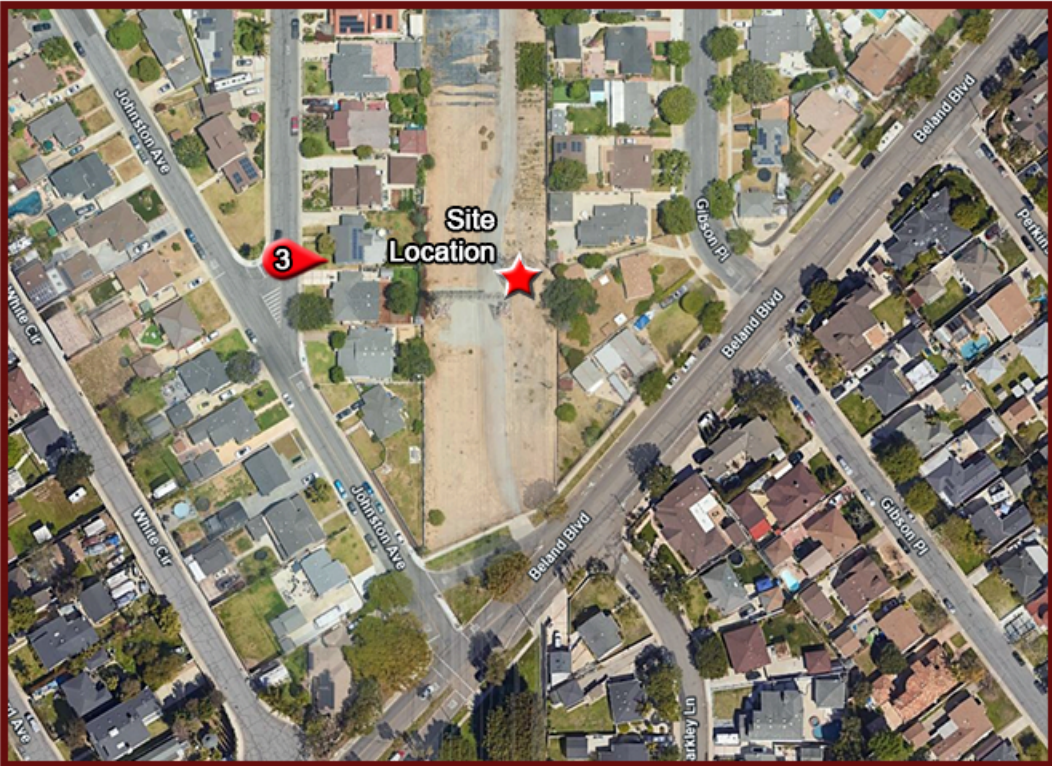
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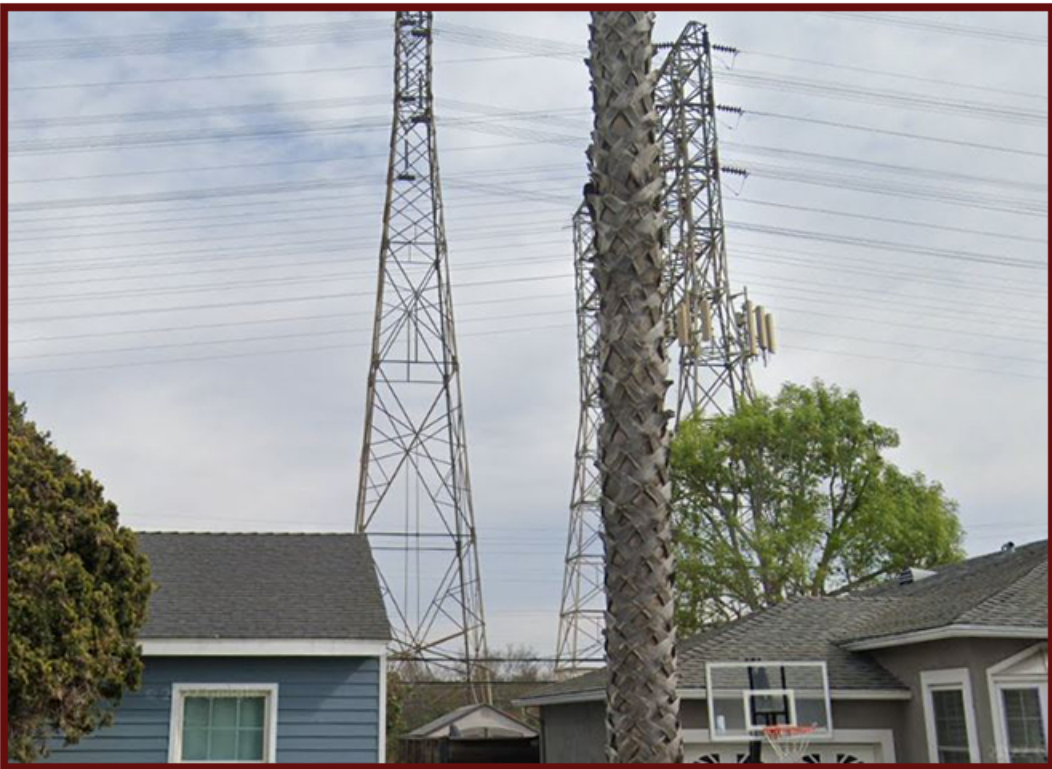
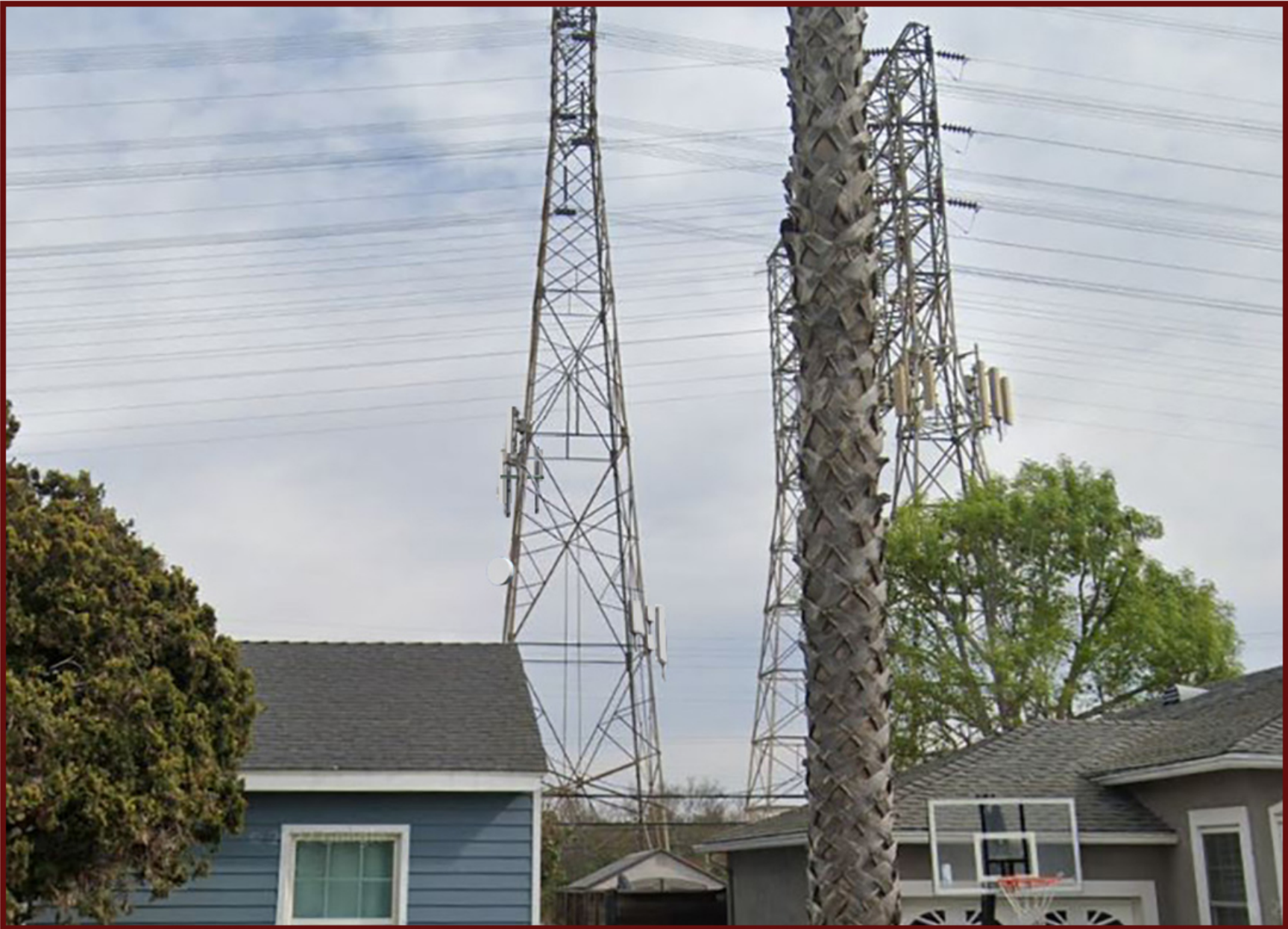
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15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

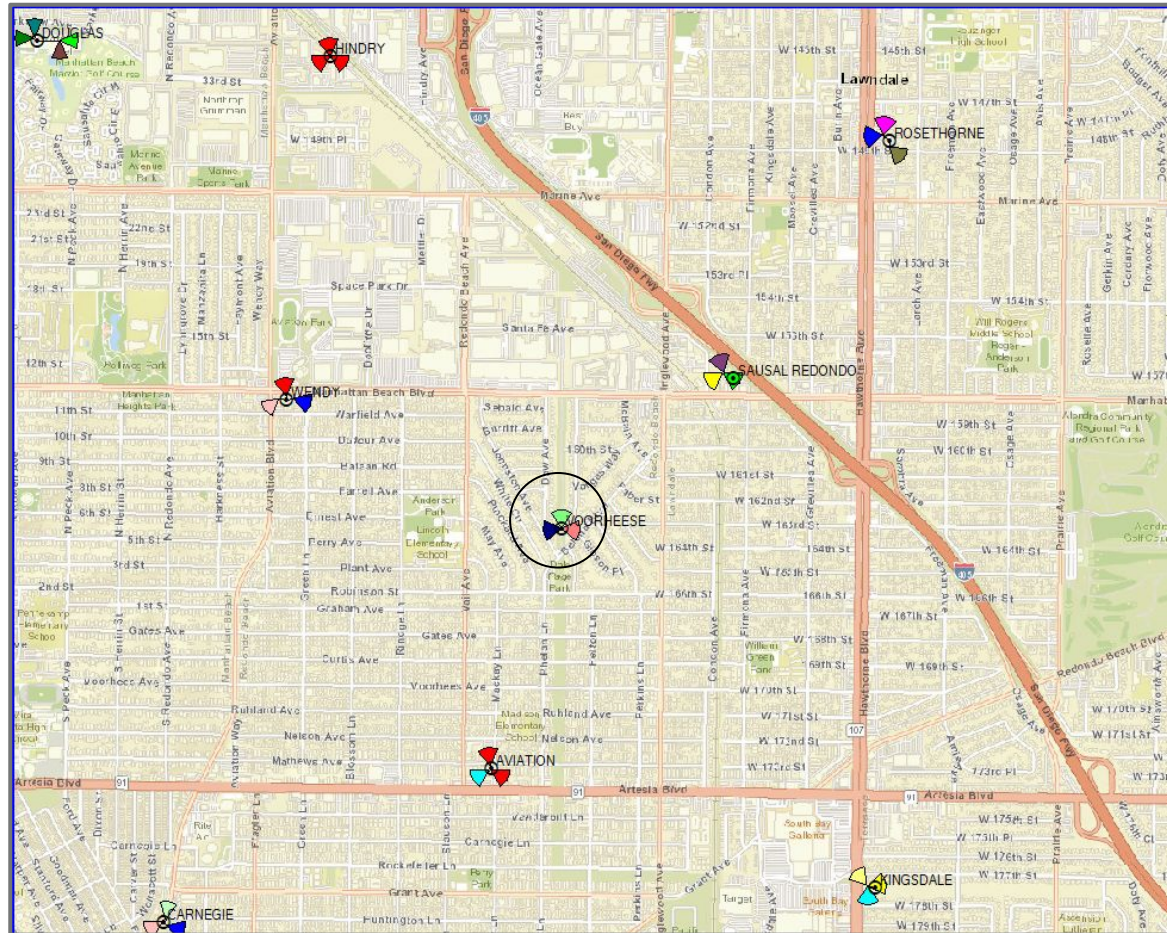
VOORHEESE

Prop Maps

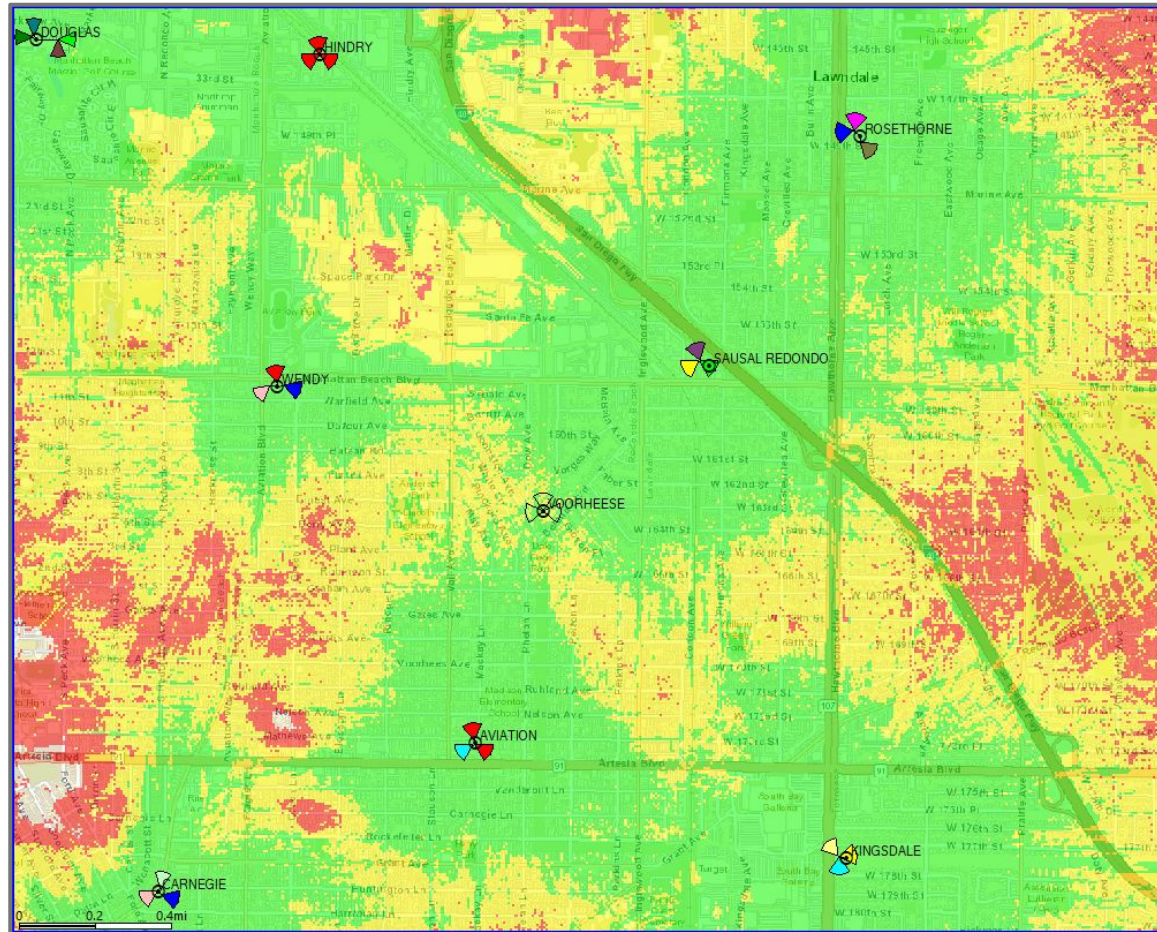
January 2024



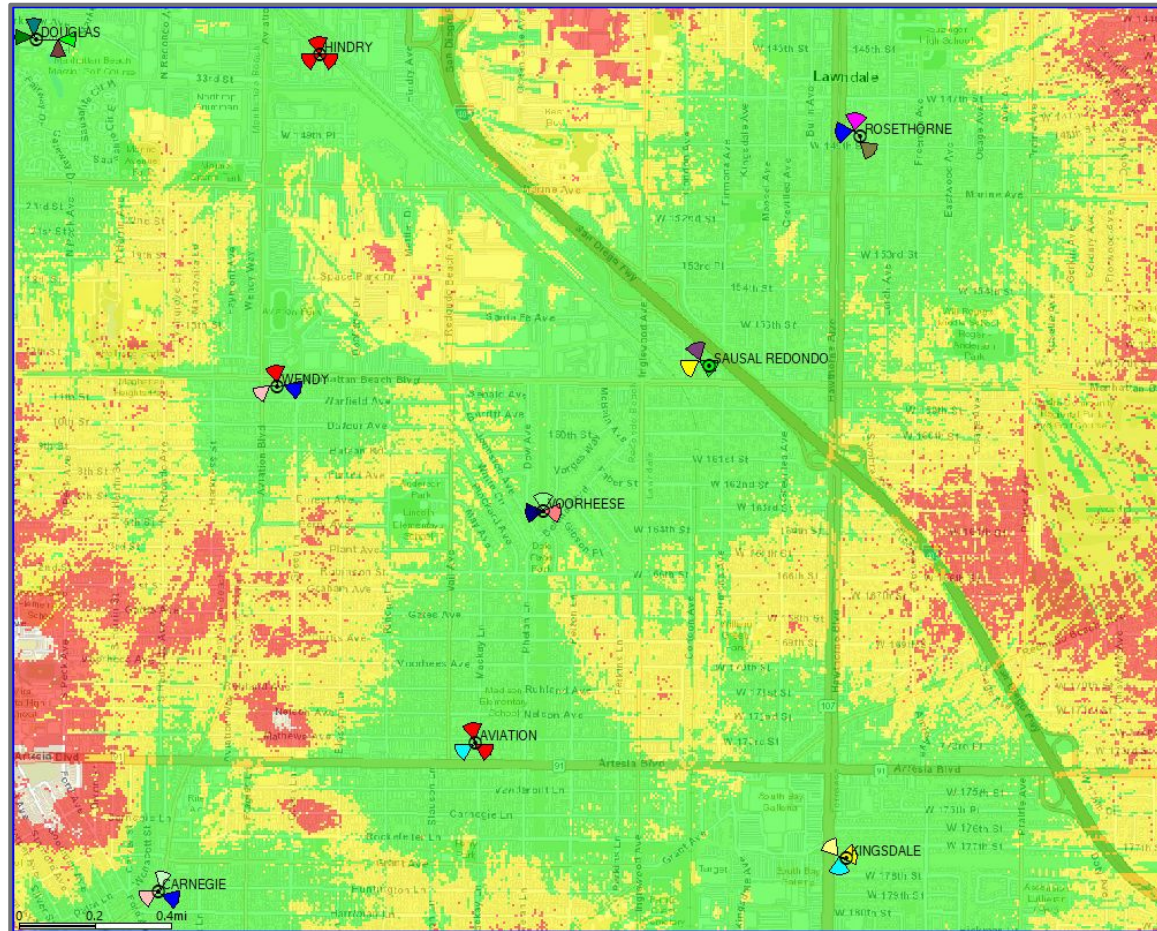
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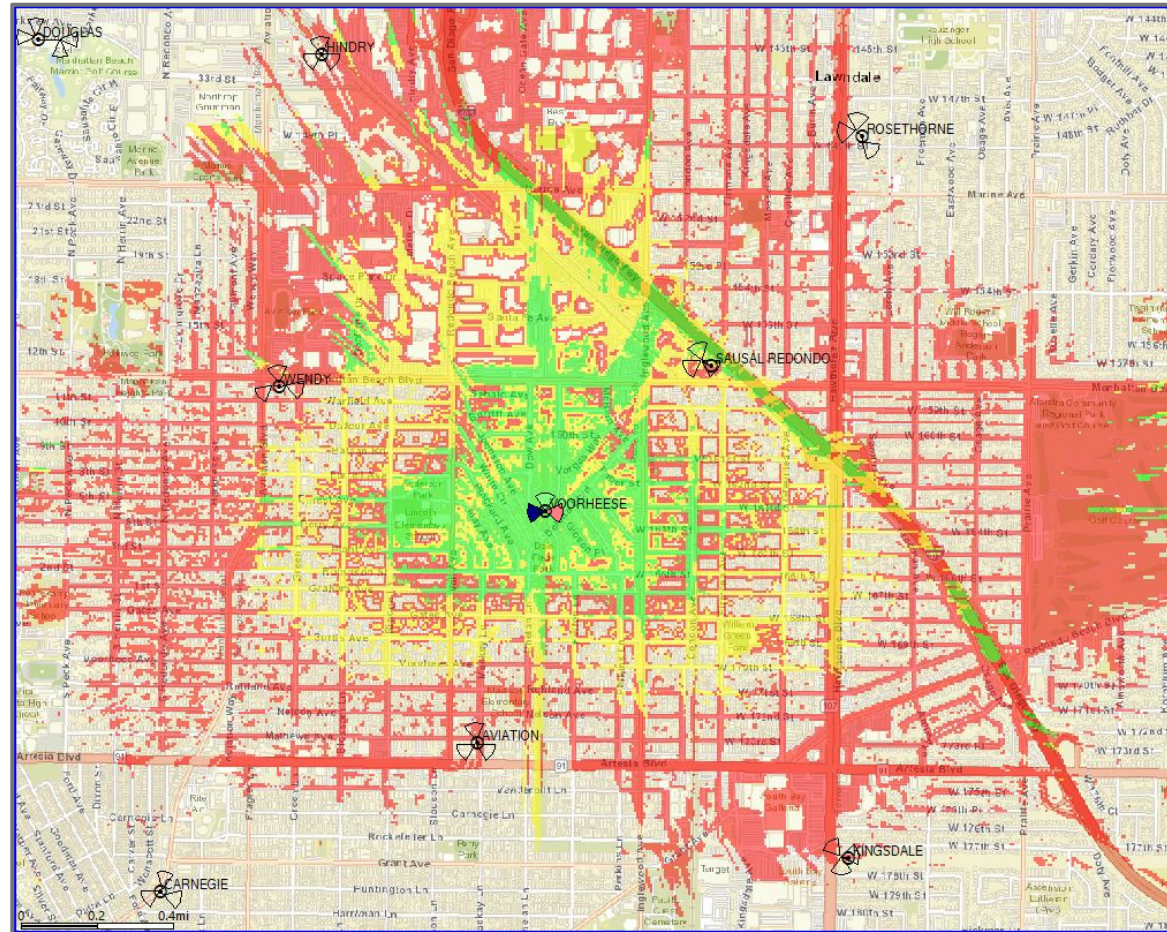
Current Coverage without Voorheese



Coverage with Voorheese



Voorheese Only Coverage







Radio Frequency Exposure

RF Safety and NIER Analysis Report

04/30/2024

Site: Voorheese

Redondo Beach, CA

Prepared for: Verizon

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1 Certification

This report, prepared by Telecom Technology Services, Inc. for **Verizon**, is intended to document compliance and evaluate power density levels as outlined in the report. The computations, analysis, and resulting report and conclusions were based on applicable FCC guidelines and regulations for maximum permissible exposure to humans consistent with FCC OET Bulletin 65, Edition 97-01.

Additionally, Telecom Technology Services, Inc. certifies that the assumptions are valid and that the data used within Telecom Technology Services control are accurate, including information collected as part of Telecom Technology Services field surveys. Telecom Technology Services, Inc. does not however certify the accuracy or correctness of any data provided to Telecom Technology Services, Inc. for this analysis and report by Verizon or other third parties working on behalf of Verizon.

I certify that the attached RF exposure analysis and report is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally acceptable engineering practices:



SIGNED, 8 MAY 2024

Tim

Alexander, PE

Digitally signed by Tim Alexander, PE
DN: cn=Tim Alexander, PE, o=Proteus
Power Engineering, ou,
email=proteuspower@outlook.com,
c=US
Date: 2024.05.08 10:21:40 -07'00'

Tim Alexander, P.E.

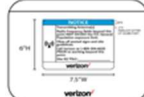
Report Prepared by: Mohamed Ahmed, 04/30/2024

Report Reviewed by: Mike Arnold, 04/30/2024

2 Executive Summary

This report provides the results of an RF power density analysis performed for **Verizon** at site **Voorheese** in accordance with the Federal Communications Commission (FCC) rules and regulations for RF emissions described in OET Bulletin 65, Edition 97-01.

This report addresses RF safety for two classified groups defined by OET Bulletin 65: Occupational/ Controlled and General Population/ Uncontrolled. Based on the analysis, this site will be **Compliant** with FCC rules and regulations and Verizon's Signage and Barrier Policy if the mitigation details provided in Table 1 are implemented.

Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	☐ []	☐ []	☐ []	☐ []	☐ []	☐
Alpha	☐ []	☐ []	☐ []	☐ []	☐ []	☐
Beta	☐ []	☐ []	☐ []	☐ []	☐ []	☐
Gamma	☐ []	☐ []	☐ []	☐ []	☐ []	☐

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

Specialty Sign Detail

Location	N/A
Access Point	N/A
Alpha	N/A
Beta	N/A
Gamma	N/A

NOTE: The tables above represent EXISTING compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):
This site is Compliant.

Table 1: Mitigation Requirements for Compliance

2.1 Conclusion and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on **C-Band A&C Antenna** will not exceed the FCC's MPE limit for General Population and Occupational limits. Notice that the power density levels will exceed the FCC's MPE limit for General Population and Occupational limits in front of the antennas which are not generally accessible areas.
- The results of the analysis indicate that the power density levels in the generally accessible areas on **C-Band B Antenna** will not exceed the FCC's MPE limit for General Population and Occupational limits. Notice that the power density levels will exceed the FCC's MPE limit for General Population and Occupational limits in front of the antennas which are not generally accessible areas.
- The results of the analysis indicate that the power density levels in the generally accessible areas on **Ground** will not exceed the FCC's MPE limit for General Population.
- The results of the analysis indicate that power density levels in the generally accessible areas on the **Tower** Elevation Level will not exceed the FCC's MPE limit for General Population environments. Notice that the power density levels will exceed the FCC's MPE limit for General Population, Occupational and 10x Occupational in front of the antennas which it is not generally accessible areas. This area might be accessed in case of maintenance; therefore, mitigation is required per the Signage/ Barrier Diagram.
- The max theoretical % MPE (General Public) is **25621.79%** directly in front of the antennas beams at **Tower** Elevation Level.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.

3 Introduction

The purpose of this analysis and report is to evaluate the cumulative power density levels of all non-excluded antennas located on the site and identify any areas of concern that require mitigation. This report also assesses the site's compliance with FCC OET Bulletin 65; "Guidelines for Human Exposure to Radio-frequency Electromagnetic Fields".

The power density simulation performed for this site utilized RoofMaster® analysis software. All antennas were assigned an operating frequency and transmit power and were deemed to be operating at 100% of their configured output power.

3.1 Site Description:

- **Site Name:** Voorheese
- **Street Address:** 2504 Manhattan Beach Blvd
Redondo Beach, CA 90278
- **Latitude:** 33° 52' 56.752"N
- **Longitude:** 118° 21' 56.570"W
- **Structure Type:** Self-Support Tower
- **Structure Height:** ± 156' AGL
- **Co-Locators/ Other Antennas:** N/A
- **BTS Equipment Location:** The Verizon equipment is located on the Ground.

3.2 Site Configuration Being Modeled

- This is Self-Support Tower application where Verizon antennas are mounted to pipes on the Tower.
- The values of the LTE antennas rad center for Alpha and Gamma sectors (62'), Beta sector (38'), C-Band for Alpha and Gamma sectors (63.58'), Beta sector (39.58') Adjacent Roof 1 Height (15'), Adjacent Roof 2 Height (12'), Adjacent Roof 3 Height (13'), and Adjacent Roof 4 Height (14') are based on Google Earth, CDs, and RFDS. This value must be verified on the site audit for the post study.
- Duty Cycle per FDD/TDD and Maximum Total Power Output based on inputs. 80% Duty Cycle for C-Band, CBRS, 100% LTE.

4 Predictive Analysis Details

For purposes of this analysis, RoofMaster® was configured to provide an output based on the appropriate MPE limit(s) published in the FCC's guidelines. The antenna information was loaded into RoofMaster®, an MPE predictive analysis tool by Waterford Consultants, LLC.

4.1 Analysis Locations:

Number of Elevations Analyzed: 5

- C-Band A&C Antenna Level.
- C-Band B Antenna Level.
- Adjacent Roof 1 Level.
- Ground Level.
- Pole Elevation Level

4.2 Antenna Inventory

The following table contains the technical data used to simulate the power density that may be encountered with all antennas simultaneously operating at full rated power with the exception of any excluded antennas cited in this document. If co-locator's antennas exist and specific antenna details could not be secured, generic antennas, frequencies, and transmit powers were used for modeling. The assumptions used are based on past experience with communications carriers.

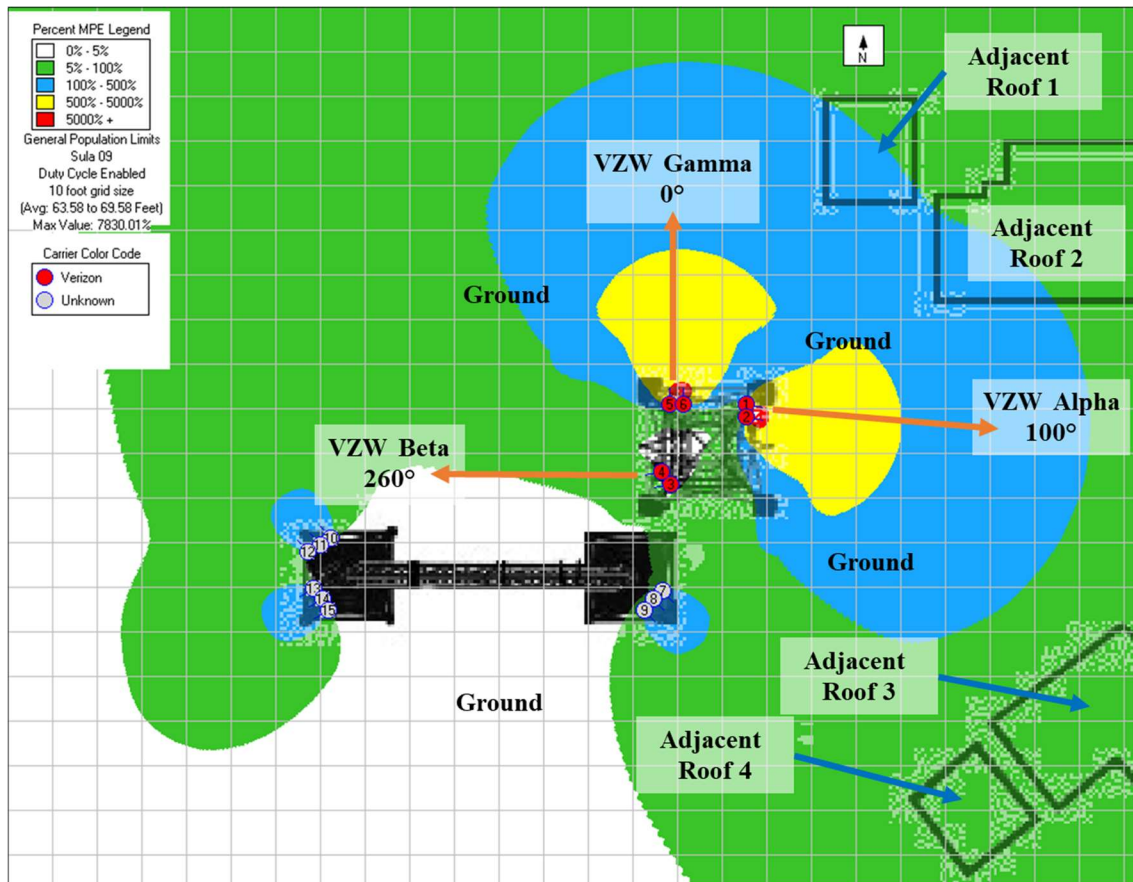
ID	Name	(MHz)	Freq	Trans Power	Trans Count	Other Loss	Calc Power	Power EIRP	MD-Tilt (Deg)	ID	Model	Elevation Z (ft)	C-Band A&C Antenna Level Z (ft)	C-Band B Antenna Level Z (ft)	Adjacent Roof 1 Z (ft)	Ground Z (ft)	Type	(ft) Aper	dBd Gain	BWdth	Orientation
VZ Alpha_Ant1	L700	700	60.0	4	0.5	213.90	5213.79	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	11.72	73	100	
VZ Alpha_Ant1	L850	850	60.0	4	0.5	213.90	6670.63	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	12.79	62	100	
VZ Alpha_Ant1	L1900	1900	80.0	4	0.5	213.90	13868	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	14.72	65	100	
VZ Alpha_Ant1	L2100	2100	40.0	4	0.5	142.60	8034	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	15.36	62	100	
VZ Alpha_Ant1	L2100_3	2100	40.0	4	0.5	142.60	8034	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	15.36	62	100	
VZ Alpha_Ant1	CBRS	3600	5.0	4	0.0	20.00	297	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	11.80	50	100	
VZ Alpha_Ant2	C-Band	3700	5.0	64	0.0	320.00	116143	0	ERICSSON	SON_AIR6419	Various	0	24	48.58	63.58	Panel	2.8	23.45	11	100	
VZ Beta_Ant1	L700	700	60.0	4	0.5	213.90	5213.79	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-25.58	-1.58	23	38	Panel	6.0	11.72	73	260	
VZ Beta_Ant1	L850	850	60.0	4	0.5	213.90	6670.63	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-25.58	-1.58	23	38	Panel	6.0	12.79	62	260	
VZ Beta_Ant1	L1900	1900	80.0	4	0.5	213.90	13868	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-25.58	-1.58	23	38	Panel	6.0	14.72	65	260	
VZ Beta_Ant1	L2100	2100	40.0	4	0.5	142.60	8034	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-25.58	-1.58	23	38	Panel	6.0	15.36	62	260	
VZ Beta_Ant1	L2100_3	2100	40.0	4	0.5	142.60	8034	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-25.58	-1.58	23	38	Panel	6.0	15.36	62	260	
VZ Beta_Ant1	CBRS	3600	5.0	4	0.0	20.00	297	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-25.58	-1.58	23	38	Panel	6.0	11.80	50	260	
VZ Beta_Ant2	C-Band	3700	5.0	64	0.0	320.00	116143	0	ERICSSON	SON_AIR6419	Various	-24	0	24.58	39.58	Panel	2.8	23.45	11	260	
VZ Gamma_Ant1	L700	700	60.0	4	0.5	213.90	5213.79	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	11.72	73	0	
VZ Gamma_Ant1	L850	850	60.0	4	0.5	213.90	6670.63	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	12.79	62	0	
VZ Gamma_Ant1	L1900	1900	80.0	4	0.5	213.90	13868	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	14.72	65	0	
VZ Gamma_Ant1	L2100	2100	40.0	4	0.5	142.60	8034	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	15.36	62	0	
VZ Gamma_Ant1	L2100_3	2100	40.0	4	0.5	142.60	8034	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	15.36	62	0	
VZ Gamma_Ant1	CBRS	3600	5.0	4	0.0	20.00	297	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	11.80	50	0	
VZ Gamma_Ant2	C-Band	3700	5.0	64	0.0	320.00	116143	0	ERICSSON	SON_AIR6419	Various	0	24	48.58	63.58	Panel	2.8	23.45	11	0	
Unknown_Ant1	L700	700	40.0	4	0.5	142.60	3476.4	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	11.72	73	140	
Unknown_Ant1	L1900	1900	40.0	4	0.5	142.60	7031	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	14.78	65	140	
Unknown_Ant1	L2100	2100	40.0	4	0.5	142.60	8166	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	15.43	61	140	
Unknown_Ant1	L700	700	40.0	4	0.5	142.60	3476.4	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	11.72	73	320	
Unknown_Ant1	L1900	1900	40.0	4	0.5	142.60	7031	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	14.78	65	320	
Unknown_Ant1	L2100	2100	40.0	4	0.5	142.60	8166	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	15.43	61	320	
Unknown_Ant1	L700	700	40.0	4	0.5	142.60	3476.4	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	11.72	73	240	
Unknown_Ant1	L1900	1900	40.0	4	0.5	142.60	7031	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	14.78	65	240	
Unknown_Ant1	L2100	2100	40.0	4	0.5	142.60	8166	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	15.43	61	240	

The antenna Z-heights listed above are referenced to Pole elevation (C-Band A&C Antenna level), (C-Band B Antenna level), Adjacent Roof 1, and Ground levels.

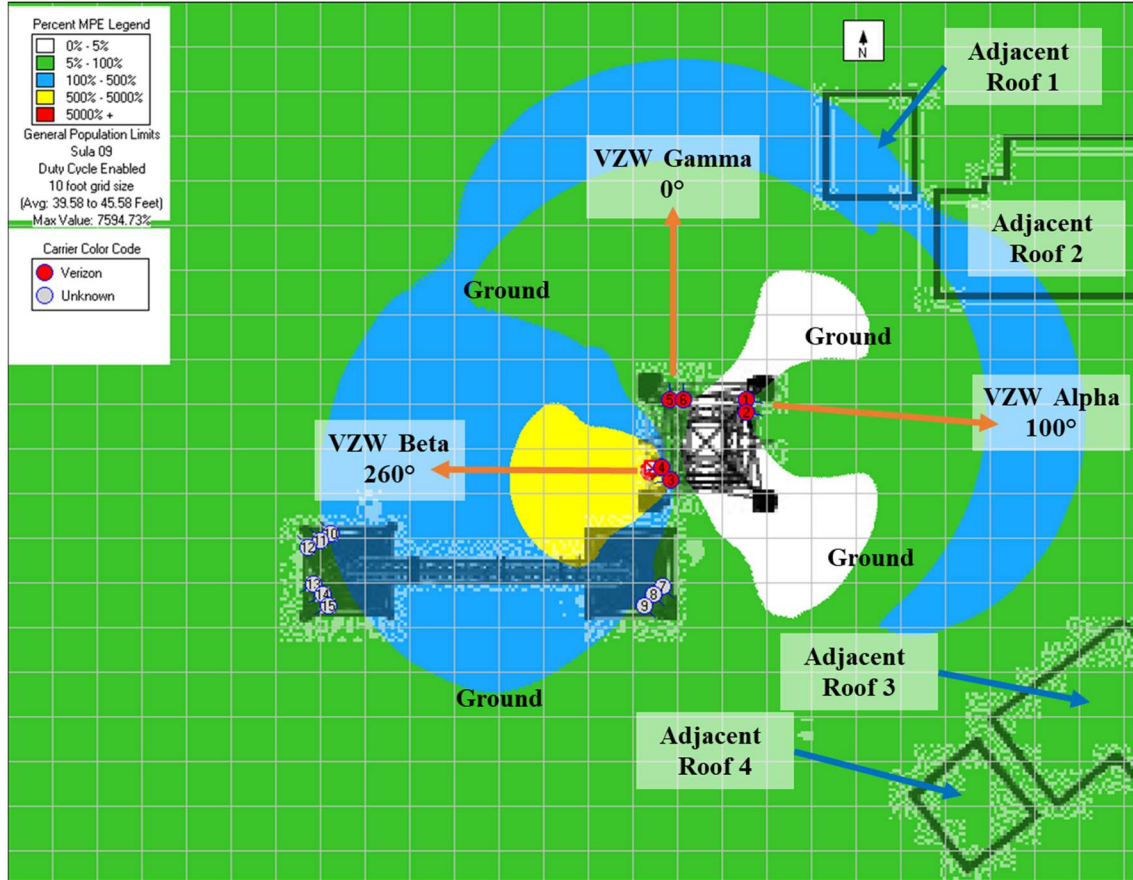
4.3 RF Emissions Diagram(s) - All Transmitters

The following Diagram(s) represent the theoretical spatially averaged Maximum Permissible Exposure (MPE) percentages that are expected for each study's elevation. An additional 1% Occupational MPE Limit (5% General Population MPE limit) is included to demonstrate where Verizon is a significant contributor to the accessible areas where multiple carriers' transmitters may be present.

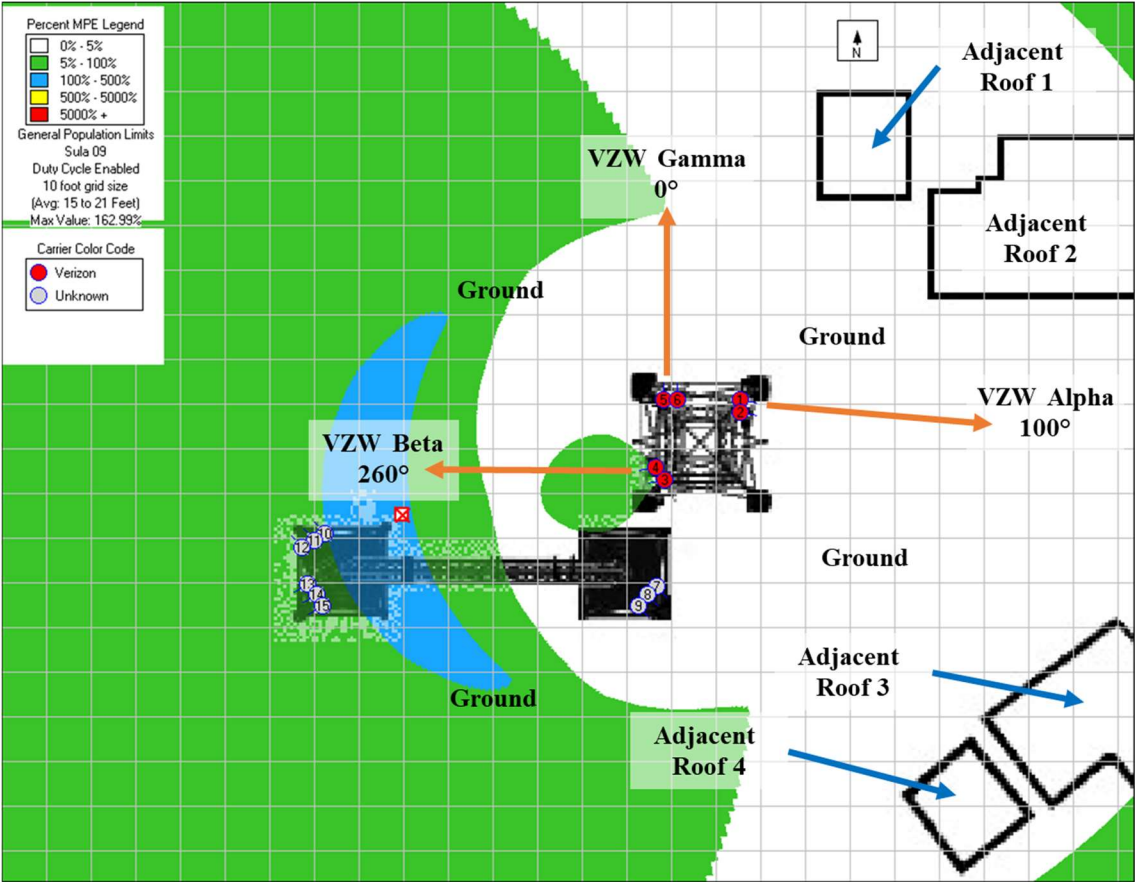
Reference Plane: C-Band A&C Antenna level



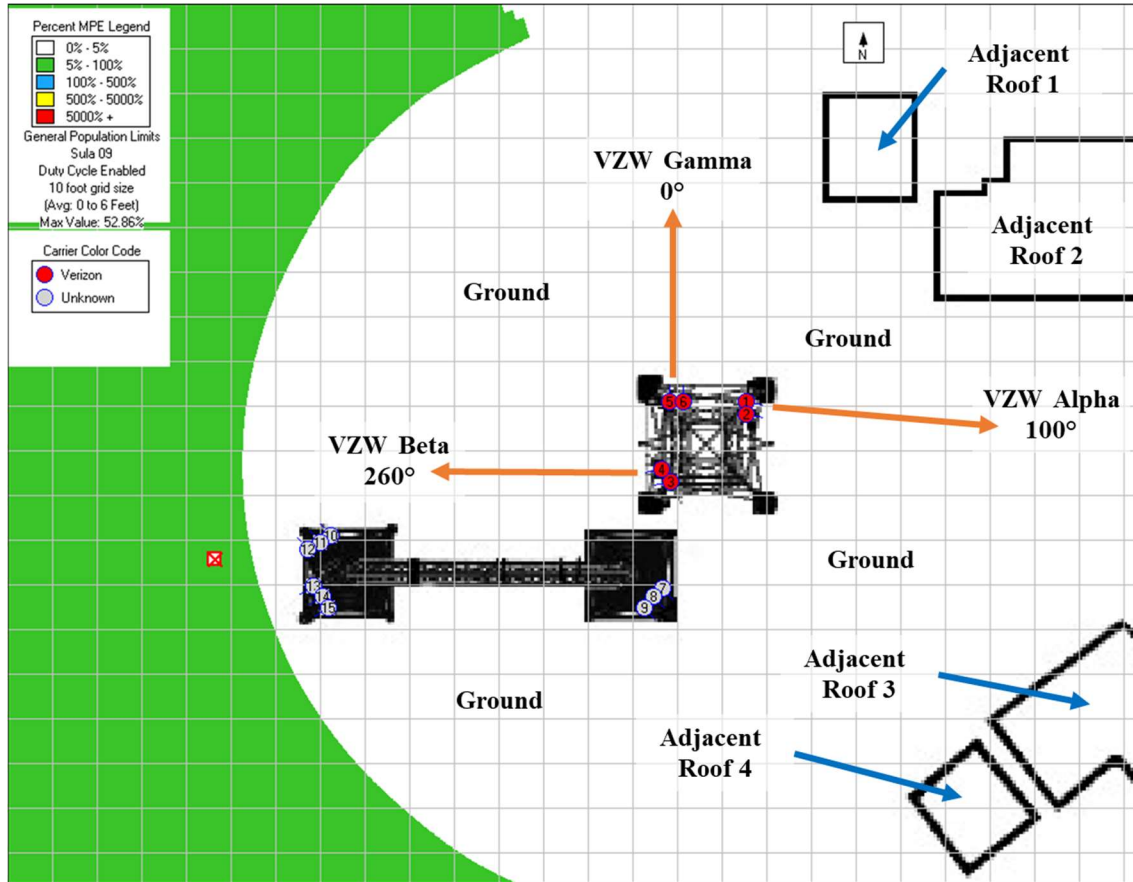
Reference Plane: C-Band B Antenna Level



Reference Plane: Adjacent Roof 1 Level



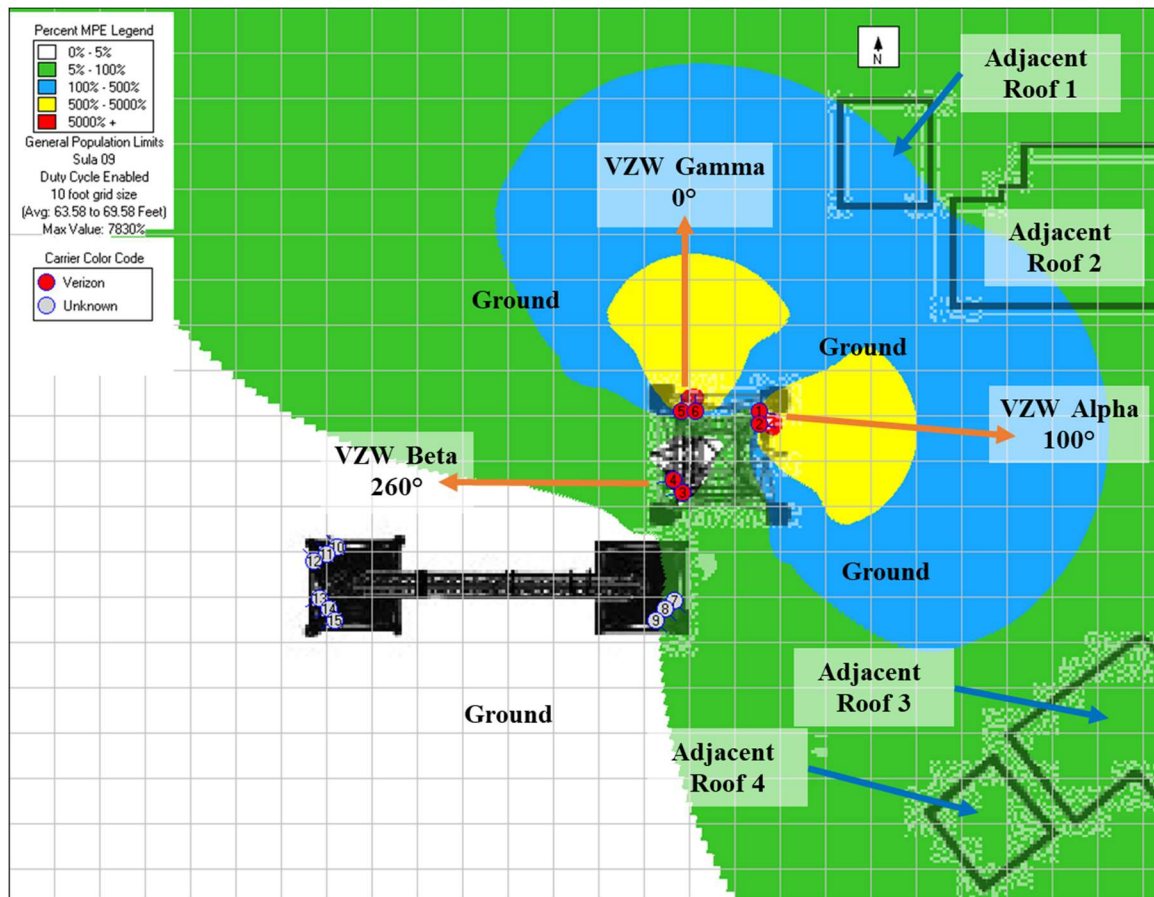
Reference Plane: Ground Level



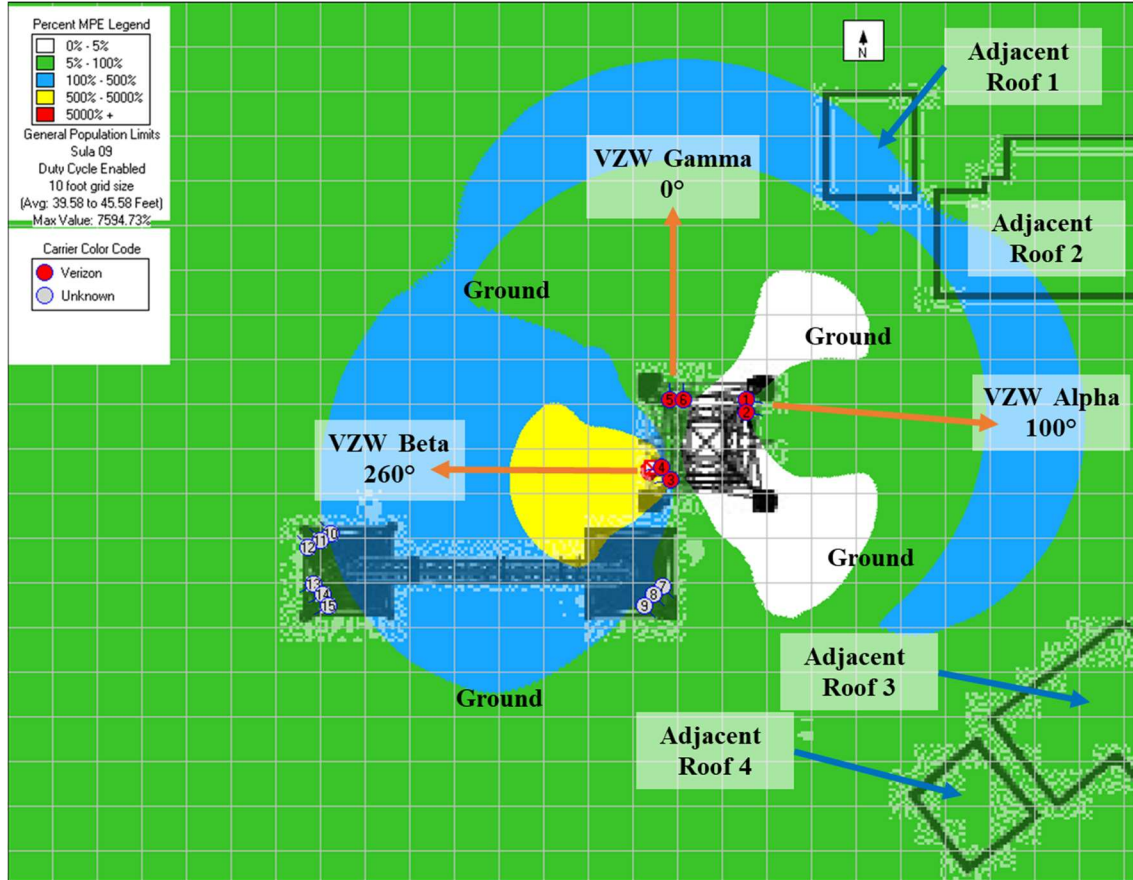
4.4 RF Emissions Diagram(s) - Verizon Transmitters *Only*

The following Diagram(s) represent the theoretical spatially averaged Maximum Permissible Exposure (MPE) percentages that are expected for each study's elevation. An additional 1% Occupational MPE Limit (5% General Population MPE limit) is included to demonstrate where Verizon is a significant contributor to the accessible areas where multiple carriers' transmitters may be present.

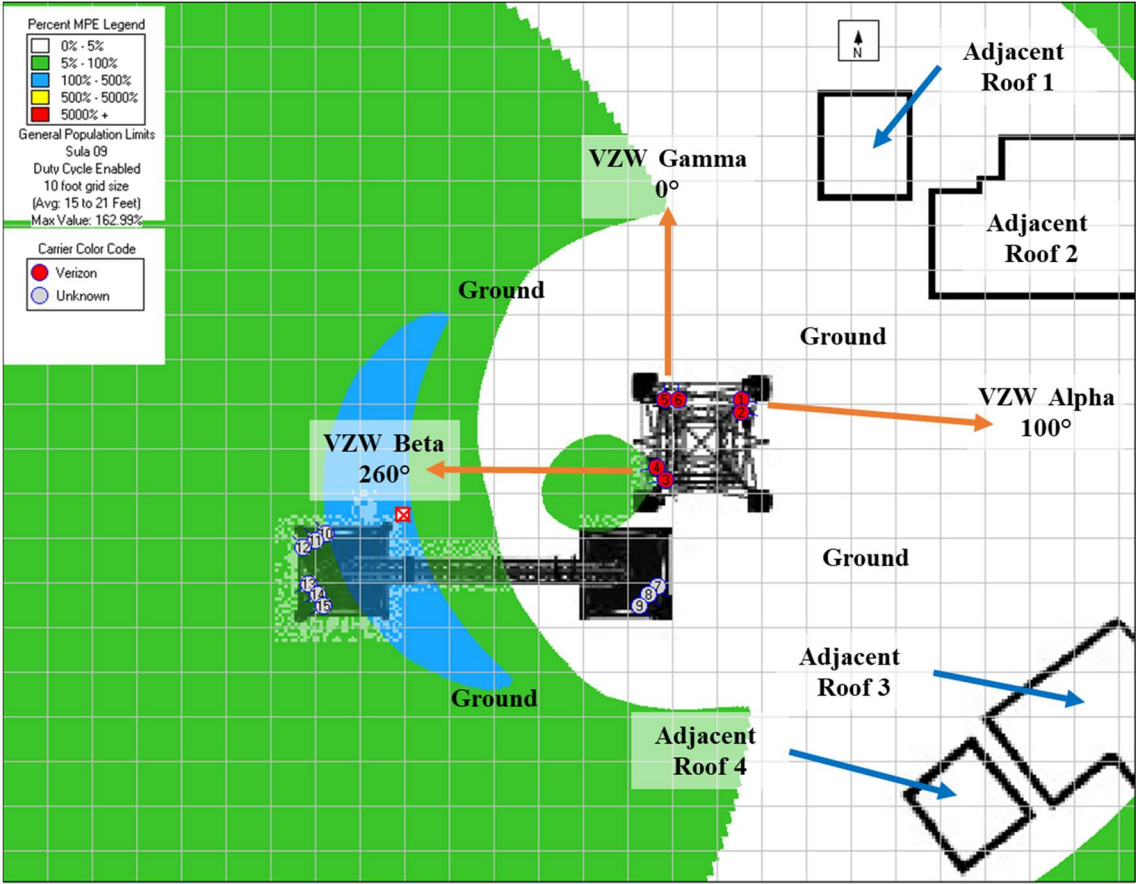
Reference Plane: C-Band A&C Antenna level



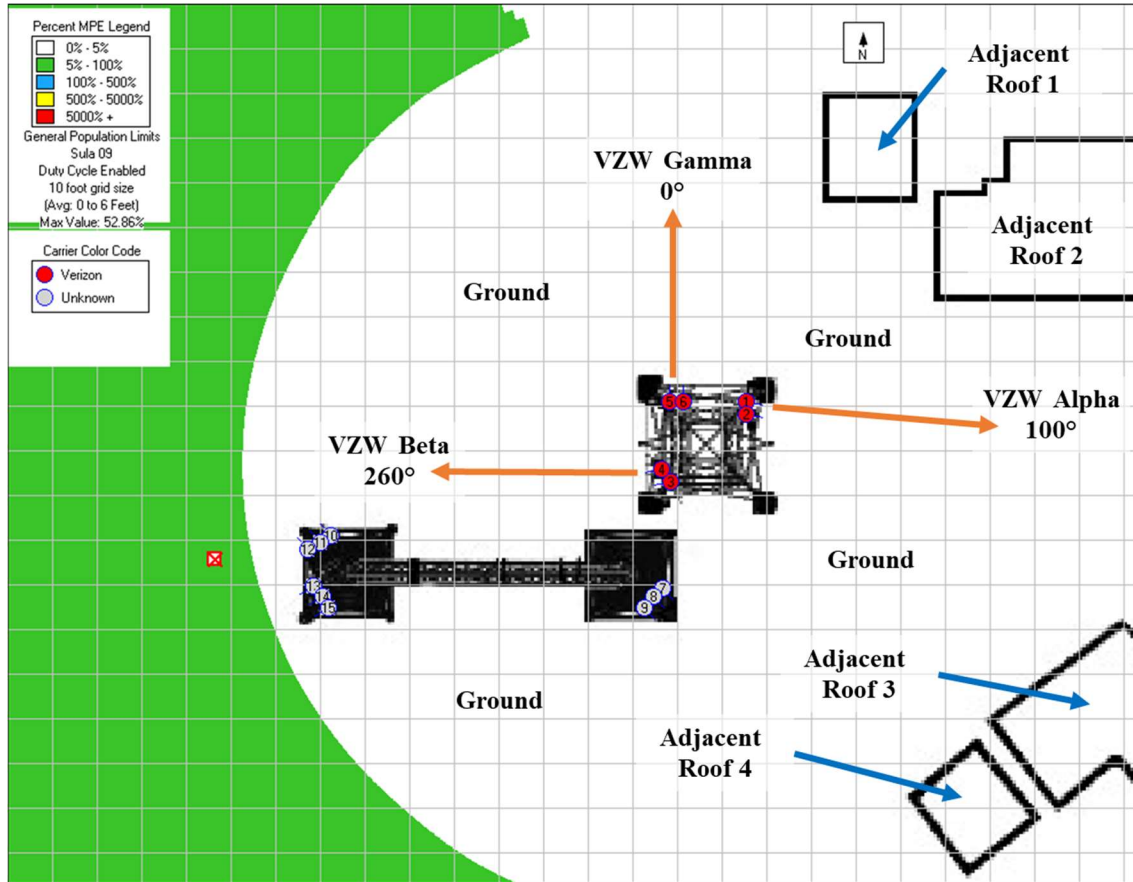
Reference Plane: C-Band B Antenna Level



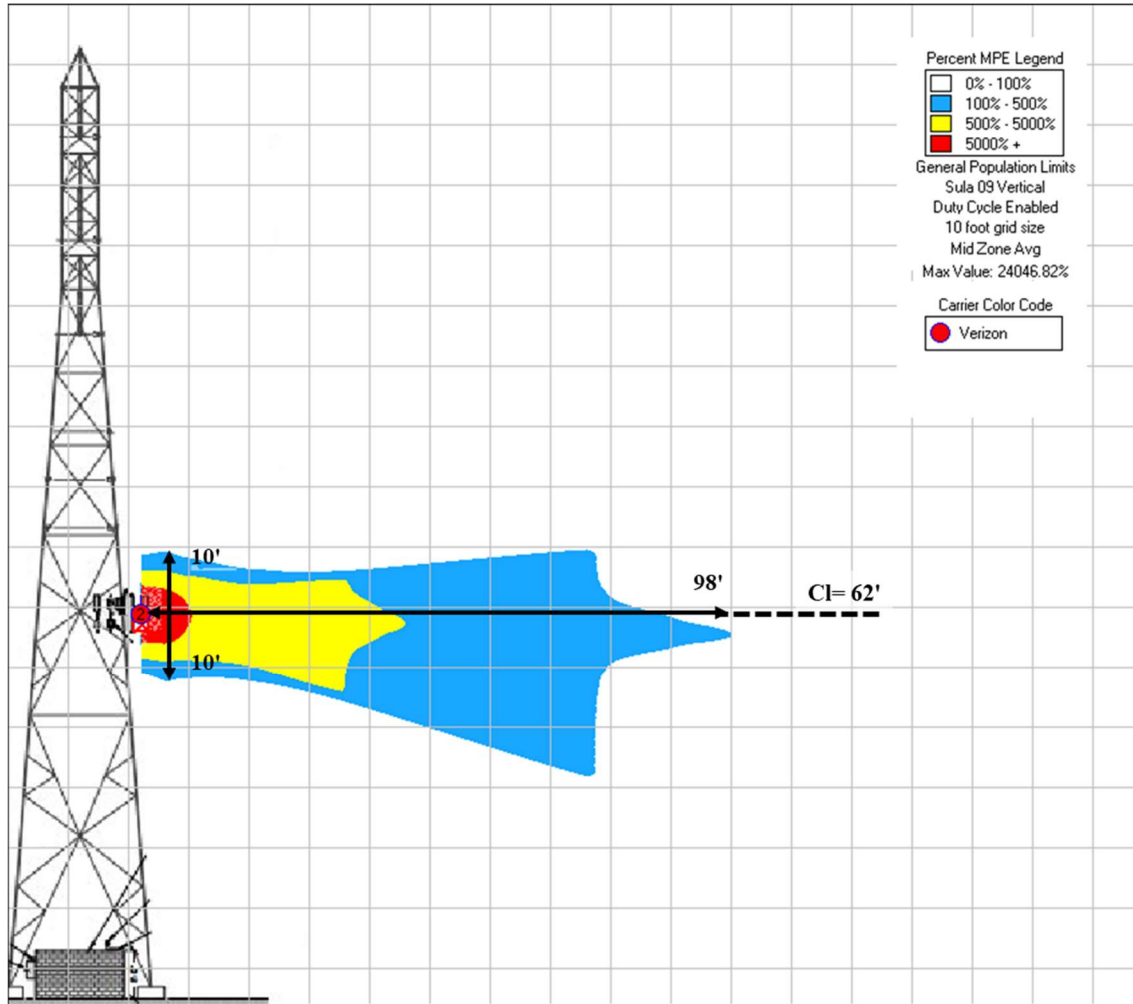
Reference Plane: Adjacent Roof 1 Level



Reference Plane: Ground Level



Reference Plane: Pole Elevation Level



5 Signage/ Mitigation

5.1 Signage/ Barrier Detail

Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []
Alpha	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []
Beta	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []
Gamma	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

Specialty Sign Detail

Location	N/A
Access Point	N/A
Alpha	N/A
Beta	N/A
Gamma	N/A

NOTE: The tables above represent EXISTING compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):
This site is Compliant.

Table 2: Mitigation Requirements for Compliance

5.2 Signage/ Barrier Diagram

N/A

6 Conclusions and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on **C-Band A&C Antenna** will not exceed the FCC's MPE limit for General Population and Occupational limits. Notice that the power density levels will exceed the FCC's MPE limit for General Population and Occupational limits in front of the antennas which are not generally accessible areas.
- The results of the analysis indicate that the power density levels in the generally accessible areas on **C-Band B Antenna** will not exceed the FCC's MPE limit for General Population and Occupational limits. Notice that the power density levels will exceed the FCC's MPE limit for General Population and Occupational limits in front of the antennas which are not generally accessible areas.
- The results of the analysis indicate that the power density levels in the generally accessible areas on **Ground** will not exceed the FCC's MPE limit for General Population.
- The results of the analysis indicate that power density levels in the generally accessible areas on the **Pole** Elevation Level will not exceed the FCC's MPE limit for General Population environments. Notice that the power density levels will exceed the FCC's MPE limit for General Population, Occupational and 10x Occupational in front of the antennas which it is not generally accessible areas. This area might be accessed in case of maintenance; therefore, mitigation is required per the Signage/ Barrier Diagram.
- The max theoretical % MPE (General Public) is **25621.79%** directly in front of the antennas beams at **Pole** Elevation Level.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.

7 Appendix A: FCC Compliance and RF Safety Policies

In August of 1997, the FCC published OET Bulletin 65 Edition 97-01 to regulate methods for evaluating compliance with FCC guidelines for human exposure to radiofrequency (RF) electromagnetic fields. The FCC guidelines for human exposure to RF electromagnetic fields incorporate two categories of limits; namely “Controlled” (a.k.a. Occupational) and “Uncontrolled” (a.k.a. General Public). The guidelines offer suggested methods for evaluating fixed RF transmitters to ensure that the controlled and uncontrolled limits deemed safe by the FCC for human exposure are not exceeded.

OET Bulletin 65 recommended guidelines are intended to allow an applicant to “make a reasonably quick determination as to whether a proposed facility is in compliance with the limits.” In addition, the guidelines offer alternate supplementary considerations and procedures such as field measurements and more detailed analysis that should be used for multiple emitter situations.

These guidelines define RF as emissions in the frequency range of 300 kHz to 100 GHz. The FCC define Maximum Permissible Exposure (MPE) limits within this frequency range based on limits recommended by the National Council on Radiation Protection and Measurement, the Institute of Electrical and Electronics Engineers (IEEE), and by the American National Standards Institute (ANSI).

The specific MPE limits defined by the FCC are as follows:

Limits for Occupational/Controlled Exposure				
Frequency Range [MHz]	Electric Field Strength (E) [V/m]	Magnetic Field Strength (H) [A/m]	Power Density (S) [mW/Cm ²]	Averaging Time E ² , H ² or S [minutes]
0.3 - 3.0	614	1.63	100*	6
3.0 - 30	1842/f	4.89/f	900/f ² *	6
30 - 300	61.4	0.163	1	6
300 - 1,500	-	-	f/300	6
1,500 - 100,000	-	-	5	6

Limits for General Population/Uncontrolled Exposure				
Frequency Range [MHz]	Electric Field Strength (E) [V/m]	Magnetic Field Strength (H) [A/m]	Power Density (S) [mW/Cm ²]	Averaging Time E ² , H ² or S [minutes]
0.3 - 3.0	614	1.63	100*	30
3.0 - 30	842/f	2.19/f	180/f ² *	30
30 - 300	27.5	0.073	0.2	30
300 - 1,500	-	-	f/1500	30
1,500 - 100,000	-	-	1	30

f = frequency

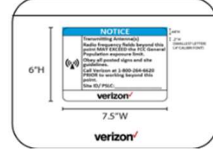
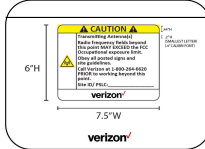
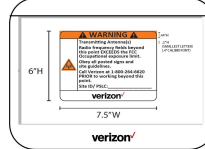
*Plane-wave equivalent power density

The FCC states that “Occupational/ Controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for Occupational/ Controlled exposure also apply in situations when an individual is transient through a location where Occupational/ Controlled limits apply provided he or she is made aware of the potential for exposure.”

For General Population/ Uncontrolled limits, the FCC states that “General Population/ Uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not fully be aware of the potential for exposure or cannot exercise control over their exposure.”

For purposes of this analysis, all limits are evaluated against the Power Density limits.

Typical guidelines for determining whether Occupational/ Controlled limits can be applied include ensuring the environment (such as a rooftop) as limited/controlled access via locked doors or physical barrier that are preferably controlled by a landlord that is aware of the situation and can inform anyone going through the locked door of the existence of the RF emissions. Such notification/awareness is typically accomplished by means of signage on the door, or other access to the area of concern, as well as signage on or near the antennas. Examples of such signs include the following:

GUIDELINES	NOTICE	CAUTION	WARNING
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit.	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit.	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit.
			

NOC INFORMATION	
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.	

Standards for when to use each of the above signs for Occupational situations are as follows:

No sign required: <20% of Occupational MPE
Blue Sign, Notice: 20% to <100% of MPE
Yellow Sign, Caution: 100% to <1000% of MPE
Red Sign, Warning: ≥1000% of MPE

All MPE references are to the FCC Occupational limits.

8 Appendix B: Overview of RoofMaster® Functions and Assumptions

RoofMaster® is a RF Compliance software package designed to enable the analysis, assessment and mitigation of communications sites with respect to human exposure to radiofrequency electromagnetic fields.

RoofMaster® was developed in 2008 by Waterford Consultants to support compliance assessments performed at single and multi-operator wireless locations throughout North America and has been in service since 2008. Real-world experience in evaluating thousands of base station installations is reflected in the RoofMaster® design approach. This document provides a guide for creating simulations of RF hazard conditions through the characterization of antenna systems and site features and through FCC-specified computational analysis.

On any structure, one may encounter antennas installed by wireless service providers, public safety and other FCC-licensed and unlicensed operators. Siting constraints have resulted in diverse and complex environments accessible to people performing a variety of activities around these antennas. RoofMaster® supports the characterization of these locations to convey important information regarding RF sources and accessible areas necessary to evaluate the potential for human exposure to hazardous levels of RF energy.

RoofMaster® supports the depiction of communications sites through the display of construction drawing or aerial photography image files as well as providing line drawing tools. These representations are scalable to enable the modeling of any location.

RoofMaster® utilizes a three-dimensional spatial framework consisting of a 1000 x 1000 grid with unlimited vertical dimensions necessary for the positioning of antennas and modeling of RF conditions at each grid point throughout the space. Predictive analysis is performed on a study plane at a specified elevation. The subsequent sections of this guide provide the steps necessary to create a site representation and conduct these studies.

RoofMaster® employs several power density prediction models based on the computational approaches set forth in the Federal Communications Commission's Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, OET Bulletin 65. This guideline utilizes several antenna and operational parameters in calculating the power density contributions from each emitter at specified points throughout the study space. RoofMaster® enables antennas to be fully defined in site specific aspects as well as through the use of a library of manufacturer data. The parameters include:

- § Antenna model
- § Radiation patterns
- § Aperture length
- § Gain
- § Beamwidth
- § Antenna radiation center
- § Azimuth
- § Mechanical downtilt
- § Location
- § Frequency
- § Power into antenna

In OET-65, the Cylindrical Model is presented as an approach to determine the spatially averaged power density in the near field directly in front of an antenna. In order to implement this model in all directions, RoofMaster® utilizes the antenna manufacturer horizontal pattern data. Additionally, RoofMaster® incorporates factors that reduce the power density by the inverse square of horizontal and vertical distance beyond the near field region.

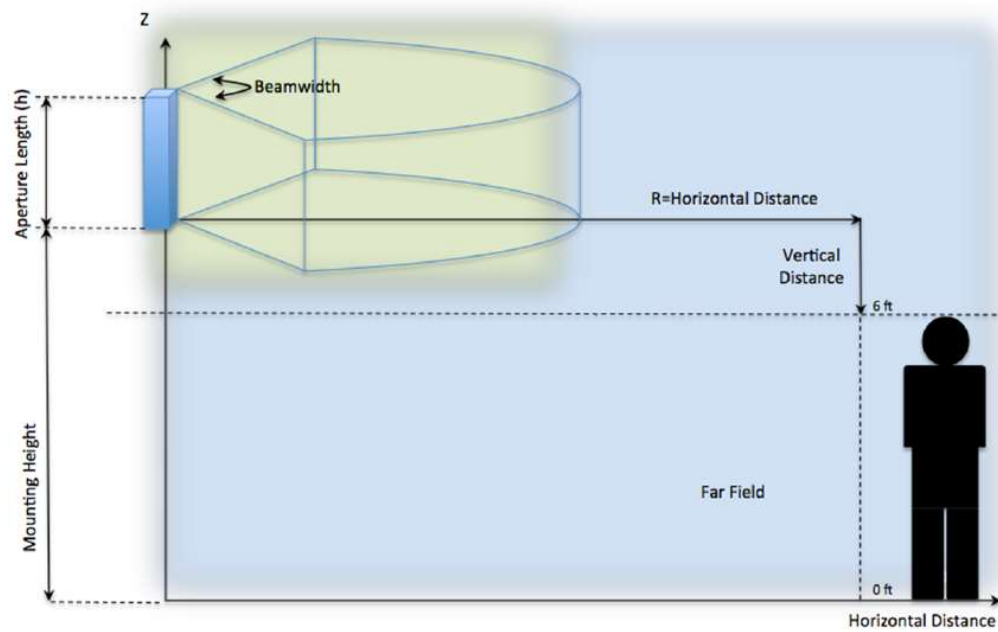
Power density is calculated as follows:

$$S = \left(\left(\frac{360}{\text{Beamwidth}} \right) \frac{P_{in} G_H H_r V_r}{2 \pi R h} \right) \frac{\mu W}{cm^2}$$

- S is the spatially averaged power density value
- R is the horizontal distance meters to the study point
- h is the aperture length in meters
- P_{in} is power into the antenna input port in Watts

RoofMaster® Implementation:

- G_H is gain offset to study point as specified in manufacturer horizontal pattern
- P_{in} is adjusted by the portion of the antenna aperture in the 0-6 ft. vertical study zone
- H_r accounts for 1/R² Far Field roll off which starts at 2*h
- V_r accounts for 1/ (vertical distance)² roll off from antenna bottom to the top of the 0-6 ft. study zone (or antenna top to bottom of 0-6 ft. study zone)



9 References

FCC (1997). “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields”; Federal Communications Commission; Office of Engineering and Technology, OET Bulletin 65, Edition 97-01, August.

Waterford Consultants, LLC (2008). RoofMaster® User Guide, Waterford Consultants, LLC.

10 Limited Warranty

Telecom Technology Services, Inc. warrants that this analysis was performed in good faith using the methodologies and assumptions covered in this report and that data used for the analysis and report were obtained by Telecom Technology Services, Inc. employees or representatives via site surveys or research of Verizon's available information. In the event that specific third-party details were not available, best efforts were made to use assumptions that are based on industry experience of various carriers' standards without violating any confidential information obtained under non-disclosure terms.

Telecom Technology Services, Inc. also warrants that this analysis was performed in accordance with industry acceptable standards and methods.

There are no other warranties, express or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose, relating to this agreement or to the services rendered by Telecom Technology Services hereunder. In no event shall Telecom Technology Services be held liable to Verizon, or to any third party, for any indirect, special, incidental, or consequential damages, including but not limited to loss of profits, loss of data, loss of good will, and increased expenses. In no event shall Telecom Technology Services be liable to Verizon for damages, whether based in contract, tort, negligence, strict liability, or otherwise, exceeding the amount payable hereunder for the services giving rise to such liability.



Administrative Report

J.2., File # PC24-1208

Meeting Date: 7/18/2024

To: PLANNING COMMISSION

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

PUBLIC HEARING TO INTRODUCE UPDATES TO THE CITY'S GENERAL PLAN LAND USE, OPEN SPACE & CONSERVATION, NOISE, AND SAFETY ELEMENTS

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the public and other interested parties, and deliberate; and
2. Continue the public hearing to August 15, 2024.

EXECUTIVE SUMMARY

The Planning Commission is required to review updates to the General Plan, along with any associated Zoning Ordinance amendments required for consistency, and make recommendations to the City Council pertaining to its adoption. Updates to the General Plan and Zoning Ordinance, along with the Environmental Impact Report, are tentatively scheduled for final consideration by the Planning Commission in September 2024. The City Council will review and take action on the General Plan and Zoning Ordinance amendments in October 2024.

At the June 20, 2024 Planning Commission meeting, staff provided a high-level introductory overview of the pending updates to the City's General Plan Land Use Element, Open Space and Conservation Element, Safety Element, and Noise Element along with associated Zoning Ordinance amendments required to implement the Housing Element and for general consistency. Attached to this report is a copy of the June 20, 2024 Administrative Report (inclusive of attachments).

At this July 17, 2024 Planning Commission public hearing, Staff will introduce the specific "Goals and Policies" of each of the General Plan Elements to be updated (Land Use, Open Space & Conservation, Noise, and Safety). Staff is requesting that the Planning Commission review and deliberate on the proposed updates and continue the public hearing to the next regular scheduled meeting on August 15, 2024 for further consideration.

The Planning Commission may make recommendations on proposed edits or modifications to the draft Goals/Policies for any of the draft Elements or may propose new Goals/Policies. The General Plan update has been through an extensive public review and development process as part of the multiple years of development by the General Plan Advisory Committee (GPAC) and it is preferred that proposed modifications be minimal at this stage in the project. Additionally, there could be implications from any proposed changes by the Planning Commission that affect the analysis

conducted for the accompanying Environmental Impact Report (EIR) potentially requiring additional environmental analysis and delays in moving the project forward. Certainly, if the Planning Commission does propose changes those can be compiled for consideration by the City Council at a later date.

BACKGROUND

In this section, staff will provide a general overview of each of the draft Elements followed by some sample Goals and Policies from that Element. Attached to this report is a comprehensive list of each draft Elements specific Goals and Policies. Although not technically part of the General Plan, a copy of the proposed “Implementation Measures”, which is an appendix to the draft General Plan, is also attached. Additionally, the Planning Commission can suggest amendments to the “Implementation Measures”.

Before the summaries of each of the updated draft Elements is presented a few remarks on the proposed “Introduction” chapter of the draft General Plan are provided below.

Introduction

The “Introduction” chapter is new to the City’s General Plan and includes the “Vision” and “Guiding Principles” for the General Plan; a description of the planning area; an explanation of the role, purpose, and organization of the General Plan; an overview of the General Plan update process; and Community Engagement goals and policies.

An “Introduction” is not a State required General Plan Element but did become a necessary new chapter in order to guide the GPAC as they went through the update process. Attached to this report is a copy of Section 1.1.1 and Section 1.1.2 from the Introduction, which includes the City’s adopted “General Plan Vision 2050” and the City’s adopted “Guiding Principles”.

Land Use Element: California state law requires that every city and county adopt a comprehensive, long-term general plan that addresses the broad range of issues associated with a local jurisdiction’s planning area (Government Code § 65300).

California Government Code Section 65302(a) stipulates that the general plan must designate the proposed general distribution, general location, and extent of the uses of the land for housing, commerce, industry, open space, education, and public facilities. It further requires that the Land Use Element include a statement of the standards of population density and building intensity for the land use designations that comprise the city’s land use plan.

The Land Use Element provides the primary basis for City decisions on development applications and establishes policies to help establish the general framework for the future pattern of growth, development, and sustainability in Redondo Beach. The goals, policies, and implementation measures within this element support the city’s Vision and Guiding Principles, contribute to the character of the community and serve the health, safety, and needs of the citizens.

The important components of this element are the policy framework, which includes the goals and policies that guide land-use decisions and help shape future development and public investment; the land use plan, including the land use map and designations; the focus areas and special policy areas discussions; and the implementation measures (Appendix B).

Through years of outreach and collaborative efforts to gain feedback from the community, the General Plan Advisory Committee (GPAC), the City's Planning Commission, City Council and other stakeholders (residents and the business community at public workshops), a "vision" statement and "guiding principles" were established. The goals, policies, and implementation measures contained in this Element were developed with those in mind.

As established by the "vision" and "guiding principles", the intent of the approach in the development of the Land Use Element and Land Use Plan (map and designations) was to maintain the fundamental pattern of existing land uses in the City, preserve residential neighborhoods and commercial and industrial districts, provide opportunities for enhancement and improvements through intensification or reuse within centers of community activity and identity, and to provide locations and development intensities for accommodating the City's State-mandated Regional Housing Needs Allocation (RHNA). As such, changes to the plan aimed to:

- Preserve established residential neighborhoods and principal commercial districts allowing for infill development and recycling of uses that are compatible with adjacent development.
- Maintain the fundamental pattern of existing land uses, preserving residential neighborhoods and commercial and industrial districts, while providing opportunities for intensification or reuse of focused areas of the City (Special Policy Areas, for example).
- Focus on reuse or repurpose of underutilized sites (transitioning retail properties), corridors, and areas located adjacent to the freeway and proposed (or planned) Metro station stops such as the North Tech District, Galleria, and South Bay Marketplace.
- **Target change in areas essential to satisfy the City's State-mandated obligation to demonstrate it could meet its Regional Housing Needs Allocation (RHNA) requirements for housing.**

In addition to identifying the locations and residential development intensities required in order to satisfy the City's RHNA obligation and maintain its certified Housing Element, the development of new and innovative goals and policies for environmental sustainability, historic preservation, and the development of "Special Policy Areas" for enhancing, revitalizing, and in some cases preserving the City's most critical commercial and industrial centers were the most significant new components of the updates to the Land Use Element.

In addition to identifying the locations and residential development intensities required in order to satisfy the City's RHNA obligation and maintain its certified Housing Element, the development of new and innovative goals and policies for environmental sustainability, historic preservation, and the development of "Special Policy Areas" (SPAs) for enhancing, revitalizing, and in some cases preserving the City's most critical commercial and industrial centers were the most significant new components of the updates to the Land Use Element.

The Land Use Plan also includes several land use changes, primarily focused within the Special Policy Areas. Land use changes include those required by the Housing Element as well as updates to reflect the Citywide vision and support the goals of each SPA.

Land use changes required by the Housing Element, include the creation of six residential overlay areas to promote affordable housing development, map changes to adjust where residential high

(RH) and mixed-use land uses are allowed (see Figure 2.1), definition changes to increase to the maximum density allowed within RH zones (see Table 2.1), and several revisions to the City's mixed-use designations.

Some of the changes to the mixed-use designations are required by the Housing Element, but the Land Use Plan also reflects recommendations of the General Plan Advisory Committee (GPAC) to reduce the maximum density of mixed-use development in the commercial corridors and concentrate new mixed-use growth on properties with deep enough lots to allow for projects that transition to adjacent residential neighborhoods. Mixed-use designations are identified in areas where recent mixed-use projects have developed, areas required by the Housing Element, and areas with deeper lots as shown in Figure 2.1. The Housing Element evaluated sites consistent with the revised definitions identified in Table 2.1.

In addition to changes required by the Housing Element and changes to the mixed-use areas/definitions, the Land Use Plan includes changes to commercial, industrial, and public/institutional uses.

Commercial changes are limited to SPAs, and include increasing the development potential within select commercial corridors to allow for reinvestment and redevelopment of project larger footprints. The Land Use Plan also establishes a new Commercial Neighborhood (CN) land use designation (see Table 2.1), applied to SPAs covering the City's corridors and gateways (along PCH and Artesia, Aviation, and Torrance Boulevards). The CN designation aims to foster commercial districts with uses that support adjacent residential neighborhoods and provide goods and services for residents and businesses in a pedestrian-oriented environment.

The Land Use Plan also redesignates some of the existing residential properties within the PCH corridor from residential (RH and R-3) to Commercial (CN and C-4) to allow for uses that are more compatible with the location adjacent to one of the City's busiest thoroughfares. Provisions in the zoning ordinance would allow existing residential uses to remain, but new residential development would only be allowed under provisions of SB 6, consistent with State Law.

Industrial changes are focused around existing and future metro stations. North of Manhattan Beach Boulevard (near the existing metro station) the Land Use Plan preserves opportunities for new jobs to develop when market conditions allow by preserving existing industrial areas and increasing the amount of development that could occur (See Figure 2.1 for locations and Table 2.1 for the proposed increases in floor area ratio (FAR)). Within the Galleria SPA (near the planned metro station) the Land Use Plan establishes an Industrial Flex (IF) designation (see Table 2.1), to preserve existing industrial areas while providing for an integrated mix of light industrial, commercial, an office uses in a creative/tech incubator district to create opportunities to live and work in proximity to resources and transit if housing is built within the Housing Element Residential Overlay.

Changes to Public, Institutional, and Open Space designations divide a single land use designation for public uses into three designations to better depict the general character of the uses allowed on each site. The designations include Public Institutional (PI), Public/Utility (U), and Parks and Open Space (OS). The divided designations also establish a maximum FAR, which was not previously included in the General Plan. The FAR was added to comply with State General Plan Law requiring Cities to establish standards of population density and building intensity for the various districts covered by the plan (Gov. Code Section 65302). Table 2.1 includes the definitions and proposed

FARs for the new designations and Figure 2.1 identifies where each applies.

Below is an outline of the sections and subsections within the updated Land Use Element:

- Introduction
 - Purpose
 - Relationship With Other Plans and Programs
 - Agency Coordination
- Land Use Strategy
 - Key Considerations
 - General Approach
 - Components Of the Land Use Plan
 - Land Use Designations and Map (attached)
- Goals and Policies
 - Goal LU-1 Balance
 - Fourteen (14) Policies
 - Goal LU-2 Identity
 - Eight (8) Policies
 - Goal LU-3 Compatibility
 - Eleven (11) Policies
 - Goal LU-4 Health And Vitality
 - Eight (8) Policies
 - Goal LU-5 Environmental Sustainability (NEW)
 - Nine (9) Policies
 - Goal LU-6 Economic Sustainability
 - Twenty-Two (22) Policies
 - Goal LU-7 Historic Preservation (NEW)
 - Nine (9) Policies
- Special Policy Areas
 - North Redondo Tech District (SPA-1)
 - Artesia Boulevard (SPA-2)
 - Aviation Boulevard (SPA-3)
 - Galleria (SPA-4)
 - North PCH (SPA-5a)
 - Central PCH (SPA-5b)
 - Torrance Boulevard (SPA-5c)
 - South PCH (SPA-6)
 - Riviera Village (SP-7)

The full list of Draft Land Use Element Goals and Policies as well as the policies in support of the proposed “Special Policy Areas” are included as an attachment. Below are a few examples of proposed draft Land Use Element Goals with some associated Policies.

GOAL LU-1 BALANCE A sustainable community with a range of land uses that meet the diverse needs of Redondo Beach residents, offer a variety of employment, commercial, recreational, and housing opportunities that make it possible for people of

all ages and abilities to live, work, recreate, and maintain a high quality of life in Redondo Beach.

Policy LU-1.1 Balanced Land Use Pattern. Preserve existing residential neighborhoods, while balancing development trends and state mandates, and provide for enhancement of focused planning areas to improve community activity and identity.

Policy LU -1.4 Jobs-Housing Balance. Create a place to live and a place to work that seeks to match its residents to jobs and promotes a workforce/ jobs balance.

Policy LU -1.11 Creation And Distribution of Parkland. Promote the creation of new open space and community serving amenities throughout Redondo Beach to achieve minimum parkland standards and to keep pace with the increase in multi-unit housing development. This policy includes specific prioritization of opportunities at the current power plant site and powerline right of ways. Additionally, the City will prioritize opportunities for parkland expansion in park-deficient areas.

GOAL LU-3 COMPATIBILITY Preserve and improve the character and integrity of existing neighborhoods and districts.

Policy LU-3.3 Neighborhood Buffers. Encourage all commercial property owners bordering residential areas to mitigate impacts and use appropriate landscaping and buffering of residential neighborhoods, while considering the potential to provide access in the form of pass-throughs between the commercial corridors and adjacent residential neighborhoods.

Policy LU-3.10 Utility Corridors. Develop plans and programs for the reuse of infrastructure and utility properties and easements as they are currently managed and should they no longer be required for their currently intended primary use and operations. In particular, the City shall target these corridors to provide active and passive uses and recreational amenities including bicycle and pedestrian paths to create connectivity to city-wide amenities and amenities located in neighboring cities.

GOAL LU-5 ENVIRONMENTAL SUSTAINABILITY An environmentally aware community that utilizes tools, strategies and approaches that protect and minimizes the impacts to the City's environmental resources.

Policy LU-5.1 Environmental Sustainability. Ensure that new development is sensitive to the City's stewardship of the environment. Provide measures to minimize the impacts of future development on air quality, runoff, water use, trash generation (and its impacts on the ocean), noise, and traffic (including things such as exhaust generated from underperforming intersections).

Policy LU5.7 Preserve and Expand Native Habitat and Encourage Use of

Native Plants for Landscaping. Continue to support the expansion of native bluff habitat along the waterfront. Continue to support reestablishment of native habitat in Wilderness Park. Continue to pursue wetlands and native habitat restoration at the power plant site and the adjacent powerline corridor. Ensure connectivity of native habitat, particularly habitat for the endangered El Segundo blue butterfly, with Torrance and Hermosa Beach. Redefine city plant and tree palettes to prioritize native plants. Apply the strategies and approaches to fund and incentivize expansion of native habitat and plants throughout the city on both public and private property.

Open Space & Conservation Element: The Open Space and Conservation Element serves as both the “open space” and “conservation” elements required by the California Government Code. The open space element is required to ensure that “cities and counties recognize that open space land is a limited and valuable resource which must be conserved whenever possible” (California Government Code [CGC] § 65562[a]; CGC § 65561 and § 65302[e]), while the conservation element is required to address the conservation, development, and utilization of natural resources (CGC § 65302[a]). In Redondo Beach, a coastal city that is generally built out and has limited but important natural resources, conservation efforts are largely related to the protection of coastal resources (including King Harbor, beaches, and bluffs), water resources (including water supply, stormwater, and groundwater recharge), and biological resources (including wildlife habitats and the City’s urban forest).

This Element provides information about, and policy direction, for the City’s parks, public spaces, community facilities, programs, events, and the conservation of natural resources. The Goals and Policies defined in this Element promote the improvement, maintenance, and development of high-quality open spaces, including traditional parks and innovative privately-held public areas. The intent is to allow for the enjoyment of the City’s diverse settings, conservation of natural resources, and programming and events that meet the physical, mental, and social needs of Redondo Beach residents regardless of life stage, lifestyle, ability, or income.

The Goals and Policies within this Element emphasize and advance the City’s commitment to improving the health and wellness of residents by providing safe, accessible, and engaging park spaces for casual and organized recreation experiences. In addition, the Goals and Policies reconcile competing demands on open space resources and emphasize the vital role parks, public spaces, recreation facilities and programs, community events, and the preservation of natural resources play in economic development, land use, sustainability, climate adaptation, infrastructure, and transportation Goals.

There were a number of “drivers” for the update to the City’s Open Space & Conservation Element, one of which was to more accurately define and quantify the various park types within the City. Quantifying the City’s existing ratio of parkland to population (Quimby Act) was necessary to set goals for future desired ratios. The City’s existing parkland ratio is 2.1 acres per 1,000 residents and Open Space Element sets a goal of 5 acres per 1,000 residents. This analysis and goal setting supports the Quimby Act, which allows the City to require certain types of new development to provide parks through land dedication or an in-lieu fee.

In addition to quantifying the City’s existing parks and its “parkland standard”, pursuing new avenues to complement the City’s existing parks, beach, and recreational network with creative approaches to

establish public gathering places and recreation facilities in nontraditional settings, such as private plazas dedicated for public use and “streetlets,” which are streets that have been closed to vehicle traffic and repurposed for park/pedestrian use. The Element’s intention to pursue creative approaches of enhancing the City’s “open spaces”, combined with urban greening efforts that lessen the impact of development, will play an increasingly important role in providing opportunities for Redondo Beach community members to socialize, learn, exercise, play, and incorporate healthy behaviors in their daily routines. These “other open spaces” are recognized as recreational “resources” in the Element and include:

- Redondo Beach Municipal Pier
- King Harbor
- Boardwalk, Seawall & Public Plazas
- The Esplanade
- Pass-Throughs
- Public-Private Open Spaces
- Streetlets
- Conservation Open Spaces
 - The Coastal Bluffs

The remaining emphasis in the Element, concerning “Parks”, was the intentional identification of “Future Opportunities” to expand the City’s open space network. The following is a list of the future “targets” identified for park expansions in the future:

- Southern California Edison Right-of-Way
- Powerplant Property (AES)
- School Facilities
 - Pursue future “joint-use” agreements
- Surplus Green Areas and “Dual Purpose” Public Infrastructure
 - Drainage areas - Wylie Sump

The “Conservation” components of this Element identify the City’s “resources” (including coastal, water, biological, and the City’s urban forest) and commit the City to the conservation and protection of these resources. In addition to protecting existing resources, this Element explores several opportunities to reclaim and restore natural resources that were once present in the City but have been compromised or degraded by development.

The GPAC identified the following natural “resources” as part of multiple discussions concerning the “Conservation” components of this Element:

- Coastal Resources
 - King Harbor
 - Beach and Bluff Erosion
- Water Resources
 - Water Supply
 - Stormwater Management and Water Conservation
 - Groundwater Recharge
- Biological Resources
 - Habitat Areas

- Urban Forest

Following the identification of the City's natural resources the Goals and Policies focused on the protection, restoration, and conservation of these resources. Many of the Goals and Policies in this Element will be implemented with the future development of the City.

Below is an outline of the sections and subsections within the updated Open Space & Conservation Element:

- Introduction
 - Purpose
- Open Space, Parks & Recreation
 - Parks, Beaches, and Recreational Facilities (Definitions & Acreages of all the City's Park Types)
 - Regional Parks; Community Parks; Neighborhood Parks; Parkettes; Right-of-Way Parks; Beaches
 - Summary of Existing Parks, Beaches, and Recreational Facilities - 148.8 Acres
 - Public Spaces & Other Open Spaces
 - Redondo Beach Municipal Pier; King Harbor; Boardwalk, Seawall, & Public Plazas; Esplanade; Secondary Public Spaces (Pass-Throughs and Public-Private Open Spaces; Streetlets
 - Summary of Public Spaces & Other Open Spaces - 70.4 Acres
 - Future Opportunities
 - Southern California Edison Right-of-Way; Powerplant Property (AES); School Facilities; Surplus Green Areas and "Dual Purpose" Public Infrastructure
 - Summary of Future Opportunities - 37.2 Acres
- Future Open Space & Recreation Needs
 - Quantity, Location & Access
 - Quantity of Open Spaces - Redondo Beach has established a citywide Parkland Standard of 3 acres of parkland per 1,000 residents, with an aspirational goal of 5 acres per 1,000 residents.
 - Providing High-Quality Open Spaces & Recreational Facilities
 - Universal Accessibility; Shifting Demographics; Responding to Changes in Climate and New Technology
 - Prominent Public Viewpoints
 - Programs & Events
 - Diversity of Programs: Youth; Adult; Older Adults and Seniors; Excursions
 - Events
 - Responding to Changing Needs
 - Funding
 - Development and User Fees; Financing Districts; Private Funding Sources; Grants and Parks Foundations
- Conservation
 - Coastal Resources
 - Regional Coordination; King Harbor; Beach and Bluff Erosion;
 - Water Resources
 - Water Supply; Stormwater Management and Water Conservation; Groundwater

- Recharge;
- Biological Resources
 - Habitat Areas; Urban Forest;
- Mineral Resources
- Related Laws and Plans
 - State Laws
 - Planning and Zoning Law; California Coastal Act; Quimby Act (Parkland Standards and Fees); Sustainable Groundwater Management Act; Water Conservation in Landscaping Act; Surface Mining and Reclamation Act
 - State Plans
 - 20x2020 Water Conservation Plan; California Model Water Efficient Landscaping Ordinance
 - Regional Plans
 - South Bay Cities Climate Adaptation Plan; South Bay Bicycle Master Plan; 2020 Urban Water Management Plan; Beach Bluffs Restoration Project - Master Plan; Santa Monica Bay National Estuary Program Action Plan for the Comprehensive Conservation and Management Plan; Santa Monica Bay Restoration Plan 2013 Update
 - Local Plans
 - Local Coastal Program; Measure C; Harbor/Civic Center Specific Plan; Local Hazard Mitigation Plan (LHMP); Redondo Beach Climate Action Plan; Redondo Beach Parkway Trees Master List; Redondo Beach Living Streets Policy; Water Quality Task Force Recommendations Report
- Definition of Terms
 - Park; Other Open Space; Public Space; Trail; Plaza; Pass-through; Public-Private Open Space (Usable Public Open Space); Streetlets; Recreational Facility; and Wildlife Corridor

The full list of Draft Open Space & Conservation Element Goals and Policies is included as an attachment. Below are a few examples of proposed draft Open Space & Conservation Element Goals with some associated Policies.

GOAL OS-1 QUANTITY, LOCATION, AND ACCESS A comprehensive, accessible, and well-balanced network of high-quality parks, public spaces, and recreational facilities that enhances the livability, wellness, and connectivity of the community.

Policy OS-1.1 Parkland Standard. Achieve a minimum park acreage standard of 3 acres of parkland per 1,000 residents and aspire to 5 acres per 1,000 residents.

Policy OS-1.3 New Parkland and Recreational Facilities. Acquire land to create additional high quality, resident-serving parkland and recreational facilities, including regional, community, neighborhood, and ROW parks, parkettes, and recreational facilities. Continue investment in the Open Space Acquisition Fund. Prioritize opportunities on the AES site and SCE Right of Ways.

Policy OS-1.9 Urban Greening. Improve access routes to parks and recreational facilities through urban greening programs that enhance the City's urban forest, provide shade, and incorporate best practices for sustainable landscaping emphasizing drought tolerant native plants and conservation.

GOAL OS-2 HIGH-QUALITY OPEN SPACES AND RECREATIONAL FACILITIES

Parks, public spaces, and recreational facilities that are highly utilized by residents and visitors of all ages, abilities, and incomes and are well-maintained, safe, and meet the long and-short term needs of the Redondo Beach Community.

Policy OS-2.1 Park Types. Develop, maintain, and implement a Parks Master Plan to provide a range of high-quality park types, recreational facilities, and public spaces to meet active and passive recreational needs of Redondo Beach residents of all ages, abilities, and incomes.

Policy OS-2.9 Sustainable Landscaping. Incorporate sustainable landscape practices that limit water usage and energy consumption, reduce urban runoff, and encourage groundwater recharge, such as drought-resistant and native landscaping, low impact development standards, and maximizing permeable surfaces.

Policy OS-2.12 Harbor Revitalization. Capitalize on the opportunity presented by harbor revitalization to expand and enhance recreational facilities, parks, and resources in the harbor and pier area. Ensure adequate facility spaces to support coastal dependent educational recreation uses such as waterfront education, whale watching and Sportfishing excursions, sea bass grow out, and similar educational and recreational coastal dependent uses.

GOAL OS-6 COASTAL RESOURCES Beaches, bluffs, harbors, and waters that serve the recreational needs of the community, enhance the City's economic vitality, preserve the unique natural environments, and sustain sensitive habitat areas within the City's coastal zone and jurisdictional waters.

Policy OS-6.2 Harbor Water Quality. Improve water quality within the harbor and ocean areas surrounding the harbor to ensure they are safe for human recreation and capable of supporting fluctuations in the harbor's marine life for future generations.

Noise Element: California Government Code 65302(f) requires municipalities to prepare and adopt a Noise Element that identifies and evaluates noise problems in the community. Per California Government Code 65302(f), the noise element needs to analyze and quantify (to the extent achievable) current and projected noise levels from all the following sources:

- Highways and freeways.
- Primary arterials and major local streets.
- Passenger and freight railroad operations and rapid transit systems.
- Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions

related to airport operation.

- Local industrial plants, including, but not limited to, railroad classification yards.
- Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment.

The noise element also includes implementation measures and possible solutions that address existing and foreseeable noise problems. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.

The noise element of the general plan provides a basis for comprehensive local programs to control and abate environmental noise and to protect residents and businesses from excessive exposure. The fundamental goals of the noise element are:

- To provide sufficient information concerning community noise so that noise may be effectively considered in the land use planning process.
- To develop strategies for abating excessive noise exposure through effective mitigation measures in combination with zoning, as appropriate, to avoid incompatible land uses.
- To protect those existing regions of the planning area whose noise environments are deemed acceptable and also those locations throughout the community deemed "noise sensitive."
- To utilize the definition of the community noise environment in the form of CNEL or Ldn noise contours as provided in the noise element for local compliance with the State Noise Insulation Standards. These standards require specified levels of outdoor to indoor noise reduction for new multifamily residential constructions in areas where the outdoor noise exposure exceeds CNEL (or Ldn) 60 dBA.

The Noise Element confirms the standards and policies the City proposes to utilize to define and enforce acceptable noise levels within the different land use categories that make up the City. Table 5.1 entitled "Maximum Permissible Sound Levels by Land Use Category" from the Noise Element identifies the City's proposed standards and is attached. In summary, the allowable daytime noise levels permitted for the City's various Residential land use categories are below:

Residential Low Density (R-1, R-1A, R-2) (Permitted noise at the property line)

- 45 dB between 10 PM and 7 AM
- 50 dB between 7 AM and 10 PM

Medium Density (R-3, RMD)

- 50 dB between 10 PM and 7 AM
- 55 dB between 7 AM and 10 PM

High Density (RH)

- 55 dB between 10 PM and 7 AM
- 60 dB between 7 AM and 10 PM

Below is an outline of the sections and subsections within the updated Noise Element:

- Introduction
 - Noise Element Requirements

- Community Noise Exposure
 - Existing Conditions
 - Future Conditions
- Noise Standards
 - Noise Level Exposure and Land Use Compatibility Guidelines
 - Redondo Beach Noise Standards
 - State of California Building Code
 - **Figure 5.2 Future Roadway Noise Contours**
 - **Special Note: This Figure will be updated to reflect current traffic volumes and provided as a “Blue Folder Item” prior to the July 18, 2024 Planning Commission Public Hearing on this item.**

The full list of Draft Noise Element Goals and Policies is included as an attachment. Below are a few examples of proposed draft Noise Element Goals with some associated Policies.

GOAL N-1 NOISE An environment where public health and welfare are protected by reducing existing noise problems and preventing future degradation of the acoustic environment.

Policy N-1.1 Noise Compatibility. Require mitigation to ensure existing and future land use compatibility as required by the City’s Noise Ordinance (Table N-01), and interior and exterior noise standards identified in the building code.

Policy N -1.2 Enforcement and Maintenance of Local Standards. Enforce the City’s Noise Ordinance to effectively regulate noise conditions that are expected to occur within the City. Update the ordinance when necessary to regulate new or previously unidentified noise conditions, comply with new laws and regulations, and reflect best practices in noise regulation.

Policy N-1.10 Construction Noise. Minimize the impacts of construction noise on adjacent uses through the enforcement of mitigation requirements established in the City’s Noise Ordinance, such as legal hours of operation, advance noticing of construction operations, incorporating physical barriers as necessary, and using tools and equipment properly outfitted with sound-dampeners.

Safety Element: The purpose of the Safety Element is to identify and address natural and human-caused hazards existing in or near Redondo Beach that may have the potential to cause harm to residents and visitors, infrastructure, buildings, and economic systems that the City relies on. The Safety Element evaluates how these hazards are projected to change in the future, as well as a comprehensive set of goals and policies to minimize the effects of these hazards. Cooperation between the City and surrounding emergency response agencies, such as Torrance, Hermosa Beach, Manhattan Beach, and El Segundo, is a key component of this element. The Safety Element serves the following functions:

- Develops a framework by which safety considerations are introduced into the land use planning process.
- Facilitates the identification and mitigation of hazards for new development, thus strengthening

existing codes, project review, and permitting processes.

- Presents policies and implementation programs, contained in Appendix B, directed at identifying and reducing hazards in existing development.
- Strengthens hazard preparedness planning and post-disaster reconstruction policies.
- Identifies how hazards are likely to increase in frequency and intensity due to climate change and provides policies to increase community resilience.

The Safety Element is divided into six sections addressing required or supplementary issues identified in California Government Code Section 65302(g). Each provides an overview of the hazard, as well as goals and policies to reduce the effects of the hazards. These sections include the following:

1. Emergency Preparedness, Response, and Recovery
2. Geologic and Seismic Hazards
3. Flooding and Sea Level Rise
4. Hazardous Materials
5. Fire Hazards
6. Additional Climate Change Hazards

State law provides explicit regulations on the specific requirements that must be addressed in a Safety Element. Below are the statutory requirements that guided the development of each component of this Element.

- Protect the community from risks associated with a variety of hazards, including seismic activity, landslides, flooding, and wildfire, as required by the California Government Code Section 65302(g)(1).
- Map and assess the risk associated with flood hazards, develop policies to minimize the flood risk to new development and essential public facilities, and establish effective working relationships among agencies with flood protection responsibilities, as required by California Government Code Section 65302(g)(2).
- Map and assess the risk associated with wildfire hazards, develop policies to reduce the wildfire risk to new land uses and essential facilities, ensure there is adequate road and water infrastructure to respond to fire emergencies, and establish cooperative relationships between fire protection agencies, as required by California Government Code Section 65302(g)(3).
- Assess the risks associated with climate change on local assets, populations, and resources. Note existing and planned development in at-risk areas and identify agencies responsible for providing public health and safety and environmental protection. Develop goals, policies, objectives, and feasible implementation measures to reduce the risks associated with climate change hazards, including locating new public facilities outside of at-risk areas, providing adequate infrastructure in at-risk areas, and supporting natural infrastructure for climate adaptation, as required by California Government Code Section 65302(g)(4).
- Identify residential developments in any hazard area that do not have at least two emergency evacuation routes, as required by California Government Code Section 65302(g)(5).
- Identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies applicable to the city or county that was not available during the previous revision of the safety element, during each revision of the housing element or local hazard mitigation plan, but not less than once every 8 years, as required by California Government

Code Section 65302(g)(6).

The development process of the Safety Element began with the GPAC but was ultimately reviewed at two (2) public hearings before the City's Public Safety Commission. At their public hearings the draft element was presented and the Public Safety Commission addressed staff with questions and comments. Ultimately the Public Safety Commission recommended unanimously to approve the draft Safety Element as drafted.

As the outline for this Element generally follows the strict requirements of the noted State laws summarized above, an additional outline of the Element is not included in this Administrative Report.

The full list of Draft Safety Element Goals and Policies is included as an attachment. Below are a few examples of proposed draft Safety Element Goals with some associated Policies.

GOAL S-1 EMERGENCY PREPAREDNESS, RESPONSE, AND RECOVERY A prepared Redondo Beach that can effectively plan for, respond to, and recover from emergencies and hazardous events.

Policy S-1.5 Local Hazard Mitigation Plan. Incorporate the current Local Hazard Mitigation Plan, most recently adopted by FEMA in July 2020, into this Safety Element by reference, as permitted by California Government Code Section 65302.6 to ensure that emergency response and evacuation routes are accessible throughout the city.

GOAL S-2 CRITICAL FACILITIES Redondo Beach's essential facilities retain functionality and structural integrity following natural and human-caused disasters.

Policy S-2.5 Citywide Network of Resilience Hubs. Establish a network of equitably located resilience hubs throughout Redondo Beach and ensure that resilience hubs are situated outside of areas at risk from hazard impacts to the extent possible, offer refuge from extreme heat and poor air quality due to regional wildfire smoke, and are equipped with renewable energy generation and backup power supplies. Such facilities should be in easily accessible locations and be available to all community members.

GOAL S-3 HAZARD AND EMERGENCY DATA Up-to-date hazard and emergency data to ensure effective planning and response to natural and human-caused hazardous events.

Policy S-3.2 Ongoing Fault Location Data Collection. Continue collecting relevant data on fault locations and history of fault displacement activity, as a basis for future refinement of seismic-related policies.

GOAL S-5 TSUNAMI HAZARDS Protection of life, prevention of injury, and reduction in the potential for property damage from tsunami runup.

Policy S-5.2 Tsunami Evacuation Notices to Community Members. Obtain information from the U.S. Tsunami Warning System and the Tsunami Ready

Communities program to send evacuation notices to community members in the event of a tsunami.

GOAL S-7 SEA LEVEL RISE A resilient and thriving community, safeguarded and adaptively managing for rising sea levels.

Policy S-7.2 Agency Coordination. Coordinate with regional agencies, cities, utilities, property owners, community groups, and other stake holders to conduct regional sea level rise adaptation planning.

GOAL S-10 ADDITIONAL CLIMATE CHANGE HAZARDS A resilient community able to adapt to climate change hazards.

Policy S-10.5 Shading and Heat-Mitigating Materials. Coordinate with local governments and transit agencies to increase shading and heat-mitigating materials on pedestrian walkways and transit stops.

Policy S-10.11 Use of Existing Natural Features. Where feasible, encourage the use of existing natural features and ecosystem processes, or the restoration of, when considering alternatives and adaptation projects through the conservation, preservation, or sustainable management of open space. This includes, but is not limited to, the conservation, preservation, or sustainable management of any form of aquatic or terrestrial vegetated open space, such as parks, rain gardens, and urban tree canopies. It also includes systems and practices that use or mimic natural processes, such as permeable pavements, bioswales, and other engineered systems, such as levees that are combined with restored natural systems, to provide clean water, conserve ecosystem values and functions, and provide a wide array of benefits to people and wildlife.

ENVIRONMENTAL STATUS

Pursuant to the California Environmental Quality Act (CEQA), a program Environmental Impact Report is being prepared and will be presented to the Planning Commission at the same time as the final draft of the General Plan Update and Zoning Ordinance Amendments. The overall purpose of this program Draft Environmental Impact Report (DEIR) is to inform the City, responsible agencies, decision makers, and the public about the potential environmental effects resulting from full implementation of the proposed Redondo Beach General Plan Update, and the associated Zoning Ordinance, Zoning Ordinance for the Coastal Zone, and Local Coastal Program amendments that are required by the for consistency purposes. This DEIR addresses effects that may be significant and adverse; evaluates alternatives to the project; and identifies mitigation measures and alternatives to reduce or avoid identified potentially adverse effects. Included as an appendix to the program Environmental Impact Report is a document that explains the buildout assumptions and methodologies utilized for projecting the potential growth in the City over the next 25 years. The horizon year of the General Plan Update is 2050. An attachment to the DEIR entitled "Appendix A_Buildout Methodology" which explains the projections used to analyze the "project" will be provided to the Planning Commission with the General Plan Update documents. The DEIR will be released for a 45-day public comment period starting July 22, 2024 and ending September 4, 2024.

ATTACHMENTS

1. June 20, 2024 GPU Administrative Report (with attachments)
2. RBGP LU Element Goals and Policies
3. RBGP LU Element Special Policy Areas
4. Appendix B Implementation Measures
5. RBGP Vision and Guiding Principles
6. RBGP Table 2.1 General Plan Land Use Designations
7. RBGP Figure 2.1 Land Use Plan
8. RBGP Noise Element Table 5.1 Maximum Permissible Sound Levels
9. RBGP Noise Element Goals and Policies
10. RBGP OS Element Goals and Policies
11. RBGP Safety Element Goals and Policies
12. Appendix A Buildout Methodology



Administrative Report

L.1., File # 24-1038

Meeting Date: 6/20/2024

To: PLANNING COMMISSION

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

OVERVIEW OF THE DRAFT GENERAL PLAN UPDATE AND ASSOCIATED ZONING ORDINANCE AMENDMENTS

RECOMMENDATION:

1. Receive and file report.

EXECUTIVE SUMMARY

The General Plan is composed of various elements (e.g. Land Use, Housing, Transportation and Circulation, Open Space, Conservation, Noise, etc.) and provides long-term policy direction to guide the physical development, conservation, and sustainability of the city. It is informed by a comprehensive public engagement process and establishes a shared vision of the community's aspirations as a seaside community offering the diversity and opportunities of a large city combined with the charm, beauty, and attitude of a small beach town. The Zoning Ordinance is an implementation tool of the General Plan and is required to be consistent with its land-use designations and all of its policies.

In December 2016, the City Council initiated the process of updating the General Plan by appointing the General Plan Advisory Committee (GPAC) to work with staff and help guide the project. The GPAC participated in amending the General Plan, which included updates to the Introduction, along with updated Goals, Policies, and Implementation Measures for the Land Use, Open Space and Conservation, Safety, and Noise Elements. The GPAC conducted a total of twenty-eight (28) meetings, with the final one occurring on January 31, 2024.

While in the process of working with the GPAC to update the General Plan, the City initiated a separate process to update its 6th Cycle Housing Element (2021-2029), which was adopted by the City Council on July 5, 2022, and certified by the State Department of Housing and Community Development (HCD) on September 1, 2022. The policies and programs in the Housing Element along with the Regional Housing Needs Assessment (RHNA) allocation for identifying locations to accommodate 2,490 housing units, including 936 units for very low-income households, 4,508 units for low income households, 490 units for moderate income households, and 556 units for above moderate income households guided the updates to the Land Use Element and Zoning Ordinance.

The Planning Commission is required to review updates to the General Plan, along with any associated Zoning Ordinance amendments required for consistency, and make recommendations to the City Council pertaining to its adoption. Updates to the General Plan and Zoning Ordinance, along with the Environmental Impact Report, are tentatively schedule to be reviewed by the Planning

Commission in September 2024, followed by City Council review in October 2024. In preparation of the September meeting(s), staff is providing the Planning Commission with an overview of the pending updates to the City's Land Use Element, Open Space and Conservation Element, Safety Element, and Noise Element along with a summary of the Zoning Ordinance amendments required to implement the Housing Element and for general consistency. Staff will identify and explain how some of the proposed amendments are guided by the City's Housing Element and some are driven by other changes to the General Plan not associated with the Housing Element.

General Plan Elements that are **NOT** being updated at this time include:

- Utilities Element (approved 1992, reformatted 2024)
- Solid Waste Management and Recycling Element (approved 1992, reformatted 2024)
- Transportation and Circulation Element (approved 2009, updated 2021)
- Housing Element (approved 2022)

BACKGROUND

In this section, staff will provide an overview of the 6th Cycle Housing Element as well as the draft amendments to the Land Use Element and Zoning Ordinance. This is an informational item, in which the Planning Commission is being asked to receive and file the report at this time in preparation of the public hearings in the coming months.

Housing Element: The City's 6th Cycle Housing Element covers the period of 2021-2029 and was adopted by the City Council on July 5, 2022. The Housing Element, which is mandated by the State to be updated every eight years, provides an analysis of a community's housing needs for all income levels, and includes strategies to provide for those housing needs. These objectives are accomplished through a variety of policies and programs that direct the City to take specific actions to further the production of affordable housing.

The Housing Element must include strategies for accommodating the City's Regional Housing Needs Allocation (RHNA). State law requires that a community provide adequate sites with residential development potential to allow for, and facilitate production, of the City's regional share of housing needs or RHNA. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate vacant and underutilized sites." Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards, and services and facilities to facilitate and encourage the development of a variety of housing for all income levels.

Redondo Beach's RHNA for the 2021-2029 planning period was determined by the Southern California Association of Governments (SCAG) to be 2,490 housing units, including 936 units for very low-income households, 508 units for low-income households, 490 units for moderate income households, and 556 units for above moderate-income households. In order to accommodate the RHNA, the following sites were identified for the creation of an overlay zone to allow for residential uses at a density of 55 du/ac with a minimum density of 20 du/ac:

- North Tech (C-4-RO)
- Kingsdale (C-4-RO & RH-RO)
- South of Transit Center (IF-RO)

- 190th Street (C-2-RO & I-2-RO)
- South Bay Marketplace (IF-RO)
- FedEx (MU-1-RO)

The Housing Element also includes several “Programs” intended to reduce governmental constraints to the city-wide production of housing and to bring the City into compliance with State Housing Law. Many of the proposed updates to the General Plan Land Use designations, and particularly the Zoning Ordinance, are directed by the “Programs” contained within the Housing Element. State HCD can decertify the City’s Housing Element if the “Programs” inclusive of the zoning ordinance updates that serve to implement the housing sites and programs are not adopted by February 12, 2024. If this occurs the City would be at risk of a developer invoking “Builder’s Remedy”, which is a legal tool allowing developers to bypass local zoning and general plan requirements when a city does not have a certified housing element.

General Plan Update: Since its initial meeting on April 27, 2017, the GPAC conducted twenty-eight (28) meetings, with their final one occurring on January 31, 2024. Below is a brief summary of modifications to the General Plan that were prepared by staff and the GPAC.

- Development of the City’s draft “Vision Statement” and “Guiding Principles”.
 - Since approved by the City Council.
- Development of the City’s draft Artesia/Aviation Corridor Area Plan.
 - Since adopted by the City Council on December 8, 2020.
- Updated draft *Land Use Designations (Map) and Element* with Goals and Policies.
 - Allowance for 55 du/ac with a minimum of 20 du/ac in the six overlay zones, as directed by the Housing Element.
 - Minor updates the Floor Area Ratios (FAR) and associated buildout calculations.
 - An increase from .6 to 1.5 FAR within Special Policy Areas along Artesia and Aviation Boulevard, as recommended by the Artesia/Aviation Corridor Area Plan.
 - Updated draft Land Use Element with Goals, Policies, and “Special Policy Areas”.
 - North Redondo Tech District (SPA-1)
 - Artesia Boulevard (SPA-2)
 - Aviation Boulevard (SPA-3)
 - Galleria (SPA-4)
 - North PCH (SPA-5a)
 - Central PCH (SPA-5b)
 - Torrance Boulevard (SPA-5c)
 - South PCH (SPA-6)
 - Riviera Village (SP-7)Special Note: Includes new Historic Resources Goal and Policies.
 - Recommended Draft Land Use Map approved, in concept, by the City Council over the course of multiple meetings with motions at their meetings on May 11, 2021, May 18, 2021, and June 15, 2021.
- Updated draft *Open Space & Conservation Element* with Goals and Policies.
 - Formerly the Parks & Recreation Element.
 - Special Note: Includes new Public Viewshed Goals and Policies.
- Updated draft *Noise and Safety Elements*.

- Formerly the Environmental Hazards/Natural Hazards Element.

Zoning Map and Ordinance Amendments: The proposed amendments to the Zoning Map and Zoning Ordinance, most of which pertain to housing, will codify the policies established in the General Plan Update process, and will facilitate the implementation of “Programs” and the “housing sites” contained within the City’s Housing Element. The proposed Zoning Map is not yet complete however, a summary of the proposed zoning amendments is provided in Attachment 3 and includes some of the following:

- Creation of affordable housing overlay districts requiring a minimum density of 20 du/ac and maximum of 55 du/ac.
- Increase in the maximum size of multiple-family housing projects that are permitted administratively in all zones that allow for multiple-family housing from 3 units to 15 units.
- Any future residential projects on a property identified as a reused site in Table B-1, or listed on Table B-2 within an appendix of the Housing Element that includes at least 20 percent of its units as affordable to lower income households shall be subject to an administrative permitting process and shall be approved if found compliant with objective standards.
- Parking requirements will be adjusted to account for both the size and the number of bedrooms, so standards do not discourage the development of small units.
- Within the Artesia and Aviation Corridors the allowable FAR will be adjusted from .60 FAR to 1.50 FAR.
- The FAR in all industrial zones will be set at 1.0.
- The FAR for

ENVIRONMENTAL STATUS

Pursuant to the California Environmental Quality Act (CEQA), a program Environmental Impact Report is being prepared and will be presented to the Planning Commission at the same time as the final draft of the General Plan Update and Zoning Ordinance Amendments. The overall purpose of this program Draft Environmental Impact Report (DEIR) is to inform the City, responsible agencies, decision makers, and the public about the potential environmental effects resulting from full implementation of the proposed Redondo Beach General Plan Update, and the associated Zoning Ordinance, Zoning Ordinance for the Coastal Zone, and Local Coastal Program amendments that are required by the for consistency purposes. This DEIR addresses effects that may be significant and adverse; evaluates alternatives to the project; and identifies mitigation measures and alternatives to reduce or avoid identified potentially adverse effects. Included as an appendix to the program Environmental Impact Report is a document that explains the buildout assumptions and methodologies utilized for projecting the potential growth in the City over the next 25 years. The horizon year of the General Plan Update is 2050. An attachment to the DEIR entitled “Appendix A Buildout Methodology” which explains the projections used to analyze the “project” will be provided to the Planning Commission with the General Plan Update documents.

ATTACHMENTS

1. Draft General Plan Update: Land Use, Open Space and Conservation, Safety, and Noise Elements (hyperlink)
2. 6th Cycle Housing Element Housing (hyperlink)
3. Summary of Zoning Ordinance Amendments

1. Draft General Plan Update: Land Use, Open Space and Conservation, Safety, and Noise Elements (click link)

https://www.redondo.org/departments/community_development/planredondo/what_is_a_general_plan.php

2. 6th Cycle Housing Element Housing (click link – see Housing Plan pgs.101-125)

[https://cms2.revize.com/revize/redondobeachca/Documents/Departments/Community%20Development/Planning/Housing%20Element/RB%202021-2029%20HE%20\(Final%20HCD%20Certified\).pdf](https://cms2.revize.com/revize/redondobeachca/Documents/Departments/Community%20Development/Planning/Housing%20Element/RB%202021-2029%20HE%20(Final%20HCD%20Certified).pdf)

Consistency with existing housing element

The buildout of the proposed project is consistent with other elements of the General Plan and includes growth in the areas identified in the Housing Element as suitable for housing development by 2029. The table below shows the number of units by proposed general plan land use and income category identified in the Housing Element Sites Inventory (Tables B-1 and B-2 of the Housing Element) relative to the total housing growth studied under the Proposed Project.

Note: this table only shows the General Plan Land Uses identified in the Housing Element Sites Inventory. The total includes data for land use categories that are not shown.

Housing Element Sites Inventory Relative to Proposed Project Growth.

Proposed General Plan Land Use	Existing Housing Units (2023)	Housing Element Sites Inventory (2021-2029)					Total Housing Growth Projected for Proposed Project (2023-2050)	Total Housing Units Projected for Proposed Project (Existing 2023 + Growth by 2050)
		Housing Site Category	Lower	Moderate	Above Moderate	Total Capacity in Sites Inventory (by 2029)		
R-2: Multifamily Residential	5,972	Residential Recycling	-	-	358	358	637	6,609
R-3: Multifamily Residential	10,546	Residential Recycling	4	507	30	557	602	11,148
		Church Properties	-	16	-			
RMD: Multifamily Residential	5,879	Residential Recycling	-	14	-	14	15	5,894
RH: Multifamily Residential	263	Residential Recycling	-	63	-	85	106	396
		Church Properties	12	10	-			
MU-1: Mixed-Use	159	MU-1	104	22	-	126	542	701
MU-2: Mixed-Use	42	MU-2	-	51	-	51	279	321
MU-TC: Mixed-Use Transit Center	-	South Bay Galleria	70	-	280	350	700	700
A: North Tech (C-4-R)	-	Residential Overlay	35	-	140	175	180	180
B: Kingsdale (C-4-R & RH-R)	13	Residential Overlay	18	-	107	125	113	126
C: South of Transit Center (IF-R)	-	Residential Overlay	273	-	-	273	273	273
D: 190th Street (C-2-R & I-2-R)	-	Residential Overlay	331	-	-	331	331	331
E: South Bay Marketplace (IF-R)	-	Residential Overlay	486	-	-	486	486	486
F: FedEx (MU-1-R)	-	Residential Overlay	80	-	-	80	80	80
Total (including all land uses)	30,431					3,150	4,956	35,387

Zoning Ordinance Updates

The amendments to the Zoning Ordinance will codify the community's vision as established in the Focused General Plan Update process, facilitate the implementation of key General Plan concepts related to land use, and implement required Zoning Map changes and programs pursuant to the city's existing, Certified Housing Element. Below is a summary of the proposed amendments to the city's Zoning Map followed by a summary of the required amendments to the Zoning Ordinance text.

Zoning Ordinance Updates Included in Projected Buildout of Proposed Project

Zone Update	Description and General Location of Map Changes	Notes:
Map Updates	Amendments to the zoning map align zoning designations on all properties with the land use map changes identified in the Focused General Plan Update. These map changes are generally located at all the Housing Sites per the certified Housing Element (see “New Affordable Housing Overlay District”); The commercial corridors throughout the City; and The Industrial areas between Manhattan Beach Blvd and Marine Avenue.	Many of the map updates implement Housing Element Program 8
New Affordable Housing Overlay District	The new affordable housing overlay zoning districts (North Tech, Kingsdale, South of Transit Center, 190 th Street, South Bay Marketplace, and FedEx) with a minimum density of 20 du/ac and a maximum of 55 du/ac providing standards that are consistent with the residential overlay land use category identified in the Focused General Plan Update.	Required to implement Housing Element Program 8
New Industrial Flex District	The new Industrial Flex zoning districts provides interim standards to facilitate the transition of existing uses in the Galleria Special Policy Area. Allowing for an integrated mix of light industrial and commercial and/or office uses that contribute to the creation of a mixed-use transit node, serving as a regional draw for commercial uses and a center for new innovative jobs and high-density housing, as described in the Focused General Plan Update. This map change is located...	
Updates to all Residential High (RH) zones	Increase the allowable density in all Residential High (RH) zones from 28 du/ac to 30 du/ac. These map changes are located...	Required to implement Housing Element Program 8
Updates to Regional Commercial (CR)	Regional Commercial (CR) will be changed to Mixed-Use Transit Center (MU-TC) to reflect the same change in name identified the Focused General Plan Update. The allowable density will decrease from 35 du/ac to 30 du/ac consistent with the MU-TC land use category identified in the Focused General Plan Update. This map change is located on the Galleria Mall project site.	
Eliminate Mixed Use 2 zones. Updated Mixed Use 1 zones.	The Proposed General Plan eliminates the existing Mixed Use 2 (MU-2) land use category. To reflect this in the zoning ordinance, MU-2 zones will be eliminated. Allowable density in all MU-1 land use districts will be 30 du/ac. The allowable FAR within the Artesia and Aviation Corridors will be set at 1.50 FAR. This map change area will be provided separately.	
Rename Mixed Use 3 as Mixed Use 2	Due to the elimination of the Mixed Use 2 (MU-2) designation in the Proposed General Plan Update, the Mixed Use 3 category was renumbered to Mixed Use 2. To align the zoning nomenclature with the proposed General Plan, Mixed Use 3 zones will be renamed. No other changes will be made to this category.	

	These map change areas are located...	
Updates to C-2 and C-2-PD	Within the Artesia and Aviation Corridors the allowable FAR will be adjusted from .60 FAR to 1.50 FAR. Additional uses, including kenneling and hotel, will be conditionally permitted in C-2 and C-2-PD zones, as stated in the Commercial Neighborhood (CN) Land Use Category identified in the Focused General Plan Update. These map change areas are located...	
Set FAR in Industrial Zones to 1.0 FAR	The FAR in all industrial zones will be set at 1.0 FAR This map change is located...	
Minimum Density for Housing Element Sites	New requirements for a minimum density of 20 dwelling units per acre for all sites identified in Table B-2 of the Housing Element that are used to satisfy low or very low income requirements as part of the City's Regional Housing Needs Allocation (RHNA). See Table B-2 for general locations of these map change areas.	Required to implement Housing Element Program 8 and 9
Non-conforming uses	Provisions to allow for existing uses that may become non-conforming and existing non-conforming uses to remain and be rebuilt with the same number of units and square footage in specific instances. Not a change to the Zoning Map.	
Permitted Uses	Specifically allow employee housing, supportive housing, and transitional housing as permitted in all districts where residential uses are allowed. Not a change to the Zoning Map.	Required to implement Housing Element Program 13
Permitted Uses	Specifically allow emergency shelters and low barrier navigation centers as permitted uses in all mixed-use zones and industrial or commercial zones where the Affordable Housing Overlay is applied. Not a change to the Zoning Map.	Required to implement Housing Element Program 13
Permitted Uses	New use added to specifically address unlicensed group homes wherever licensed group homes are addressed. Not a change to the Zoning Map.	Required to implement Housing Element Program 13
Streamlined Lot Splits in AHO areas.	New language in the subdivision ordinance to allow for streamlined lot splits within Affordable Housing Overlay areas to facilitate the development of affordable housing in the parking areas of existing commercial properties. See "New Affordable Housing Overlay District" for general locations.	Required to implement Housing Element Program 8
Adjustments to Parking Requirements	Parking requirements will be adjusted to account for both the size and the number of bedrooms, so standards do not discourage the development of small units. Parking requirements for Emergency Shelters will be established based on staffing levels only.	Required to implement Housing Element Program 13

	Parking will not be required for permanent supportive housing within ½ mile of a major public transit stop. Not a change to the Zoning Map.	
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Zoning Ordinance Updates That are Procedural, Administrative, or Required to Formally Align the City’s Municipal Code with State Laws That are Already in Effect

Zone Update	Description	Notes:
Administrative permitting of more types of housing	Project Size Increase the maximum size of multiple-family housing projects at are permitted administratively in all zones that allow for multiple-family housing from 3 units to 15 units. Affordable Projects on Sites Reused or Rezoned in the Housing Element Sites Inventory All projects identified as a reused site in Table B-1, or listed on Table B-2 of the Housing Element with at least 20 percent of units affordable to lower income households shall be subject to an administrative permitting process and shall be approved if found compliant with objective standards regardless of the number of units proposed.	Required to implement Housing Element Programs 9 and 13
Definitions	Updates to definitions and new definitions for several housing terms, consistent with State Law. Can we bullet the proposed definitions?	Required to implement Housing Element Program 13
Density Bonus Update	Updates to the density bonus ordinance to align with State Law.	Required to implement Housing Element Program 13
New Article to Address Replacement Housing	New requirements to provide replacement housing units consistent with State Law (AB 1397).	Required to implement Housing Element Program 10
Reasonable accommodation requirements	New regulations to implement reasonable accommodation requirements consistent with the Certified Housing Element.	Required to implement Housing Element Program 13

Local Coastal Program Amendment

To implement the changes proposed by the Focused General Plan Update and the proposed Zoning Ordinance Update within the coastal zone, the City must also amend portions of both the Coastal Land Use Plan (LUP) and Implementation Plan (IP) components of its Local Coastal Program (LCP).

Proposed changes to the LUP include updates to the Land Use Map consistent with the Land Use Map in the Focused General Plan Update.

DRAFT - Summary of Zoning Ordinance Update and LCPA – For Project Description in the EIR

Proposed changes to the IP will include updates to the Zoning Map within the Coastal Zone to implement the Focused General Plan Update and updates to the Zoning Ordinance for the Coastal Zone that largely mirror the changes described in the tables above.

GOAL LU-1 BALANCE

A sustainable community with a range of land uses that meet the diverse needs of Redondo Beach residents, offer a variety of employment, commercial, recreational, and housing opportunities that make it possible for people of all ages and abilities to live, work, recreate, and maintain a high quality of life in Redondo Beach.

Policy LU-1.1 Balanced Land Use Pattern. Preserve existing residential neighborhoods, while balancing development trends and state mandates, and provide for enhancement of focused planning areas to improve community activity and identity.

Policy LU -1.2 Inclusivity. Provide for a mix of land uses to create a complete community where residents of all ages and abilities, employers, workers, and visitors have a broad range of choices of where they can live, work, shop and recreate within Redondo Beach.

Policy LU -1.3 Diversity of Housing. Collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life, and to plan for a variety of housing types and price points to support the local workforce and foster a balanced community.

Policy LU -1.4 Jobs-Housing Balance. Create a place to live and a place to work that seeks to match its residents to jobs and promotes a workforce/ jobs balance.

Policy LU -1.5 Education and Life-Long Learning. Sustain and support a quality educational system for all ages and career paths, including coordination of new development with the provision of adequate schools. Also work with local partners, including but not limited to the Redondo Beach Unified School District (RUSD), who provide life-long learning opportunities to ensure that the City's residents and workforce have access to education at all stages of life.

Policy LU -1.6 Housing Incentives. Allow for lot consolidation on Housing Element sites and Incentivize quality infill residential development that provides a diversity of housing types and accommodates all income levels and age groups.

Policy LU-1.7 Homeownership Opportunities. Support innovative development policies to expand homeownership opportunities at all income levels.

Policy LU-1.8 Housing Affordability. Protect existing affordable units from being converted into market rate housing or other uses.

Policy LU -1.9 Employment Opportunities. Provide a broad spectrum of land uses and development that offer employment opportunities for current and future Redondo Beach residents.

Policy LU -1.10 Transit Oriented Development. Encourage job centers with a potential affordable workforce housing component in close proximity (within ¼ mile) to the bus transit center and current and future light rail stations.



Required Parkland Standard

See also the Open Space and Conservation Element, (Policy OS-1.1) that requires a minimum park acreage standard of 3 acres of parkland per 1,000 residents with the intent to aspire to 5 acres per 1,000 residents.

Policy LU -1.11 Creation And Distribution of Parkland. Promote the creation of new open space and community serving amenities throughout Redondo Beach to achieve minimum parkland standards and to keep pace with the increase in multi-unit housing development. This policy includes specific prioritization of opportunities at the current power plant site and powerline right of ways. Additionally, the City will prioritize opportunities for parkland expansion in park-deficient areas..

Policy LU -1.12 Coastal Community. Provide land uses which reflect and capitalize on the City's location along the Southern California coastline. Accommodate coastal-related recreation and commercial uses which serve the needs of residents and visitors and are attractive and compatible with adjacent residential neighborhoods and commercial districts.

Policy LU -1.13 Public and Institutional Uses. Provide for the continuation of existing and expansion of governmental administrative and capital facilities, schools, libraries, hospitals and associated medical offices, public cultural facilities, and other public uses, ancillary parks, recreation and open spaces and other public land uses and facilities to support the existing and future population and development of the City.

Policy LU -1.14 Existing Commercial Uses in Residential Designations. Allow for the continuation neighborhood serving business and institutional uses currently existing in residential designations. Incentivize investment in, and improvements to, these uses, including maintenance, remodels or potential building additions.

GOAL LU-2 IDENTITY

A dynamic, progressive city containing self-sufficient, health-oriented, neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

Policy LU -2.1 Beach Culture. Ensure that new development and reuse projects protect existing Redondo Beach culture and identity and preserve and recognize unique neighborhoods and areas as the building blocks and character defining elements of the community.

Policy LU -2.2 Design Quality. Establish the expectation that new projects will exhibit a high level of design quality that is sensitive to and compatible with its adjacent neighborhoods and results in public spaces, outdoor dining, streetscapes, and developments that are attractive, safe, functional, distinct, and respectful of the architectural history of Redondo.

Policy LU -2.3 Context-sensitive Development. Design new projects to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no substantial adverse impacts will occur.

Policy LU -2.4 City Image. Encourage land uses, development projects (public and private), and public art installations that promote the city's image, identity, and history as a cultural, governmental, and business-friendly regional center.

- Policy LU-2.5 Unique gateways.** Celebrate the unique gateways to Redondo Beach by enhancing them with landscape treatments, signage, art or specialized roadway treatments.
- Policy LU-2.6 Unique architectural design.** Encourage the use of unique architectural features, facades, and outdoor spaces within Special Policy Areas to create distinctive districts in Redondo Beach.
- Policy LU-2.7 Streetscape enhancements.** Facilitate streetscape improvements, add pedestrian amenities that attract new uses, and revitalize the corridors.
- Policy LU-2.8 Pedestrian access.** For new development, encourage pedestrian access and create strong building entries that are primarily oriented to the street.



**Residential Design
Guidelines (RDG) are
now Objective
Residential Standards
(ORS)**

The City initiated (2022) an update to its Residential Design Guidelines in response to State mandates to address housing affordability and streamlined processes for residential projects. RDG's now ORS's seek to: achieve locally compatible design through objective design standards; eliminate uncertainties for residential applicants by removing subjectivity; and encourage better projects by providing clear illustrative design guidance in the standards.

GOAL LU-3 COMPATIBILITY

Preserve and improve the character and integrity of existing neighborhoods and districts.

- Policy LU-3.1 Compatible Uses.** Foster compatibility between land uses to enhance livability and promote healthy lifestyles.
- Policy LU-3.2 Context-Aware and Appropriate Building Design.** We require appropriate building and site design that complements existing development and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts. For mixed-use (commercial and residential) require structures be designed to mitigate potential conflicts between the commercial and residential uses and provide adequate amenities for residential occupants.
- Policy LU-3.3 Neighborhood Buffers.** Encourage all commercial property owners bordering residential areas to mitigate impacts and use appropriate landscaping and buffering of residential neighborhoods, while considering the potential to provide access in the form of pass-throughs between the commercial corridors and adjacent residential neighborhoods.
- Policy LU-3.4 Industrial Impacts.** Mitigate the impacts that industrial and other non-residential uses which use, store, produce, or transport toxics, generate unacceptable levels of noise, air emissions, or contribute other pollutants have on the surrounding community.
- Policy LU-3.5 Quality Design.** Ensure new single and multi-family residential projects are consistent with the provisions outlined in City's Objective Residential Standards and non-residential development along Artesia and Aviation Blvds. is consistent with the design guidance and policies within the AACAP.
- Policy LU -3.6 Active Transportation.** Invest in active transportation connectivity between commercial corridors/job centers and residential neighborhoods to encourage healthy lifestyles.

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Policy LU-3.7 Access to Transit. Support the location of transit stations and enhanced stops near the Galleria (along Hawthorne Boulevard) and North Tech District to facilitate and take advantage of transit service, reduce vehicle trips and allow residents without private vehicles to access services.

Policy LU-3.8 Corridor Connectivity. Recognize corridors as important cross-town thoroughfares that connect Redondo Beach, serve as transitions between neighborhoods, provide opportunities for local/neighborhood-serving retail and balance the needs of multiple transportation modes. Consider mid-block pass through between parking areas within the corridors and between the corridors and adjacent residential neighborhoods. Specifically target power line and transportation rights of way as pedestrian and bicycle corridors to connect amenities across the city and in nearby communities. Work with neighboring communities to integrate and connect these pedestrian and bicycle corridors across city boundaries.

Policy LU -3.9 Adequate Infrastructure. Evaluate individual new development proposals to determine if the proposals are consistent with the General Plan and the existing and planned capacities of public facilities and infrastructure improvements. Where appropriate, require developers to pay the cost of studies needed to determine infrastructure capacity in conjunction with a proposed project and if there is a rational nexus that project impacts require additional capacity or upgrades of impacted infrastructure, require the physical improvements or their fair share contribution of necessary infrastructure.

Policy LU-3.10 Utility Corridors. Develop plans and programs for the reuse of infrastructure and utility properties and easements as they are currently managed and should they no longer be required for their currently intended primary use and operations. In particular, the City shall target these corridors to provide active and passive uses and recreational amenities including bicycle and pedestrian paths to create connectivity to city-wide amenities and amenities located in neighboring cities.

Policy LU-3.11 Civic engagement. Increase the amount and quality of community engagement throughout the planning, development, and operation of our developments throughout the cities varied communities.



Open Space and Conservation and Circulation Elements

Additional policies related to new open space opportunities and connectivity can be found in the Open Space and Conservation and Circulation Elements. Policies in these sections explore connectivity to amenities as well as the different types of connections (i.e. pedestrian, bicycle, transit) that should be explored.

GOAL LU-4 HEALTH AND VITALITY

A vibrant community that supports the healthy and active lifestyles of residents and visitors

Policy LU-4.1 Quality of Life and Livability. Create an active, health-oriented community, that benefits from outdoor amenities and activities residents and visitors can enjoy due to the proximity to the coast.

Policy LU-4.2 Health and Land Use. Seek to incorporate health considerations into land use planning decisions in a manner that improves health and well-being.

Policy LU -4.3 Coastal Amenities. Promote and enhance the City's coastal amenities such as its beaches, King Harbor and the Redondo Beach Pier that serve as landmarks and

distinguishing features unique to the City and also provide coastal access and coastal recreational opportunities for the community at large.

Policy LU-4.4 New Open Space and Parkland Opportunities. Preserve, invest in, and expand open space and parkland opportunities for active and passive recreational public and private open spaces. Work with future developments along commercial corridors and other nonresidential developments to create useable public open spaces to enhance the commercial neighborhood experience for residents and visitors alike.

Policy LU-4.5 Increased Physical Activity. Establish new opportunities for outdoor and indoor recreation as part of a comprehensive, integrated, and interconnected network of spaces and facilities, with a focus on underserved areas.

Policy LU-4.6 Connectivity. Facilitate bicycling and pedestrian linkages to parks, beaches, tourist destinations, recreational amenities, open spaces and parks, and commercial destinations via the City's street, pedestrian, bicycle, and transit networks in a way that is visually appealing and safe to encourage local residents and visitors to minimize the use of automobiles. Focus on expanding connectivity through the addition of pedestrian and bike paths on public utility and transportation rights of way. Create additional mid block connections (pass throughs) from adjacent residential neighborhoods into commercial corridors and create connections between adjacent commercial businesses.

Policy LU-4.7 Health Partnerships. Build and maintain partnerships with the, health care providers, health promoting non-profits and community-based organizations to evaluate and implement land use projects in a manner that improves community health.

Policy LU-4.8 Health and the Built Environment. Look for opportunities to map and analyze the equal distribution of parks, open space and recreational activities to encourage physical activity and to ensure that people have equitable access to parks and open spaces within walking or biking distances.



GOAL LU-5 ENVIRONMENTAL SUSTAINABILITY

An environmentally aware community that utilizes tools, strategies and approaches that protect and minimizes the impacts to the City's environmental resources.

Policy LU-5.1 Environmental Sustainability. Ensure that new development is sensitive to the City's stewardship of the environment. Provide measures to minimize the impacts of future development on air quality, runoff, water use, trash generation (and its impacts on the ocean), noise, and traffic (including things such as exhaust generated from underperforming intersections).

Policy LU-5.2 Conservation and Re-use Strategy. Promote the use of water conservation and re-use as a strategy to lower the cost, minimize energy consumption, and maximize the overall efficiency and capacity of public and private water systems. Encourage the installation of water storage, rain catchment and graywater

Energy and Water Use

Policies related to energy and water use can be found in the Open Space and Conservation Element.

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systems to support domestic and outdoor water needs. Avoid water reuse that could adversely affect the quality of groundwater or surface water.

Policy LU-5.3 Renewable Energy Facilities. To reduce or avoid conflicts, communicate and collaborate with affected ocean users, coastal residents and businesses, and applicants seeking state or federal authorization for the siting, development, and operation of renewable energy facilities.

Policy LU-5.4 Reclamation. Require renewable energy facility operators to restore the natural characteristics of a site when a project is decommissioned and removed.

Policy LU-5.5 Reduce Air Pollution. Require the siting of new industrial and sensitive land uses to follow buffer distances, to the extent feasible, recommended in the California Air Resource Board's *Air Quality and Land Use Handbook*.

Policy LU5.6 Reduce Greenhouse Gas Emissions. Apply the strategies and approaches identified in the City's Climate Action Plan to help reduce Greenhouse Gas Emissions.

Policy LU5.7 Preserve and Expand Native Habitat and Encourage Use of Native Plants for Landscaping. Continue to support the expansion of native bluff habitat along the waterfront. Continue to support reestablishment of native habitat in Wildeness Park. Continue to pursue wetlands and native habitat restoration at the power plant site and the adjacent powerline corridor. Ensure connectivity of native habitat, particularly habitat for the endangered El Segundo blue butterfly, with Torrance and Hermosa Beach. Redefine city plant and tree palettes to prioritize native plants. Apply the strategies and approaches to fund and incentivize expansion of native habitat and plants throughout the city on both public and private property.

Policy LU5.8 Expand Urban Forest. Develop a specific urban forest policy and related ordinances to ensure net expansion of tree canopy in the city. Define a tree palette that prioritizes use of native trees and shrubbery.

Policy LU5.9 Stormwater Recapture. Prioritize bioswales and other strategies to recapture storm water and infiltrate it in the aquifer. Develop policies and ordinance that requires the implementation of bioswales and similar strategies such as permeable surfaces to capture and infiltrate storm water from streets and development.



Redondo Beach Climate Action Plan

Adopted in 2017, the City of Redondo Beach, in cooperation with the South Bay Cities Council of Governments, developed a Climate Action Plan (CAP) to reduce Greenhouse Gas (GHG) emissions within the city. The City's CAP serves as a guide for action by setting GHG emission reduction goals and establishing strategies and policies to achieve desired outcomes over the next 20 years. Strategies address land use and transportation, energy efficiency, solid waste, urban greening, and energy generation and storage.



Native Habitat

See also the Open Space and Conservation Element policies that address the reintroduction of native habitats in utility rights-of-way and encourage the City's collaboration with other agencies to achieve this.

GOAL LU-6 ECONOMIC SUSTAINABILITY

A financially healthy city with a balanced mix of land uses and special funding and financing districts that increase resources to invest in public facilities and services.

Policy LU-6.1 Responsible Development. Pursue responsible economic development opportunities that balance the needs of residents and businesses investing in our community, and are fiscally sustainable.

Policy LU-6.2 Prioritized Uses. Prioritize attraction of jobs generating office, institutional, and tech jobs in areas outside of the Coastal Zone. In Coastal Zone areas, prioritize visitor serving uses.

Policy LU-6.3 Business Incubator. Develop and implement land use strategies that facilitate the creation and development of new businesses, capture of current businesses searching for new facilities, and retention of existing businesses in Redondo Beach. Specifically target businesses and uses that would reduce the workforce/jobs imbalance. Identify and take advantage of new business trends in surrounding communities.

Policy LU-6.4 Rehabilitate Properties. Promote rehabilitation of properties and encourage increased levels of capital investment to create a safe and attractive environment.

Policy LU-6.5 Tourism. Support opportunities for coastal tourism and events such as concerts and music festivals on the beach, and athletic competitions such as ocean swimming events and 10K runs that can draw additional visitors and infuse outside investment into Redondo Beach.

Policy LU-6.6 Hospitality Uses. Encourage expansion of the range and location of available lodging for both tourist and business visitors.

Policy LU-6.7 Service Industry Support. Identify opportunities to improve the availability of affordable housing and accessible transportation options for service workers that support the City's hospitality and tourism trades.

Policy LU-6.8 Retail Goods and Services. Ensure a mix of retail businesses that provide the full continuum of goods and services for the community, and attract a regional customer base to generate revenue for the City.

Policy LU-6.9 Desired Development. Establish, review, and update standards as necessary to ensure desired development in *Special Policy Areas* is economically viable, reflects community desires, addresses Redondo Beach's jobs/workforce imbalance, and maintains or enhances the fiscal well-being of the City.

Policy LU-6.10 Cost And Benefit Of Development. Balance the benefits of development with its fiscal impacts on the city and on quality of life for the community.

Policy LU -6.11 Fair Share of Costs. Require that new development pay its pro rata share of the costs of services and/or infrastructure required to support that development.

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- Policy LU-6.12 Business Retention and Expansion.** Continuously improve two-way communication with the Redondo Beach business community and emphasize customer service to existing businesses, entrepreneurial enterprises, and desired types of uses.
- Policy LU-6.13 Socioeconomic Trends.** Continuously monitor, plan for, and respond to changing socioeconomic trends.
- Policy LU-6.14 Development Projects.** Require new development and redevelopment to create unique, high-quality places that add value to and are complimentary with the community.
- Policy LU-6.15 Development Review.** Require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.
- Policy LU-6.16 Protection of Investment.** Require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.
- Policy LU-6.17 Private Maintenance.** Require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.
- Policy LU-6.18 Impact Fees.** Require new development to pay its proportionate share of the cost of providing and/or upgrading public facilities and services impacted by new development through impact fees.
- Policy LU-6.19 Assessment Districts.** Encourage the use of special assessments as a way to address public improvements (i.e., parks, undergrounding utilities, landscape, lighting, signage, street furniture, or other public improvements) in concert with new development.
- Policy LU-6.20 Prioritize Institutional Uses.** Develop a program to attract new institutional uses in close proximity to Redondo business districts. The goal is to develop a weekday customer base for local businesses while developing the city reputation as a high tech center and incubator for coastal Los Angeles County.
- Policy LU-6.21 Job centers, corporate campuses, and transit oriented job centers.** Address jobs/workforce imbalance by creating opportunities and an environment that attracts new high end business campuses and job centers, thus reducing the number of Redondo Beach workforce population who commute to other cities to work and providing weekday customers to frequent Redondo Beach business corridors.
- Policy LU-6.22 Home Based Businesses.** Encourage and incentivize the creation of new home-based businesses to support job creation in the City and to help reduce commuter trips in and out of the City.

GOAL LU-7 HISTORIC PRESERVATION

Historic buildings, streets, landscapes and neighborhoods, as well as the story of Redondo Beach's people, businesses, and social and community organizations, are preserved and serve as a point of civic pride and identity for the community.

Policy LU-7.1 Historic landmarks and districts. Encourage the voluntary designation of potentially historic resources as landmarks or historic districts.

Policy LU-7.2 Protect designated landmarks and districts. Continue to use the Certificate of Appropriateness process for reviewing applications to demolish or alter designated landmarks and for projects within designated historic districts and in proximity to landmark properties.

Policy LU-7.3 Public and institutional facilities. Consider the designation of potentially historic public or institutional resources under threat of demolition or deterioration.

Policy LU-7.4 Adaptive reuse and sustainable development. Promote historic preservation as sustainable development and encourage adaptive reuse of historic or older properties.

Policy LU-7.5 Historic resources as cultural tourism. Promote historic places and cultural tourism as an economic development strategy.

Policy LU-7.6 History and cultural heritage. Support and encourage efforts to document and share the cultural heritage and history of Redondo Beach.

Policy LU-7.7 Culturally inclusive planning. Ensure that historic preservation planning is culturally inclusive and reflective of the unique background and diversity of neighborhoods in the city.

Policy LU-7.8 Incentives and technical assistance. Provide assistance to owners of potentially eligible and designated historic properties with tools and incentives to maintain historic resources. Consider providing restoration assistance to owners of historic sites and/or structures in return for agreements or deed restrictions prohibiting their destruction or alteration inconsistent with their historic character. Continue to provide Mills Act Agreements to owners of historic sites to maintain, rehabilitate, and preserve the character defining features of historic properties.

Policy LU-7.9 Salvage architectural features or materials. Encourage the preservation or reuse of historic architectural features on site or within the community.



2 LAND USE ELEMENT

Redondo Beach embraces its vision of being a safe, family-friendly, and highly desirable place to live. With the community's vision and guiding principles in mind, the Land Use Element provides a long-range guide for the physical development of the city that both protects neighborhoods that define the city's character and ensures the city evolves in an environmentally and fiscally sustainable manner over time. This element provides the framework to guide the distribution, location, size and intensity of new development while identifying ways to minimize potential conflicts and enhance compatibility between uses.

As population continues to increase within the city and region, Redondo Beach will be strategic in its approach to new development and modifications to existing land uses to ensure thoughtful integration moving forward. Through its focus on the established and emerging patterns of land use, this element is also a tool to promote public health, reduce infrastructure costs, enhance local economies, and address long-term environmental issues such as air quality, climate change, and preservation of natural resources including water. Through the provisions of the General Plan, the City can develop strategies and actions to respond to the community's changing needs without compromising the integrity of the uses, places, spaces and experiences the community values most.

2.1 Introduction

Land uses in Redondo Beach are characterized as a diverse collection of residential, commercial, light industrial and technology, and public uses that provide residents and visitors with the opportunity to: live in safe and established neighborhoods, dine in a variety of locally owned establishments, have access to the region via accessible transit options, work for large employers or in small businesses, recreate in local parks, the harbor, beaches, and bike trails, and create strong ties to the community through civic uses and events. The mix, diversity, and compatibility of uses is essential to the community's ability to thrive and be sustainable over time.

The Land Use Element provides the primary basis for City decisions on development applications and establishes policies to help establish the general framework for the future pattern of growth, development, and sustainability in Redondo Beach. The goals, policies, and implementation measures within this element support the city's Vision and Guiding Principles, contribute to the character of the community and serve the health, safety, and needs of the citizens.

The Land Use element includes goals, policies, and implementation measures that structure and guide future development, ensure the provision of a range of land uses to support the community's vision of diverse housing options and a vibrant economy, and provide direction on how uses should relate to one another to safeguard safety and compatibility and ensure the preservation of Redondo Beach's high quality of life.

The key components of this element are the policy framework, which includes the goals and policies that guide land-use decisions and help shape future development and public investment; the land use plan, including the land use map and designations; the focus areas and special policy areas discussions; and the implementation measures (Appendix B).

2.1.1 PURPOSE

California state law requires that every city and county adopt a comprehensive, long-term general plan that addresses the broad range of issues associated with a local jurisdiction's planning area (Government Code § 65300). Redondo Beach's total planning area covers approximately six square miles which represents the ultimate possible external borders of the City since there are no unincorporated areas located within its boundaries and since the boundaries of adjacent jurisdictions (Hermosa Beach and Manhattan Beach to the west, Lawndale to the north and east, and Torrance to the east and south) preclude expansion. In addition, the City's sphere of influence is contiguous with its boundaries since all areas surrounding it are incorporated.

California Government Code Section 65302(a) stipulates that general plans designate the proposed general distribution, general location, and extent of the uses of the land for housing, commerce, industry, open space, education, and public facilities. It further requires that the land use element include a statement of the standards of population density and building intensity for the land use designations that comprise the city's land use plan.

The Land Use Element is complemented by the additional policy guidance in other elements that relates to a specific topic. For example, Housing Element is closely tied to the Land Use Element because the Land Use Element identifies the locations and diversity of housing types available in

the City that can be used to achieve housing mandates specified by the State Office of Housing and Community Development. The *Open Space and Conservation Element* provides guidance for the open space and recreational amenities in the community, and the Safety Element addresses how the built environment may be impacted by man-made or natural disasters.

2.1.2 RELATIONSHIP WITH OTHER PLANS AND PROGRAMS

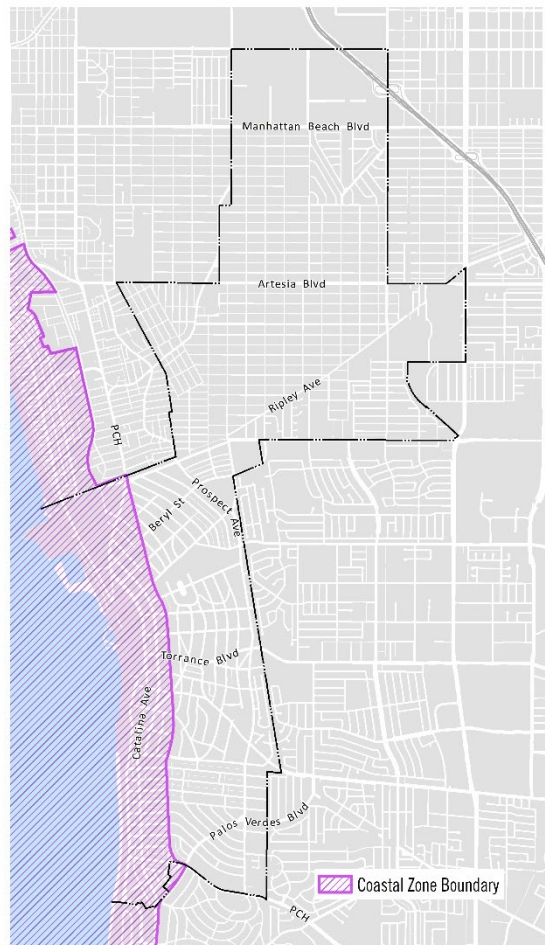
The Land Use Element is one of several elements of the Redondo Beach General Plan. Social, economic, political, safety, and aesthetic factors must be considered and balanced when developing a land use strategy. The Land Use Element must be consistent with these other plans and programs to minimize conflicts between documents and ensure the City's approach to future land use development is compatible with these other factors/documents.

Local Coastal Program

In addition to the General Plan, state law requires the City of Redondo Beach to prepare and maintain a Local Coastal Program (LCP) for portions of the city located within the Coastal Zone.

The LCP is comprised of the City's land use plans within the Coastal Zone along with implementing ordinances to carry out the intent of the Coastal Act.

The LCP is unique in the General Plan in that it provides both the land use plan and the regulations or zoning standards that support its implementation. As such, everything in the City's Land Use and other Elements of the General Plan must be consistent with the provisions of the LCP.



Local Coastal Program (LCP)

A local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) other implementing actions within sensitive coastal resources areas, which, when taken together, meet the requirements of, and implement the provisions and policies at the local level.

2.1.3 AGENCY COORDINATION

Development in the City of Redondo Beach affects and is shaped by the actions of adjacent cities, utility districts (i.e. Southern California Edison), school districts, service providers and governmental agencies such as the County of Los Angeles, and the California Departments of Transportation and Housing and Community Development (State). As a result, it is essential that the City of Redondo Beach maintain coordination with each jurisdiction that would impact the other. Agencies that the City must coordinate with include, but are not limited to:

Land Use Compatibility and Street Coordination: Cities of Hawthorne, Manhattan Beach, Hermosa Beach, Lawndale and Torrance.

Regional Transportation: LA Metro, Caltrans, Los Angeles County Transportation Commission, Southern California Association of Governments (SCAG) and the Burlington Northern Santa Fe (BNSF) Railroad.

Development of the Harbor, Pier, Coastal Properties: Los Angeles County Department of Beaches and Harbors, California Coastal Commission, State Lands Commission, California Department of Fish and Wildlife United States Department of Fish and Wildlife, United States Army Corps of Engineers (USACE), and the Regional Water Quality Control Board (RWQCB).

Housing: California Department of Housing and Community Development, Southern California Association of Governments (SCAG).

Schools: Redondo Beach Unified School District.

Electrical Transmission Facilities: Southern California Edison.

Regional Air Quality: South Coast Air Quality Management District (SCAQMD).



At-A-Glance

70,242 population in 2020

4.7% unemployment rate in March 2020 (pre-COVID)

39,116 labor force (16 and older), 2019

\$113,499 median household income (2019)

Source: Housing Element 2021-2029



Single-Family and Multi-Family Housing

A single-family house is defined as one house and/or one house and an accessory dwelling unit (ADU) on a lot.

Multi-family homes are defined as two or more units on a lot (attached or detached).

2.2 Land Use Strategy

Historically, the City was predominately a water front community with surrounding single-family suburban residential community with commercial corridors to support the service and retail needs of surrounding neighborhoods. Currently, Redondo Beach offers a mix of housing types with approximately 40 percent of the City's residential land designated for single-family and 60 percent multi-family housing. Single-family homes make up about 54 percent of the housing stock, the multi-family share is approximately 46 percent, and mobile homes comprise less than one percent. However, over two-thirds of the Redondo Beach housing stock is 40 or more years old (built before 1980).

2.2.1 KEY CONSIDERATIONS

What Are We Planning for? Things Considered While Planning for the Future of Redondo Beach:

9,400

Approximate number of new residents anticipated by 2040 (see Appendix A, *General Plan Buildout Methodology*)

5,800

Approximate number of new jobs anticipated by 2040 (see Appendix A, *General Plan Buildout Methodology*)

13.5%

Percent increase in the median home sales price from 2020 to 2021 (Housing Element 2021-2029)

91.9%

Percent of working residents leave Redondo Beach for work each day (Census, On the Map, 2019)

Redondo Beach has experienced sustainable growth over the years in order to maintain its small, beachside community character. As urban regions continue to experience increases in population, so too will the City. Redondo Beach has maintained a steady annual average increase of 0.22% and is projected to reach a population of over nearly 90,000 in 2040. As time progresses and the city evolves, it becomes necessary to plan for and guide future changes and evolve to accommodate the needs of the residents, adapt to current societal and technology trends, and manage sustainable growth.

As the State continues to experience a shortage of housing, the City has historically seen that residential development has occurred at the higher end of the City's allowable residential density ranges.

As Redondo Beach celebrates and values its family-friendly atmosphere, it's imperative to maintain diversity of families and an aging population through expanded housing options available at a variety of price ranges.

As the City continues to evolve, it will be important to provide a variety of future residential



Housing Element

The land use approach was heavily shaped by the mandates required by the State for new housing objectives. The City's 2021-2029 Housing Element outlines the City's requirements, and the requirements have been folded into the Land Use Plan (Figure 2.1) and Buildout Estimates (Table 2.2).

development for the senior population, first-time homebuyers, and the City's labor force. New housing developments that are of a high-quality, and sustainable design will need to contribute to the City's economic viability by providing a strong, stable tax base from both property tax and sales tax, especially as more land uses are converted to residential from other, revenue-generating uses or job centers. These land use decisions should be made in the context of future fiscal impacts to the operation of the City to ensure that services can be provided to residents.

Historically most residents commute out of the city for work, therefore there is a significant demand for new office space in Redondo Beach to allow residents to work where they live. With the tech industry jobs on the rise within the region, opportunities for new and expanded industries exist to provide residents with local employment opportunities.

2.2.2 GENERAL APPROACH

The intent of the land use approach is to maintain the fundamental pattern of existing land uses in the City, preserve residential neighborhoods and commercial and industrial districts, and provide opportunities for enhancement and improvements through intensification or reuse within centers of community activity and identity.

Where and how new housing opportunities are provided in Redondo Beach is of particular importance to the City. Since Redondo Beach is a predominantly built-out city in a county with ongoing demand for new housing driven by State requirements, there is pressure to convert and/or integrate nonresidential uses with residential uses because of the high market value of land in the region. As housing demand increases and available land becomes more limited, it is anticipated that there will be an increasing trend toward higher-density residential development integrated within some nonresidential developments. Careful planning for the integration of these uses into the fabric of the City's existing nonresidential neighborhoods in proximity to existing and future transit centers will help to fulfill housing needs and maintain the small beach town character in Redondo Beach.

Through outreach and collaborative efforts to gain feedback from the community, a General Plan Advisory Committee (GPAC), the City's Planning Commission, City Council and other stakeholders (residents and the business community at public workshops), a vision statement and guiding principles were established. The goals, policies, and implementation measures contained in this element were developed with those in mind. They strive to maintain the City's existing urban patterns while allowing for desired enhancement in identified focus areas. In addition, the City's existing land use element provided guidance for some of the City's unique and special communities that continue to be important to the city's identity for preservation while allowing for desired changes in line with the community's vision forward.



Vision and Guiding Principles

The Vision and Guiding Principles outlined in the General Plan Introduction set the foundation for the goals and policies in this element and the overall approach to the way the City will evolve in the future.

Key Considerations

Through the community engagement process for this General Plan update, participants identified numerous land use considerations and values that are represented in the General Plan. The Redondo Beach of the future will be a city that :

- Has the opportunities of a large city combined with the charm, beauty and attitude of a small town.
- Celebrates an active and casual beach culture and a high quality of life of a seaside city.
- Maintains established neighborhoods and districts.
- Maintains a safe and family-friendly atmosphere.
- Promotes a healthy and sustainable environment.
- Provides a variety of housing that appeals to the life styles and affordability needs of residents.
- Embraces creativity, innovation, and technological advances to attract cutting edge industries.
- Reimagines and revitalizes its corridors, the waterfront, the regional mall, and all commercial and industrial sectors to create more quality jobs and unique destinations for residents, employers, and visitors.
- Adopts new modes of transportation—reducing reliance on personal automobiles.
- Connects our residents to regional employment centers and cultural destinations throughout the region via the Metro Green Line.
- Fosters meaningful civic engagement to ensure decisions related to the future of our community are informed, transparent and reflective of our citizens' views.

The City of Redondo Beach is predominantly built out with very few vacant sites available to accommodate future land use changes requiring the City to look at very select areas to accommodate new uses, many of which may have never been considered previously. As such, changes to the plan aimed to:

- Preserve established residential neighborhoods and principal commercial districts allowing for infill development and recycling of uses that are compatible with adjacent development.
- Maintain the fundamental pattern of existing land uses, preserving residential neighborhoods and commercial and industrial districts, while providing opportunities for intensification or reuse of focused areas of the City (Special Policy Areas, for example).
- Focus on reuse or repurpose of underutilized sites (transitioning retail properties), corridors, and areas located adjacent to the freeway and proposed (or planned) Metro station stops such as the North Tech District, Galleria and South Bay Marketplace.
- Target change in areas essential to satisfy the City's State-mandated obligation to demonstrate it could meet its Regional Housing Needs Allocation (RHNA) requirements for housing.

2.2.3 COMPONENTS OF THE LAND USE PLAN

The development, use, and distribution of land are critical to achieving our city's vision and adhering to our core values and guiding principles. As stewards of the land, the City must plan for uses and development that maintain and enhance a sustainable, healthy, and livable city; ensure equitable outcomes and land use distributions; protect and enhance our cultural and community assets; and provide opportunities for growth and prosperity that is compatible and integrated with our existing communities. Land is a finite and valuable resource, especially in Redondo Beach; its use dictates the city's economic and fiscal future.

The Land Use Plan consists of three primary components: the land use designations with intensities, the land use map, and the buildout totals associated with the map.

Land Use Designations and Map

The land use designations establish the types and intensity of land uses permitted in Redondo Beach. The land use map displays the pattern, distribution, and intensity of land use designations across the entire city, down to the parcel level. Table 2.1 outlines the definitions of each of the designations and Figure 2.1 shows the fundamental pattern of land use.

Buildout

Table 2.1 reflects the reasonable long-term buildout potential for housing units, nonresidential building square footage, and jobs that could be generated by the overarching growth strategy and the Land Use Plan (Figure 2.1).

While these estimates provide a tool to monitor growth in the City, the figures shown in Table 2.1 represent an informed but estimated projection of a future condition. The Land Use Element establishes the maximum buildout potential for housing units and nonresidential building square footage and also estimates the population and employment at buildout. It should be noted that

the maximum buildout is not a goal; it is simply a capacity analysis that identifies the maximum allowable development potential that could occur within the community over numerous decades. The actual development will likely vary in terms of location, mix of uses, and intensity.

The *Land Use Buildout Methodology*, Appendix A, details the assumptions and methodology used to generate the estimates in Table 2.1.

Table 2.1: General Plan Land Use Designations

Land Use Designation	Maximum Density/Intensity	Description
Residential*		
R-1	Up to and including 8.8 du/ac	Single-family residential uses
R-1-A	Up to and including 17.5 du/ac	Single-family residential uses
R-2	Up to and including 14.6 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
R-3	Up to and including 17.5 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
RMD	Up to and including 23.3 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
RH	Up to and including 30 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
<i>* Notes:</i> 1) For properties within a residential overlay area, the maximum density allowed within the overlay shall prevail. 2) Existing commercial uses within residential land use districts shall be considered legally conforming.		
Commercial		
Neighborhood Commercial (CN)	Max. FAR 0.50 Max FAR 1.50 for Artesia Boulevard Special Policy Area	Provides for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office, hotel*, kenneling*, 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 (except for the Artesia Boulevard Special Policy Area, where the Maximum FAR is 1.50) <i>*Conditionally permitted subject to zoning code</i>
Coastal Commercial (CC)	Per Redondo Beach Pier Master Plan and Local Coastal Program (LCP)	Provides for coastal and recreation-oriented commercial retail and service uses
C-1	FAR 0.35	Retail commercial, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, professional offices, personal services, cultural facilities, and similar uses
C-2	FAR 0.50	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 uses
C-3	FAR 0.70	Same uses as C-2
C-4	FAR 1.00	Same uses as C-2

Table 2.1: General Plan Land Use Designations

Land Use Designation	Maximum Density/Intensity	Description
C-5	a. FAR 0.70 b. FAR 0.70 c. FAR 1.00 d. FAR 1.50 e. N/A	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. b. Automobile and marine related repair (west side of Catalina Avenue) c. Light industrial and wholesale uses (west side of Catalina Avenue) d. Storage and self-storage (west side of Catalina Avenue) e. Boat and recreational vehicle outdoor storage (west side of Catalina Avenue)
Mixed-Use		
Mixed-Use Transit Center (MU-TC)	Max. FAR 1.50 Up to and including 30 du/ac	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. This designation also allows for public uses such as libraries, parks, museums, and cultural facilities. Configurations include ground floor commercial with residential units on upper floors or stand-alone commercial, office and residential development. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and density up to and including 30 dwelling units per acre, density may increase consistent with state law for affordable units.
Mixed-Use Low (MU-1)	Commercial Only: 0.35-0.50 FAR Commercial and Residential together: Max. FAR 1.50 (all density exceeding 0.70 FAR must be residential units) Up to and including 30 du/ac	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 residential units on upper floors or standalone commercial or office development. This designation is intended to encourage pedestrian-oriented development that has a strong emphasis on creating a safe and attractive streetscape. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and density up to and including 30 dwelling units per acre, density may increase consistent with state law for affordable units.

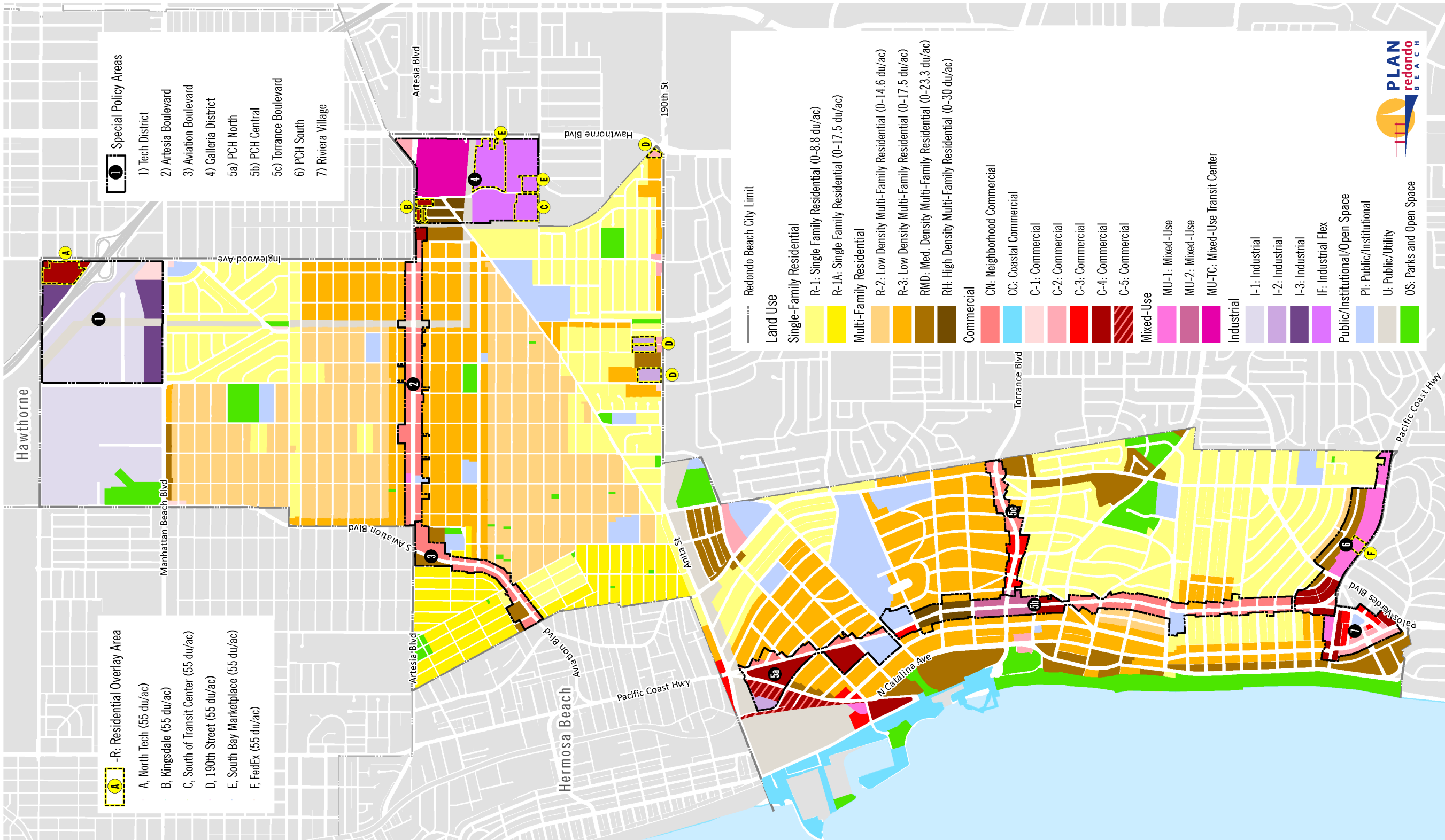
Table 2.1: General Plan Land Use Designations

Land Use Designation	Maximum Density/Intensity	Description
Mixed-Use Medium Low (MU-2)	Commercial Only: 1.00 FAR Commercial and Residential together: Max. FAR 1.50 (all density exceeding 0.70 FAR must be residential units) Up to and including 35 du/ac.	Provides for an integrated mix of commercial retail, service, office, entertainment, and residential uses in the City's activity centers. Uses can be mixed in a vertical or horizontal configuration. Mixed-use development should be of high quality, designed to integrate with existing surrounding uses. Configurations include ground floor commercial or office with residential units or office uses on upper floors or standalone commercial or office development. This designation is intended to encourage pedestrian-oriented environments that have a strong emphasis on creating a safe and attractive streetscape. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and density up to and including 35 dwelling units per acre, density may increase consistent with state law for affordable units.
INDUSTRIAL		
I-1	FAR 1.00	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.
I-2	FAR 1.00	Same uses as I-1
I-3	FAR 1.00	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.
Industrial Flex (IF)	Max. FAR 1.00	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, hotel, and supporting commercial uses. The overall character in this designation is intended to create a creative/tech incubator district with supporting uses.
Public/Institutional/Open Space		
Public/Institutional (PI)	Max. FAR 0.75 for all properties <i>except</i> : Max. FAR 1.25 at City Hall bounded by PCH, Broadway, Carnelian St, and Diamond St Max. FAR 1.25 at the Annex site on Northeast Corner of PCH and Vincent St Subject to Planning Commission Design Review	Provides for governmental administrative and capital facilities, schools, libraries, hospitals and associated medical offices, public cultural facilities, and other public uses, ancillary parks, recreation and open spaces. Sites that are allowed to develop up to a maximum 1.25 FAR are also subject to Planning Commission Design Review (PCDR).
Public/Utility (U)	Max. FAR 0.10	Provides for utility uses including easements with public access for recreation and parking. Maximum FAR 0.10.

Table 2.1: General Plan Land Use Designations

Land Use Designation	Maximum Density/Intensity	Description
Parks and Open Space (OS)	Max. FAR 0.20	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, parking facilities, and lifeguard towers. Maximum FAR 0.20.
Residential Overlay (-R)	Min. 20 du/ac Max. 55 du/ac	An overlay is a planning tool used to provide flexibility in land use designations. This designation allows uses that differ from or are in addition to, the underlying General Plan land use. This flexibility can help the City respond to State-mandated housing requirements and increase development options in different market conditions. The Residential Overlay allows residential infill projects in six areas of the City: The North Tech District, the northern portion of the Kingsdale neighborhood, the area immediately south of the city's transit center, the area south of the Galleria, several areas along 190th Street, and an area along south Pacific Coast Highway east of Palos Verdes Boulevard. The North Tech District, and the areas south of the transit center and Galleria are all located in close proximity to existing or future Metro Station stops, which provides access to existing or planned transportation alternatives. Properties with the Residential Overlay designation may be developed as the underlying land use designation (industrial, industrial flex, or commercial depending on the location) and also have the option of developing as infill residential without the need for a General Plan amendment. The Residential Overlay is intended to encourage the development of affordable housing by providing added land use flexibility that could allow for the integration of new residential housing opportunities in close proximity to transit, job centers, and commercial service centers. Residential uses in the overlay area may be stand-alone projects, horizontal mixed use, or vertical mixed use. Residential projects must have a minimum density of 20 dwelling units per acre, and they cannot exceed the maximum density identified within each overlay area.

Figure 2.1: Land Use Plan



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Table 2.2: Buildout Estimates

Land Use Designation	Maximum Density/Intensity ¹	Acres	% Total Acres	Dwelling Units ²	ADUs ³	Population ⁴	Non-Res Bldg SQ FT ⁵	Employment ⁶
Single-Family Residential								
R-1: Single Family Residential	Up to and including 8.8 du/ac	746.8	18.8%	5,100	393	12,141	203,477	992
R-1A: Single Family Residential (Small Lot)	Up to and including 17.5 du/ac	121.7	3.1%	1,886	0	4,232	1,373	4
Multi-Family Residential								
R-2: Multifamily Residential	Up to and including 14.6 du/ac	471.9	11.9%	6,482	127	14,770	-	-
R-3: Multifamily Residential	Up to and including 17.5 du/ac	542.7	13.7%	11,051	97	24,969	281,241	1,028
RMD: Multifamily Residential	Up to and including 23.3 du/ac	146.0	3.7%	5,887	7	13,222	25,957	91
RH: Multifamily Residential	Up to and including 30.0 du/ac	13.4	0.3%	396	-	889	69,374	315
Mixed Use								
MU-1: Mixed-Use	Commercial Only: 0.35-0.50 FAR // Commercial and Residential together: Max. FAR 1.50 (all density exceeding 0.70 FAR must be residential units) Up to and including 30 du/ac.	22.6	0.6%	701	-	1,572	537,906	1,076
MU-2: Mixed-Use	Commercial Only: 1.00 FAR // Commercial and Residential together: Max. FAR 1.50 (all density exceeding 0.70 FAR must be residential units) Up to and including 35 du/ac.	9.1	0.2%	321	-	720	278,678	557
MU-TC: Mixed-Use Transit Center	Max. FAR 1.50 // Up to and including 30 du/ac	29.8	0.8%	700	-	1,571	1,293,144	2,586
Housing Element Residential Overlays								
A: North Tech (C-4-R)	55.0 du/ac	8.0	0.2%	180	-	404	106,747	305
B: Kingsdale (C-4-R & RH-R)	55.0 du/ac	2.4	0.1%	126	-	283	51,876	104
C: South of Transit Center (IF-R)	55.0 du/ac	6.2	0.2%	273	-	613	-	-
D: 190th Street (C-2-R & I-2-R)	55.0 du/ac	7.9	0.2%	331	-	743	14,036	23
E: South Bay Marketplace (IF-R)	55.0 du/ac	17.2	0.4%	486	-	1,090	246,147	656
F: FedEx (MU-1-R)	55.0 du/ac	1.8	0.0%	80	-	180	-	-
Commercial								
CN: Neighborhood Commercial	FAR 0.50	33.5	0.8%	205	-	460	676,891	1,934
CN: Neighborhood Commercial (Artesia & Aviation Blvd SPAs)	FAR 1.50 in SPA-3 and SPA-4	47.4	1.2%	58	-	130	2,052,851	5,903
C-1: Commercial	FAR 0.35	6.2	0.2%	-	-	-	88,349	252
C-2: Commercial	FAR 0.50	17.1	0.4%	-	-	-	301,061	907
C-3: Commercial	FAR 0.70	16.4	0.4%	1	-	2	395,562	1,173
C-4: Commercial	FAR 1.00	39.3	1.0%	17	-	38	1,114,704	3,185
C-5: Commerical ¹	Varies by proposed use (Max FAR 1.50)	12.2	0.3%	-	-	-	292,293	835
CC: Coastal Commercial	Per Harbor/Civic Center Specific Plan and LCP	55.0	1.4%	229	-	514	256,639	700
Industrial								
I-1: Industrial	FAR 1.00	206.0	5.2%	-	-	-	6,925,087	8,742
I-2: Industrial	FAR 1.00	2.6	0.1%	-	-	-	114,929	192
I-3: Industrial	FAR 1.00	25.6	0.6%	-	-	-	835,611	1,393
IF: Industrial Flex	FAR 1.00	29.4	0.7%	-	-	-	961,596	2,747
Public / Open Space								
PI: Public/Institutional ¹	FAR 0.75	160.1	4.0%	253	-	436	170,170	851
U: Utility	FAR 0.10	131.5	3.3%	-	-	-	212,577	17
OS: Parks and Open Space	FAR 0.20	156.8	3.9%	-	-	-	-	59
ROW: Right of Way	-	886.4	22.3%	-	-	-	-	-
Total		3973.0	100%	34,763	624	78,978	17,508,276	36,627

1) In some cases land uses were assumed to buildout to their maximum potential and in other cases they were assumed at a lower density or intensity based on local trends and 2021-2029 Housing Element estimates. Please see Appendix A, General Plan Buildout Methodology for more information related to specific assumptions. The maximum FAR in PI: Public/Institutional is 1.25 on 2 sites see Table 2.1 General Plan Land Use Designations for details. The maximum FAR in C-5 varies by proposed use see Table 2.1 General Plan Land Use Designations for details.

2) Commercial designations with projected housing units, reflect parcels with existing homes that are projected to remain and project homekey

3) Accessory Dwelling Units

4) Residential dwelling units are assumed to have a 95% occupancy rate (5% vacancy rate); accessory dwelling units utilized an 86% occupancy rate.

5) Residential designations with projected building square footage, reflect parcels where existing institutional and commercial land uses exist and are not projected to convert to residential uses by 2050

6) See Appendix A, General Plan Buildout Methodology for employment generation rates

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GOAL LU-1 BALANCE

A sustainable community with a range of land uses that meet the diverse needs of Redondo Beach residents, offer a variety of employment, commercial, recreational, and housing opportunities that make it possible for people of all ages and abilities to live, work, recreate, and maintain a high quality of life in Redondo Beach.

Policy LU-1.1 Balanced Land Use Pattern. Preserve existing residential neighborhoods, while balancing development trends and state mandates, and provide for enhancement of focused planning areas to improve community activity and identity.

Policy LU -1.2 Inclusivity. Provide for a mix of land uses to create a complete community where residents of all ages and abilities, employers, workers, and visitors have a broad range of choices of where they can live, work, shop and recreate within Redondo Beach.

Policy LU -1.3 Diversity of Housing. Collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life, and to plan for a variety of housing types and price points to support the local workforce and foster a balanced community.

Policy LU -1.4 Jobs-Housing Balance. Create a place to live and a place to work that seeks to match its residents to jobs and promotes a workforce/ jobs balance.

Policy LU -1.5 Education and Life-Long Learning. Sustain and support a quality educational system for all ages and career paths, including coordination of new development with the provision of adequate schools. Also work with local partners, including but not limited to the Redondo Beach Unified School District (RUSD), who provide life-long learning opportunities to ensure that the City's residents and workforce have access to education at all stages of life.

Policy LU -1.6 Housing Incentives. Allow for lot consolidation on Housing Element sites and Incentivize quality infill residential development that provides a diversity of housing types and accommodates all income levels and age groups.

Policy LU-1.7 Homeownership Opportunities. Support innovative development policies to expand homeownership opportunities at all income levels.

Policy LU-1.8 Housing Affordability. Protect existing affordable units from being converted into market rate housing or other uses.

Policy LU -1.9 Employment Opportunities. Provide a broad spectrum of land uses and development that offer employment opportunities for current and future Redondo Beach residents.

Policy LU -1.10 Transit Oriented Development. Encourage job centers with a potential affordable workforce housing component in close proximity (within ¼ mile) to the bus transit center and current and future light rail stations.



Required Parkland Standard

See also the Open Space and Conservation Element, (Policy OS-1.1) that requires a minimum park acreage standard of 3 acres of parkland per 1,000 residents with the intent to aspire to 5 acres per 1,000 residents.

Policy LU -1.11 Creation And Distribution of Parkland. Promote the creation of new open space and community serving amenities throughout Redondo Beach to achieve minimum parkland standards and to keep pace with the increase in multi-unit housing development. This policy includes specific prioritization of opportunities at the current power plant site and powerline right of ways. Additionally, the City will prioritize opportunities for parkland expansion in park-deficient areas..

Policy LU -1.12 Coastal Community. Provide land uses which reflect and capitalize on the City's location along the Southern California coastline. Accommodate coastal-related recreation and commercial uses which serve the needs of residents and visitors and are attractive and compatible with adjacent residential neighborhoods and commercial districts.

Policy LU -1.13 Public and Institutional Uses. Provide for the continuation of existing and expansion of governmental administrative and capital facilities, schools, libraries, hospitals and associated medical offices, public cultural facilities, and other public uses, ancillary parks, recreation and open spaces and other public land uses and facilities to support the existing and future population and development of the City.

Policy LU -1.14 Existing Commercial Uses in Residential Designations. Allow for the continuation neighborhood serving business and institutional uses currently existing in residential designations. Incentivize investment in, and improvements to, these uses, including maintenance, remodels or potential building additions.

GOAL LU-2 IDENTITY

A dynamic, progressive city containing self-sufficient, health-oriented, neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

Policy LU -2.1 Beach Culture. Ensure that new development and reuse projects protect existing Redondo Beach culture and identity and preserve and recognize unique neighborhoods and areas as the building blocks and character defining elements of the community.

Policy LU -2.2 Design Quality. Establish the expectation that new projects will exhibit a high level of design quality that is sensitive to and compatible with its adjacent neighborhoods and results in public spaces, outdoor dining, streetscapes, and developments that are attractive, safe, functional, distinct, and respectful of the architectural history of Redondo.

Policy LU -2.3 Context-sensitive Development. Design new projects to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no substantial adverse impacts will occur.

Policy LU -2.4 City Image. Encourage land uses, development projects (public and private), and public art installations that promote the city's image, identity, and history as a cultural, governmental, and business-friendly regional center.

- Policy LU-2.5 Unique gateways.** Celebrate the unique gateways to Redondo Beach by enhancing them with landscape treatments, signage, art or specialized roadway treatments.
- Policy LU-2.6 Unique architectural design.** Encourage the use of unique architectural features, facades, and outdoor spaces within Special Policy Areas to create distinctive districts in Redondo Beach.
- Policy LU-2.7 Streetscape enhancements.** Facilitate streetscape improvements, add pedestrian amenities that attract new uses, and revitalize the corridors.
- Policy LU-2.8 Pedestrian access.** For new development, encourage pedestrian access and create strong building entries that are primarily oriented to the street.



**Residential Design
Guidelines (RDG) are
now Objective
Residential Standards
(ORS)**

The City initiated (2022) an update to its Residential Design Guidelines in response to State mandates to address housing affordability and streamlined processes for residential projects. RDG's now ORS's seek to: achieve locally compatible design through objective design standards; eliminate uncertainties for residential applicants by removing subjectivity; and encourage better projects by providing clear illustrative design guidance in the standards.

GOAL LU-3 COMPATIBILITY

Preserve and improve the character and integrity of existing neighborhoods and districts.

- Policy LU-3.1 Compatible Uses.** Foster compatibility between land uses to enhance livability and promote healthy lifestyles.
- Policy LU-3.2 Context-Aware and Appropriate Building Design.** We require appropriate building and site design that complements existing development and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts. For mixed-use (commercial and residential) require structures be designed to mitigate potential conflicts between the commercial and residential uses and provide adequate amenities for residential occupants.
- Policy LU-3.3 Neighborhood Buffers.** Encourage all commercial property owners bordering residential areas to mitigate impacts and use appropriate landscaping and buffering of residential neighborhoods, while considering the potential to provide access in the form of pass-throughs between the commercial corridors and adjacent residential neighborhoods.
- Policy LU-3.4 Industrial Impacts.** Mitigate the impacts that industrial and other non-residential uses which use, store, produce, or transport toxics, generate unacceptable levels of noise, air emissions, or contribute other pollutants have on the surrounding community.
- Policy LU-3.5 Quality Design.** Ensure new single and multi-family residential projects are consistent with the provisions outlined in City's Objective Residential Standards and non-residential development along Artesia and Aviation Blvds. is consistent with the design guidance and policies within the AACAP.
- Policy LU -3.6 Active Transportation.** Invest in active transportation connectivity between commercial corridors/job centers and residential neighborhoods to encourage healthy lifestyles.

Policy LU-3.7 Access to Transit. Support the location of transit stations and enhanced stops near the Galleria (along Hawthorne Boulevard) and North Tech District to facilitate and take advantage of transit service, reduce vehicle trips and allow residents without private vehicles to access services.

Policy LU-3.8 Corridor Connectivity. Recognize corridors as important cross-town thoroughfares that connect Redondo Beach, serve as transitions between neighborhoods, provide opportunities for local/neighborhood-serving retail and balance the needs of multiple transportation modes. Consider mid-block pass through between parking areas within the corridors and between the corridors and adjacent residential neighborhoods. Specifically target power line and transportation rights of way as pedestrian and bicycle corridors to connect amenities across the city and in nearby communities. Work with neighboring communities to integrate and connect these pedestrian and bicycle corridors across city boundaries.

Policy LU -3.9 Adequate Infrastructure. Evaluate individual new development proposals to determine if the proposals are consistent with the General Plan and the existing and planned capacities of public facilities and infrastructure improvements. Where appropriate, require developers to pay the cost of studies needed to determine infrastructure capacity in conjunction with a proposed project and if there is a rational nexus that project impacts require additional capacity or upgrades of impacted infrastructure, require the physical improvements or their fair share contribution of necessary infrastructure.

Policy LU-3.10 Utility Corridors. Develop plans and programs for the reuse of infrastructure and utility properties and easements as they are currently managed and should they no longer be required for their currently intended primary use and operations. In particular, the City shall target these corridors to provide active and passive uses and recreational amenities including bicycle and pedestrian paths to create connectivity to city-wide amenities and amenities located in neighboring cities.

Policy LU-3.11 Civic engagement. Increase the amount and quality of community engagement throughout the planning, development, and operation of our developments throughout the cities varied communities.



Open Space and Conservation and Circulation Elements

Additional policies related to new open space opportunities and connectivity can be found in the Open Space and Conservation and Circulation Elements. Policies in these sections explore connectivity to amenities as well as the different types of connections (i.e. pedestrian, bicycle, transit) that should be explored.

GOAL LU-4 HEALTH AND VITALITY

A vibrant community that supports the healthy and active lifestyles of residents and visitors

Policy LU-4.1 Quality of Life and Livability. Create an active, health-oriented community, that benefits from outdoor amenities and activities residents and visitors can enjoy due to the proximity to the coast.

Policy LU-4.2 Health and Land Use. Seek to incorporate health considerations into land use planning decisions in a manner that improves health and well-being.

Policy LU -4.3 Coastal Amenities. Promote and enhance the City's coastal amenities such as its beaches, King Harbor and the Redondo Beach Pier that serve as landmarks and

distinguishing features unique to the City and also provide coastal access and coastal recreational opportunities for the community at large.

Policy LU-4.4 New Open Space and Parkland Opportunities. Preserve, invest in, and expand open space and parkland opportunities for active and passive recreational public and private open spaces. Work with future developments along commercial corridors and other nonresidential developments to create useable public open spaces to enhance the commercial neighborhood experience for residents and visitors alike.

Policy LU-4.5 Increased Physical Activity. Establish new opportunities for outdoor and indoor recreation as part of a comprehensive, integrated, and interconnected network of spaces and facilities, with a focus on underserved areas.

Policy LU-4.6 Connectivity. Facilitate bicycling and pedestrian linkages to parks, beaches, tourist destinations, recreational amenities, open spaces and parks, and commercial destinations via the City's street, pedestrian, bicycle, and transit networks in a way that is visually appealing and safe to encourage local residents and visitors to minimize the use of automobiles. Focus on expanding connectivity through the addition of pedestrian and bike paths on public utility and transportation rights of way. Create additional mid block connections (pass throughs) from adjacent residential neighborhoods into commercial corridors and create connections between adjacent commercial businesses.

Policy LU-4.7 Health Partnerships. Build and maintain partnerships with the, health care providers, health promoting non-profits and community-based organizations to evaluate and implement land use projects in a manner that improves community health.

Policy LU-4.8 Health and the Built Environment. Look for opportunities to map and analyze the equal distribution of parks, open space and recreational activities to encourage physical activity and to ensure that people have equitable access to parks and open spaces within walking or biking distances.



GOAL LU-5 ENVIRONMENTAL SUSTAINABILITY

An environmentally aware community that utilizes tools, strategies and approaches that protect and minimizes the impacts to the City's environmental resources.

Policy LU-5.1 Environmental Sustainability. Ensure that new development is sensitive to the City's stewardship of the environment. Provide measures to minimize the impacts of future development on air quality, runoff, water use, trash generation (and its impacts on the ocean), noise, and traffic (including things such as exhaust generated from underperforming intersections).

Policy LU-5.2 Conservation and Re-use Strategy. Promote the use of water conservation and re-use as a strategy to lower the cost, minimize energy consumption, and maximize the overall efficiency and capacity of public and private water systems. Encourage the installation of water storage, rain catchment and graywater

Energy and Water Use

Policies related to energy and water use can be found in the Open Space and Conservation Element.

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systems to support domestic and outdoor water needs. Avoid water reuse that could adversely affect the quality of groundwater or surface water.

Policy LU-5.3 Renewable Energy Facilities. To reduce or avoid conflicts, communicate and collaborate with affected ocean users, coastal residents and businesses, and applicants seeking state or federal authorization for the siting, development, and operation of renewable energy facilities.

Policy LU-5.4 Reclamation. Require renewable energy facility operators to restore the natural characteristics of a site when a project is decommissioned and removed.

Policy LU-5.5 Reduce Air Pollution. Require the siting of new industrial and sensitive land uses to follow buffer distances, to the extent feasible, recommended in the California Air Resource Board's *Air Quality and Land Use Handbook*.

Policy LU5.6 Reduce Greenhouse Gas Emissions. Apply the strategies and approaches identified in the City's Climate Action Plan to help reduce Greenhouse Gas Emissions.

Policy LU5.7 Preserve and Expand Native Habitat and Encourage Use of Native Plants for Landscaping. Continue to support the expansion of native bluff habitat along the waterfront. Continue to support reestablishment of native habitat in Wildeness Park. Continue to pursue wetlands and native habitat restoration at the power plant site and the adjacent powerline corridor. Ensure connectivity of native habitat, particularly habitat for the endangered El Segundo blue butterfly, with Torrance and Hermosa Beach. Redefine city plant and tree palettes to prioritize native plants. Apply the strategies and approaches to fund and incentivize expansion of native habitat and plants throughout the city on both public and private property.

Policy LU5.8 Expand Urban Forest. Develop a specific urban forest policy and related ordinances to ensure net expansion of tree canopy in the city. Define a tree palette that prioritizes use of native trees and shrubbery.

Policy LU5.9 Stormwater Recapture. Prioritize bioswales and other strategies to recapture storm water and infiltrate it in the aquifer. Develop policies and ordinance that requires the implementation of bioswales and similar strategies such as permeable surfaces to capture and infiltrate storm water from streets and development.



Redondo Beach Climate Action Plan

Adopted in 2017, the City of Redondo Beach, in cooperation with the South Bay Cities Council of Governments, developed a Climate Action Plan (CAP) to reduce Greenhouse Gas (GHG) emissions within the city. The City's CAP serves as a guide for action by setting GHG emission reduction goals and establishing strategies and policies to achieve desired outcomes over the next 20 years. Strategies address land use and transportation, energy efficiency, solid waste, urban greening, and energy generation and storage.



Native Habitat

See also the Open Space and Conservation Element policies that address the reintroduction of native habitats in utility rights-of-way and encourage the City's collaboration with other agencies to achieve this.

GOAL LU-6 ECONOMIC SUSTAINABILITY

A financially healthy city with a balanced mix of land uses and special funding and financing districts that increase resources to invest in public facilities and services.

Policy LU-6.1 Responsible Development. Pursue responsible economic development opportunities that balance the needs of residents and businesses investing in our community, and are fiscally sustainable.

Policy LU-6.2 Prioritized Uses. Prioritize attraction of jobs generating office, institutional, and tech jobs in areas outside of the Coastal Zone. In Coastal Zone areas, prioritize visitor serving uses.

Policy LU-6.3 Business Incubator. Develop and implement land use strategies that facilitate the creation and development of new businesses, capture of current businesses searching for new facilities, and retention of existing businesses in Redondo Beach. Specifically target businesses and uses that would reduce the workforce/jobs imbalance. Identify and take advantage of new business trends in surrounding communities.

Policy LU-6.4 Rehabilitate Properties. Promote rehabilitation of properties and encourage increased levels of capital investment to create a safe and attractive environment.

Policy LU-6.5 Tourism. Support opportunities for coastal tourism and events such as concerts and music festivals on the beach, and athletic competitions such as ocean swimming events and 10K runs that can draw additional visitors and infuse outside investment into Redondo Beach.

Policy LU-6.6 Hospitality Uses. Encourage expansion of the range and location of available lodging for both tourist and business visitors.

Policy LU-6.7 Service Industry Support. Identify opportunities to improve the availability of affordable housing and accessible transportation options for service workers that support the City's hospitality and tourism trades.

Policy LU-6.8 Retail Goods and Services. Ensure a mix of retail businesses that provide the full continuum of goods and services for the community, and attract a regional customer base to generate revenue for the City.

Policy LU-6.9 Desired Development. Establish, review, and update standards as necessary to ensure desired development in *Special Policy Areas* is economically viable, reflects community desires, addresses Redondo Beach's jobs/workforce imbalance, and maintains or enhances the fiscal well-being of the City.

Policy LU-6.10 Cost And Benefit Of Development. Balance the benefits of development with its fiscal impacts on the city and on quality of life for the community.

Policy LU -6.11 Fair Share of Costs. Require that new development pay its pro rata share of the costs of services and/or infrastructure required to support that development.

Redondo Beach General Plan

- Policy LU-6.12 Business Retention and Expansion.** Continuously improve two-way communication with the Redondo Beach business community and emphasize customer service to existing businesses, entrepreneurial enterprises, and desired types of uses.
- Policy LU-6.13 Socioeconomic Trends.** Continuously monitor, plan for, and respond to changing socioeconomic trends.
- Policy LU-6.14 Development Projects.** Require new development and redevelopment to create unique, high-quality places that add value to and are complimentary with the community.
- Policy LU-6.15 Development Review.** Require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.
- Policy LU-6.16 Protection of Investment.** Require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.
- Policy LU-6.17 Private Maintenance.** Require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.
- Policy LU-6.18 Impact Fees.** Require new development to pay its proportionate share of the cost of providing and/or upgrading public facilities and services impacted by new development through impact fees.
- Policy LU-6.19 Assessment Districts.** Encourage the use of special assessments as a way to address public improvements (i.e., parks, undergrounding utilities, landscape, lighting, signage, street furniture, or other public improvements) in concert with new development.
- Policy LU-6.20 Prioritize Institutional Uses.** Develop a program to attract new institutional uses in close proximity to Redondo business districts. The goal is to develop a weekday customer base for local businesses while developing the city reputation as a high tech center and incubator for coastal Los Angeles County.
- Policy LU-6.21 Job centers, corporate campuses, and transit oriented job centers.** Address jobs/workforce imbalance by creating opportunities and an environment that attracts new high end business campuses and job centers, thus reducing the number of Redondo Beach workforce population who commute to other cities to work and providing weekday customers to frequent Redondo Beach business corridors.
- Policy LU-6.22 Home Based Businesses.** Encourage and incentivize the creation of new home-based businesses to support job creation in the City and to help reduce commuter trips in and out of the City.

GOAL LU-7 HISTORIC PRESERVATION

Historic buildings, streets, landscapes and neighborhoods, as well as the story of Redondo Beach's people, businesses, and social and community organizations, are preserved and serve as a point of civic pride and identity for the community.

Policy LU-7.1 Historic landmarks and districts. Encourage the voluntary designation of potentially historic resources as landmarks or historic districts.

Policy LU-7.2 Protect designated landmarks and districts. Continue to use the Certificate of Appropriateness process for reviewing applications to demolish or alter designated landmarks and for projects within designated historic districts and in proximity to landmark properties.

Policy LU-7.3 Public and institutional facilities. Consider the designation of potentially historic public or institutional resources under threat of demolition or deterioration.

Policy LU-7.4 Adaptive reuse and sustainable development. Promote historic preservation as sustainable development and encourage adaptive reuse of historic or older properties.

Policy LU-7.5 Historic resources as cultural tourism. Promote historic places and cultural tourism as an economic development strategy.

Policy LU-7.6 History and cultural heritage. Support and encourage efforts to document and share the cultural heritage and history of Redondo Beach.

Policy LU-7.7 Culturally inclusive planning. Ensure that historic preservation planning is culturally inclusive and reflective of the unique background and diversity of neighborhoods in the city.

Policy LU-7.8 Incentives and technical assistance. Provide assistance to owners of potentially eligible and designated historic properties with tools and incentives to maintain historic resources. Consider providing restoration assistance to owners of historic sites and/or structures in return for agreements or deed restrictions prohibiting their destruction or alteration inconsistent with their historic character. Continue to provide Mills Act Agreements to owners of historic sites to maintain, rehabilitate, and preserve the character defining features of historic properties.

Policy LU-7.9 Salvage architectural features or materials. Encourage the preservation or reuse of historic architectural features on site or within the community.

2.3 Special Policy Areas

The Land Use Element has identified seven areas of the City that warrant special policy direction due to the special role they play in the City either as a gateway, corridor, district or activity center. The purpose of identifying these areas is to create additional policy direction to preserve or enhance the special character of these areas. The following sections provide unique guidance for the following areas:

- North Redondo Tech District (SPA-1)
- Artesia Boulevard (SPA-2)
- Aviation Boulevard (SPA-3)
- Galleria (SPA-4)
- North PCH (SPA-5a)
- Central PCH (SPA-5b)
- Torrance Boulevard (SPA-5c)
- South PCH (SPA-6)
- Riviera Village (SP-7)

A Note on AES and the Waterfront

King Harbor, the historic “endless” pier, and the historic Old Salt Lake wetlands make Redondo Beach unique amongst the South Bay Beach Cities. We enjoy the only harbor in the 26 miles of coast line between Marina Del Rey and LA Harbor. Our historic “endless” or “horseshoe” pier is unique on the California coast.

At the time of the General Plan update, it was uncertain what potential land use changes at the Waterfront and existing AES site should be discussed, if any. As a result, and consistent with the direction provided in the Open Space and Conservation Element, no land use changes to either area are proposed at this time and the City will maintain the current zoning standards for each location. This is also the reason that neither site was identified in the Land Use Element as a Special Policy Area during the current update. On December 31, 2023, AES officially closed the generating station, which operated for more than 100 years in Redondo Beach.

In the future, both AES and the Waterfront will require special focused planning efforts associated with any proposed any potential redevelopment of the sites, particularly in light of the permanent shut down of the power plant. In addition, the City will continue to maintain communications with property owners, and in the case of AES, state energy regulators, regarding the status of activities related to both sites. When timing is appropriate, the City will identify a strategy and process for reuse or preservation of each area.



Source: Daily Breeze

NORTH REDONDO TECH DISTRICT (SPA-1)

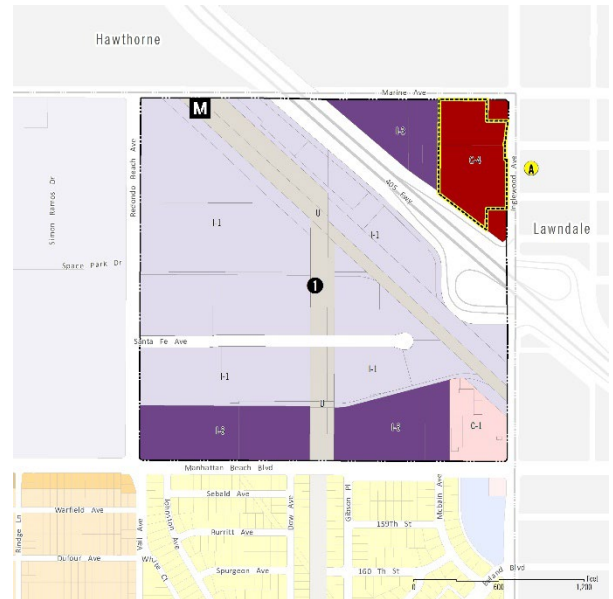
Home to some of the City's largest employers, the North Redondo Tech District is envisioned as a transit-oriented employment-generating industrial center of innovation in a campus-like atmosphere that also incorporates supportive retail and hospitality uses adjacent to the freeway. On the north side of the freeway, south of Marine Ave., approximately 8.03 acres of the commercial area also allows for the possibility of new residential uses as it also is designated as a Residential Overlay area, giving the property owner the option of how to develop the property.

The Green Line Transit Station at Marine Avenue (at the northern edge of this SPA) provides a connection to a growing regional light rail network that is planned to be extended further south adjacent to the Galleria and onto a terminus near Torrance City Hall. The City of Redondo Beach supports locating any extension of the metro line within the Hawthorne Boulevard right-of-way.

Policy Direction

Goal. A thriving jobs center of innovation that has regional transit connectivity.

- **Jobs Center.** Maintain existing employers and attract new innovative industrial, technology, manufacturing and commercial uses to bolster the jobs available to local residents.
- **Retail Nodes.** Create commercial nodes at key intersections and adjacent to the freeway to provide retail uses that are complementary to the jobs generating uses in the area.
- **Residential Flexibility.** Allow for the flexibility to utilize limited commercial spaces in the SPA with the Residential Overlay designation for higher density residential uses.



North Redondo Jobs Generators

Northrop Grumman is a global aerospace, defense and security company located in Redondo Beach that provides support to the U.S. government, principally the Department of Defense and intelligence community.



Photo: CivicCouch.com

ARTESIA BOULEVARD (SPA-2)

The Artesia Corridor will be the “Main Street” of North Redondo, providing an identifiable, safe, attractive, and inviting place to serve residents’ and visitors’ unique needs, while also fostering prosperous small businesses. As the primary corridor that serves North Redondo, the uses in this area are predominantly commercial. Existing residential uses may remain, but no new residential or mixed-use (residential over retail) development will be permitted along the corridor. Artesia Boulevard corridor allows up to 1.50 FAR within the AACAP. Prioritization of uses on Artesia Boulevard are envisioned as:

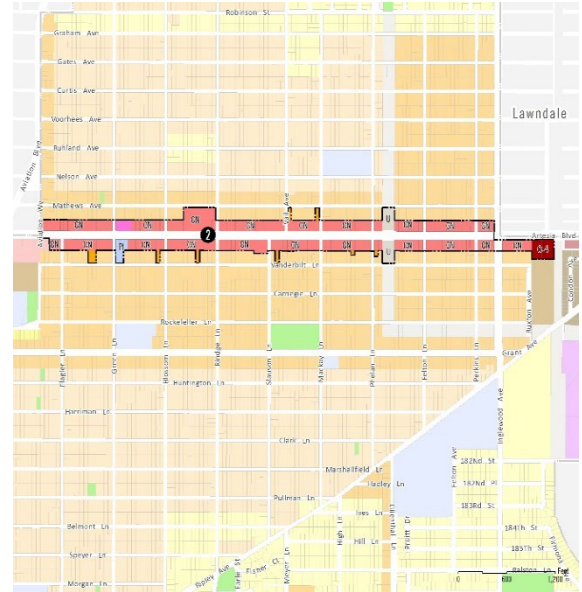
West End - Aviation Boulevard to SCE Easement. A mix of retail and office with an emphasis on restaurant with outdoor dining (should be priority).

East End - SCE Easement toward Galleria. Office uses will be strongly encouraged and prioritized in this segment to help transition auto-oriented uses from the Galleria to pedestrian-oriented (neighborhood serving) uses along Artesia.

Policy Direction

Goal: An active and revitalized corridor that serves at the “main street” of North Redondo through the thoughtful implementation of placemaking, mobility, parking, land use and economic development strategies. The reorientation from commuter-serving to serving and supporting the adjacent and surrounding residential neighborhoods.

- **Mix of Uses.** Attract and retain a mix of retail, restaurant and office businesses that serve the community (adjacent residential neighborhoods) and attract visitors.
- **Placemaking.** Activate, reenergize and revitalize the corridor through thoughtful placemaking efforts that create active streetscapes and enjoyable pedestrian experiences with creative public spaces, outdoor dining, landscaping, and an active public arts program.
- **Connected Identity.** Identify storefront, sidewalk, signage, façade improvements, and public art to create a defined and connected design character along the corridor. Identify the gateways into the Artesia corridor and transition and connect the corridor to the Galleria at South Bay (Social District).
- **Increased Access.** Enhance walking, bicycle and transit access, with improved bus shelters and recessed access points, to the area to provide improved access, and when feasible, mid-block pass throughs, to local residents in adjacent neighborhoods by improving connectivity and the travel experience through the corridor with safer, more convenient facilities.



Artesia & Aviation Corridors Area Plan (AACAP)

The City adopted the Artesia & Aviation Corridors Area Plan (AACAP), on December 8, 2021, that further details the programs and design guidelines to guide future development along Artesia and Aviation Boulevards, including architectural and streetscape design guidelines, parking strategies, options for new bike lanes, public art programs and outdoor dining strategies. The document serves as a series of actionable “next steps” that the City is pursuing to stimulate economic investment and activity in the corridor.



- **Parking.** Integrate creative parking solutions including shared parking, parking structures, flexible parking development standards, and other strategies to incentivize investment and remove impediments in the corridor. Encourage pedestrian access between currently separated onsite parking lots.
- **Economic development.** Facilitate and encourage redevelopment and reinvestment in private property through activities such as expedited permitting, flexible development standards for targeted uses, low-cost loans, or establishment of a Business/Parking Improvement District.

AVIATION BOULEVARD (SPA-3)

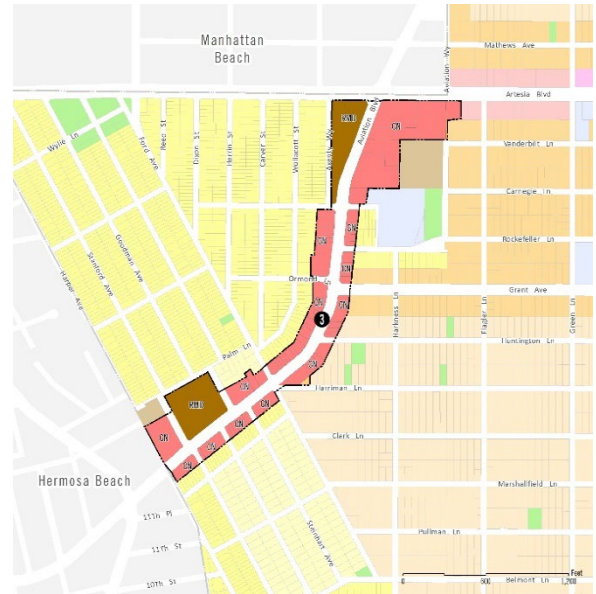
Aviation Boulevard includes a mix of unique and varied small businesses that provide service, office, retail, and restaurant uses. It is connected to the Artesia Corridor (separated by a neighborhood commercial shopping center at the intersection of Aviation and Artesia Boulevards) and contains two medium density multi-family (RMD) areas fronting the corridor: one at the corner of Artesia Boulevard and the other between Goodman and Stanford Avenues.

As part of the Artesia & Aviation Corridors Area Plan (AACAP), it was determined that the character of Aviation Blvd should remain as a primarily small-scale neighborhood serving commercial district and that the multi-family residential was also an appropriate mix of uses for the area. As future development and revitalization occurs, the adopted AACAP will provide more detailed guidance to visually improve and activate the corridor and to link uses to the surrounding residential areas, similar to Artesia Boulevard.

Policy Direction

Goal: An active and revitalized corridor that provides local serving commercial and office uses and prioritizes improvements that generate connectivity to the surrounding neighborhoods through thoughtful implementation of placemaking, mobility, parking, land use and economic development strategies.

- **Local business center.** Attract and support local serving businesses that facilitate connections to the surrounding neighborhoods.
- **Neighborhood connectivity.** Actively create physical and visual connections to the neighborhoods adjacent to Aviation Blvd. through design, streetscape or mobility improvements to generate local activity and minimize vehicular trips.
- **Cohesive identity.** Identify storefront, sidewalk, signage, public art and façade improvements to create a connected design character along the corridor.
- **Increased Access.** Enhance walking, bicycle and transit access to the area for local residents by improving connectivity and the travel experience through the corridor with safer, more convenient facilities.
- **Parking.** Integrate creative parking solutions including shared parking, parking structures, pedestrian access between separate onsite parking lots, and other strategies to incentivize investment in the corridor.
- **Economic development.** Facilitate and encourage redevelopment and reinvestment in private property through activities such as expedited permitting, low-cost loans, or establishment of a Business/Parking Improvement District.



Relationship to Artesia Blvd. and AACAP

The Aviation Blvd. corridor is smaller and less centrally located in the City, than Artesia Blvd. As such, the aspirations for Aviation Blvd. are very similar to Artesia Blvd. from a connectivity, placemaking and activity center perspective, but are scaled back to be consistent with its secondary role in the corridors. It is intended to create a pleasant and safe pedestrian realm that prioritizes access to local businesses for nearby residents. The AACAP document outlines several implementation actions to achieve this.



GALLERIA (SPA-4)

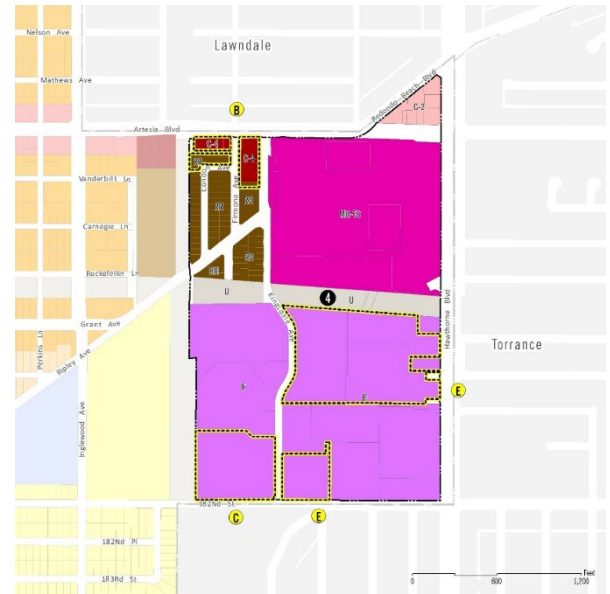
The Galleria Special Policy Area is envisioned as a transit-oriented center of commerce and creativity with a focus on regional commercial and residential uses on the Galleria site, an industrial flex uses south of the Galleria Mall, and higher-density housing throughout in areas identified with a Residential Overlay designation. The Industrial Flex area is envisioned 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, hotel, and supporting commercial uses.

A planned extension southward of the Green Line from Manhattan Beach Blvd. is anticipated to include a future Transit Station adjacent to this SPA along Hawthorne Boulevard, which will provide a connection ultimately planned to extend further south with a terminus near Torrance City Hall. The area west of the Galleria Mall allows for a limited amount of high density residential, with more limited commercial uses fronting Artesia Blvd. Approximately 10.72 acres of the Industrial Flex area south of the Galleria Mall is also designated as a Residential Overlay Area, allowing for the option of developing the properties with residential uses.

Policy Direction

Goal. A mixed-use transit node that serves as a regional draw for commercial uses and a center for new innovative jobs and high density housing.

- **Regional Hub.** Create a regional hub of commercial activity and an innovative jobs center supported by limited high density residential opportunities.
- **Connectivity to Transit.** Link future development to the future Metro Station stop to foster regional connectivity and alternative transportation options.
- **Transmission Corridors.** Facilitate and enhance east west connections through the transmission easement, especially to schools and other public facilities.



Projects Approved in the Galleria SPA

The City approved revitalization of the Galleria in January of 2019 which included 300 residential units and renovation of the existing mall with new retail space, a hotel and an expansive outdoor public open space area (the Great Lawn) inclusive of a new skate park. This SPA folds in that project and identifies additional opportunities for development in the area as also identified in the Housing Element.

PCH NORTH (SPA-5A), PCH CENTRAL (SPA-5B) AND TORRANCE BLVD. (SPA-5C)

PCH North

PCH North will foster a mix of office and neighborhood commercial uses on both sides of PCH in support of the adjacent residential neighborhoods.

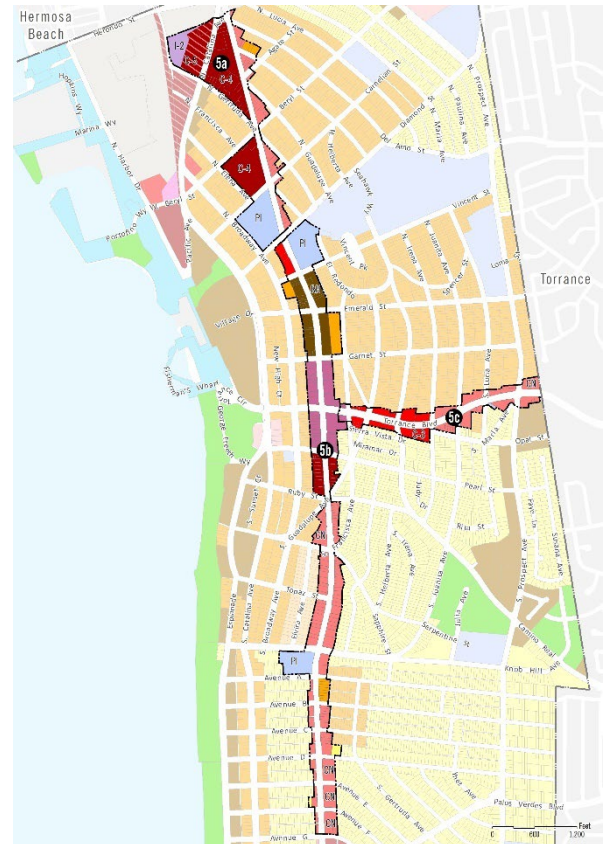
PCH Central

PCH Central is the Spine of South Redondo, projecting “Beach Town Vibes” with lower-profile buildings, identifiable, safe, attractive, and inviting places to serve residents’ and visitors’ unique needs, while also fostering prosperous small businesses.

Torrance Blvd.

Torrance Boulevard provides an eastern gateway into the City and serves as the entryway to the City’s pier and waterfront. A mix of smaller scale neighborhood serving commercial uses are proposed at the eastern end of this corridor with larger scale medical office and a mix of general commercial uses approaching Pacific Coast Hwy.

In doing so, it will help to maintain the lower scale commercial adjacent to the residential uses near Torrance Blvd in the eastern area (reflecting the existing scale of commercial) and allow for increases in commercial development where the larger medical offices exist approaching the higher density residential and more intense commercial uses near PCH.



Policy Direction

Goal. Corridors that are neighborhood serving and provide visual gateways, connectivity and access into the City.

- **Gateways.** Create gateways, that include public art, to demark the east-west entry into Redondo Beach and the entries into the “districts” created by PCH North and PCH Central. Gateways should help define the greater Redondo Beach brand as well as create distinctive areas along the PCH corridor.
- **Neighborhood Character.** Maintain and revitalize/redevelop the small scale “unique” commercial uses that define the “Beach Town” character and support both the visitor and nearby residential neighborhoods, especially in PCH Central.
- **Housing Opportunities & Religious Facilities.** Allow for the redevelopment of existing religious uses into high density residential consistent with established housing policies (Housing Element). Create safe connections between the corridor and adjacent residential.

- **Neighborhood Connectivity.** Seek opportunities to create connections, including pedestrian pass-throughs and safe bicycle access, from the adjacent high density residential neighborhoods into the corridor.
- **Pedestrian Improvements.** Identify opportunities to enhance the pedestrian experience through creative storefronts, signage, and landscaping.

PCH SOUTH (SPA-6)

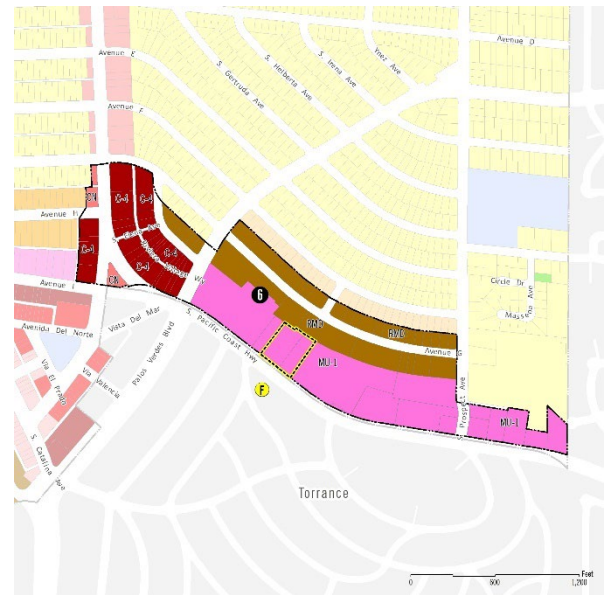
PCH South is the southern gateway into the City and the entryway into the Riviera Village. PCH South projects a more urban version of the City's "Beach Town Vibes" with higher-profile buildings, and attractive visitor serving hotels, restaurants, offices and adjacent higher density residential that combine into identifiable, safe, attractive, and inviting places to serve residents' and visitors' unique needs, while also fostering prosperous small businesses.

Policy Direction

Goal.

Maintain the South PCH corridor as a neighborhood serving commercial district and the primary visitor-serving hospitality location in south Redondo with safe pedestrian and bicycle access to the Riviera Village and beaches.

- **Mix of Uses.** Encourage a variety of uses: Hospitality, commercial service, retail and restaurant, office, and high density residential (MU-1 only) that will support the visitor and high density residential neighborhoods within and adjacent to the corridor.
- **Gateways.** Create gateways, that include public art, to demark the southern entry into Redondo Beach and the entries from the corridor into Riviera Village. Gateways should help define the greater Redondo Beach brand as well as the distinct Riviera Village.
- **Visitor Support.** Encourage the development of hospitality and enhance pedestrian and bicycle access along the corridor and to the Riviera Village and beaches.
- **Neighborhood Connectivity.** Seek opportunities to create connections, including pedestrian pass-throughs and safe bicycle access, from the adjacent high density residential neighborhoods into the corridor.
- **Quality of Design.** Develop design guidelines that will provide direction for building design, outdoor spaces, public signage, streetscape, public art and landscape improvements consistent with the character of the area and the transitions from the corridor into the Riviera Village and adjacent high density residential neighborhoods.



Riviera Village has long been one of Redondo Beach's most neighborhood-oriented and walkable mixed use districts. Its pedestrian orientation, collection of small shops, restaurants and offices and low rise buildings with sidewalk frontage all serve to create an active village character.

At its core, Riviera Village has a small town “main street” feel with a continuous line of shops fronting sidewalks and diagonal on-street parking. As the activity center of south Redondo Beach, the intent is to preserve and enhance the mix of community-serving uses, scale of development and overall character of Riviera Village to ensure it will be an appealing local gathering space in the future.

Goal:

Maintain Riviera Village as a low-density, local serving commercial district, that is identifiable as a distinct “Village like” environment characterized by a high level of pedestrian activity.

- **Mix of Uses.** Encourage a variety of uses: commercial, office (second floor and to the rear only-medical office exempt), and limited residential (MU-1 only) that will provide ongoing activity during various hours of the day and that reinforces the notion of a central gathering space in south Redondo.
- **Pedestrian Activity.** Encourage the development of outdoor dining and other sidewalk-oriented uses. Allow for parkettes as determined consistent with enhancing the “Village like” environment and supporting pedestrian activities.
- **Quality of Design.** Develop design guidelines that will provide direction for building design, outdoor spaces, public signage, streetscape, public art and landscape improvements consistent with the character of the area.
- **Parking.** Seek opportunities to develop centralized and flexible parking solutions including use of public spaces for businesses, as well as shared and subterranean parking.



- Siting of structures fronting pedestrian walkways, courtyards, and other open spaces;
- Use of arcades and other setbacks along street frontage;
- Use of building articulation and fenestration to break up long expanses walls;
- Use of varying roofline and height variations to create visual interest
- Use of public art to enhance the character defining element of the “village”
- Use of design detailing, unified architectural elements and landscaping to create a character that is unique to Riviera Village.

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Appendix B– General Plan Implementation

The following Implementation Tables list specific actions that should be pursued to implement the intent of each goal and policy. For each action, a recommended timeframe for completion is noted and the responsible City department is listed. The timeframes are as follows:

- Short (1-5 years)
- Mid (when resources become available, but prioritized after 5 years)
- Long (10 years or more)

Introduction Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
	Noise			
IM-INT-1	Staff Training. Promote capacity-building and educational efforts to train planning staff to create public participation programs that are right-sized and “meet people where they are” to create effective engagement activities that generates helpful input and feedback from the public.	INT-1, INT-2, INT-4, INT-6, INT-7	Community Development	Short term
IM-INT-2	Large Projects. Create public participation plans for large projects that identify the best way to connect with the stakeholders most affected by the decision being made (personal contact, online engagement, surveys, translation, holding meetings at specific times of day and various days of the week, providing childcare options, etc.).	INT-1, INT-2, INT-3, INT-4, INT-7	Community Development	Short term
IM-INT-3	Local Partnerships. Establish ongoing partnerships with local community-based organizations and other local stakeholder groups to help increase public awareness and engagement in the planning process, particularly in communities or regarding topics with historically low public participation.	INT-3, INT-4, INT-5, INT-6	Community Development	Mid term

Land Use Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
Balance				
IM-LU-01	Zoning ordinance update. Prepare a comprehensive update to the Zoning Ordinance and Zoning Ordinance for the Coastal Zone to ensure that the City's zoning regulations align with the General Plan's goals and policies. Evaluate the potential to use Form Based Codes in the Residential Overlay areas and Special Policy areas in addition to, as part of or as an alternative to implementing the Redondo Beach Objective Design Standards and Applicant Guidelines and traditional setback requirements. Periodically review and update the City's building and development codes and regulations to ensure that they incorporate best practices. This includes a review and evaluation of the functionality and application of the Harbor/Civic Center Specific Plan to determine the current viability of its provisions , and to determine if the provisions can be folded into the City’s Zoning Ordinance (eliminating the stand-alone specific plan document altogether to streamline future implementation).	LU-1.1, LU-1.4, LU-1.9, LU-1.10, LU-1.12, LU-1.13, LU-3.1, LU-5.4	Community Development	Short, on-going
IM-LU-02	Local Coastal Plan (LCP) update. Update the LCP to ensure compatibility with the City’s General Plan	LU-1.1	Community Development	Short term
IM-LU-03	Periodic review. Periodically review, revise and update the General Plan.	LU-1.1	Community Development	Mid, on-going
IM-LU-04	Community benefits. Require new development projects including those proposing a general plan amendment and/or a zone change to include as part of the development proposal, a community benefit and implementation plan providing a net community benefit as desired by the City and neighborhoods through public outreach. Examples of community benefits may include, but are not limited to public realm improvements, dedication of park and open space for public use, expanded economic development opportunities, job opportunities, new community serving businesses and services, and removal of blight and incompatible land uses. Assess capital and public infrastructure costs and ongoing operations and maintenance costs of said capital and public infrastructure; conduct a financial feasibility analysis to determine the impacts of community benefits on the feasibility of desired types of development.	LU-1.2, LU-1.11, LU-2.3, LU-2.4, LU-2.7, LU-3.1, LU-6.15	Community Development, Community Services, Public Works	Mid, on-going
IM-LU-05	Universal access. Evaluate the feasibility of developing standards that require a percentage of units in new residential development projects to incorporate universal design principles.	LU-1.2, LU-1.3	Community Development	Mid term

Land Use Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-LU-06	Inclusionary housing. Adopt and periodically review and update inclusionary housing program to ensure a balance between affordable housing requirements, affordable housing needs, and market conditions.	LU-1.3, LU-1.4, LU-1.7, LU-1.10, LU-6.7	Community Services	Short term
IM-LU-07	Local preference. Require a first priority preference for Redondo Beach residents and workers in tenant selection policies for affordable housing projects that receive financial assistance from the City or qualify for a density bonus.	LU-1.4, LU-6.7	Community Development	Short, on-going
IM-LU-08	Open space acquisition funds. Partner with community organizations to identify opportunities for and pursue grants to fund the acquisition of additional open space and community space in underserved areas, as identified in the parks needs assessment / parks master plan. [Make OSCE imp action?]	LU-1.11	Community Services	Mid, on-going
IM-LU-09	Annual review. Prepare a general plan status report annually. Review the General Plan land use Goals, Policies, buildout, and map to ensure they continue to support the community's long-term land use vision.	LU-1.1, LU-1.3, LU-1.9, LU-1.10, LU-1.12, LU-1.13, LU-1.14, LU-6.13	Community Development	Short, On-going
IM-LU-10	Facilities to support lifelong learning. Create, maintain, and publicize an inventory of public, nongovernmental, and private facilities that can be used by organizations to support early childhood education, after school activities, libraries and learning centers, and other meetings and educational opportunities.	LU-1.5, LU-1.13	Community Services	Mid term
IM-LU-11	School sites. Coordinate with local school districts and community colleges serving Redondo Beach residents on the need for adjustments in student capacity as well as plans for surplus property.	LU-1.5, LU-1.11	Community Development	Short, On-going
IM-LU-12	Community serving commercial retail & service diversity impact analysis. Implement a requirement for mixed-use projects or proposals that convert commercial and other non-residential uses to residential or mixed-use projects to complete a community serving commercial retail & service diversity impact analysis to inform the decision-making process and to ensure availability and diversity of commercial retail and service uses in Redondo Beach as part of the development proposal.	LU-1.2, LU-1.14, LU-6.10	Community Development, Waterfront Economic Development	Short, On-going

Note: See *Housing Element Programs and Open Space & Conservation Element Implementation* for additional actions related to this goal.

Identity

IM-LU-13	Expanded design guidelines. Identify areas that need customized design guidelines and develop a prioritization list to create them. Start with a review of the Special Policy Areas that need the most immediate attention or direction.	LU-2.1, LU-2.2, LU-2.5, LU-2.8 SPA-1, SPA-2, SPA-3, SPA-4, SPA-5, SPA-6, SPA-7	Community Development	Mid, on-going
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Land Use Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-LU-14	Redondo Beach objective design standards and applicant guidelines. Update the residential design guidelines that direct architectural design, building siting and orientation, neighborhood identity including monumentation, wayfinding, placemaking elements, and other public realm features for mixed-use areas, transit-oriented higher intensity areas, and residential overlays.	LU-2.2, LU-2.5, LU-2.6, LU-2.8, LU-3.5, LU-6.14	Community Development	Short, on-going
IM-LU-15	Monitor. Monitor the effectiveness of the use of the architectural objective design standards and Community Development Department staff in attaining the desired quality of development and, if determined to be ineffective, modify these with more effective standards or by other methods.	LU-2.2	Community Development	Mid, on-going
IM-LU-16	Code enforcement. Continue code enforcement programs and activities to maintain community pride and promote reinvestment in Redondo Beach neighborhoods.	LU-2.2	Community Development, Police Department	Short, on-going
IM-LU-17	Underground utilities. Consider the establishment of programs for the undergrounding of overhead utilities throughout the City.	LU-2.2	Public Works, Community Development	Mid, on-going
IM-LU-18	Signage ordinance. Update the sign ordinance to incorporate measures that reduce visual clutter.	LU-2.4	Community Development	Mid term
IM-LU-19	Master Plan of Signage. Consider developing a Master Plan of Signage to establish a consistent design vocabulary, ensure signage is adequately spaced and visible, provides for distinctive and weather-resistant signage which identifies principal entries to the City, unique districts, neighborhoods, locations, and public buildings and parks, and ensures that public signage complements and does not detract from adjacent uses. Consider implementing Master Plan of Signage for Special Policy areas.	LU-2.4, SPA-1, SPA-2, SPA-3, SPA-4, SPA-5, SPA-6, SPA-7	Public Works, Community Services	Mid term
IM-LU-20	Gateways. Establish a master plan for the installation of improvements along the principal streets at the City's boundary with adjacent jurisdictions which clearly distinguishes these as major entries to the City; including elements such as signage, landscape clusters, vertical pylons or flags, banners, public art, and/or other distinctive treatment.	LU-2.5, SPA-2, SPA-3, SPA-5, SPA-6	Public Works, Community Development	Mid term
IM-LU-21	Streetscape improvements. Conduct a citywide windshield study to identify arterial streets or corridors in most need of comprehensive streetscape improvements. Identify funding or resources to complete Area plans (if in Special Policy Area) or Public Realm Plans for these corridors to enhance the pedestrian experience, amenities, safety, sense of place and aesthetics.	LU-2.4	Public Works, Community Development	Mid term
IM-LU-22	Funding for placemaking. Evaluate best practices and standards for public-private partnerships to fund placemaking elements on public property.	LU-2.4, LU-2.5, LU-2.7, 2.8	Community Development, Waterfront Economic Development, Public Works	Short term

Land Use Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-LU-23	Parking. Update the City’s Circulation Element to address updated parking strategies, including parking management strategies to support the Land Use Plan and reduce dependency on single-passenger vehicles, considering the parking needs for existing development and future activity nodes, changes in automotive technologies and car usage trends, and options for City-operated facilities. Explore parking strategies through pilot projects within Special Policy Areas.	LU-2.2, LU-2.3, LU-2.6, LU-2.8		Mid Term
IM-LU-24	Emerging technology. Update the City’s Circulation Element, Zoning Ordinance and Zoning Ordinance for the Coastal Zone to require mixed-use and multifamily residential projects to incorporate on-site lanes/spaces for transportation network companies (TNC) and other emerging technologies. As parking demand begins to outstrip parking supply in established business districts, conduct curbside management studies to identify pick-up and drop-off areas for TNC services to maintain the character of historic and established districts; reduce parking demand; limit vehicle idling, searching, and circling; and encourage pedestrian activity.	LU-2.3, LU-2.8	Community Development, Public Works, Waterfront Economic Development	Mid term
IM-LU-25	Bicycle parking. Update the City’s Circulation Element, Zoning Ordinance and Zoning Ordinance for the Coastal Zone to require safe and secure bicycle parking and promote bicycle access for special events. Explore options to update the Zoning Ordinance and Zoning Ordinance for the Coastal Zone to require secure bicycle parking for any new development project that also has a parking requirement.	LU-2.1, LU-2.7, LU-2.8	Community Development	Mid term
IM-LU-26	Cross-access. Amend the Zoning Ordinance and Zoning Ordinance for the Coastal Zone to require reciprocal access on commercial development projects adjacent to other commercially zoned developments.	LU-2.1, LU-2.7, LU-2.8	Community Development	Mid term
IM-LU-27	Community advertising. Explore options to incorporate digital signage or advertisements that promote community activities on small-scale structures such as bus shelters or trash receptacles.	LU-2.4, LU-3.11	Public Works, Community Services	Mid term
Compatibility				
IM-LU-28.	Building massing. Identify the best vehicle (design guidelines, zoning ordinance, area plan, etc.) to define standards that reflect best practices in addressing transitions in building height and bulk for new development adjacent to lower density neighborhoods, and define standards accordingly	LU-2.3, LU-3.1, LU-3.2	Community Development	Short term
IM-LU-29	Industrial standards. Evaluate and update the Zoning Ordinance and Zoning Ordinance for the Coastal Zone’s development and operational standards for industrial zones to reflect the types of industrial uses expected.	LU-3.2, LU-3.4	Community Development	Short term

Land Use Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-LU-30	Police review. Ensure the development review process requires Police Department review of uses which may be characterized historically by high levels of nuisance (noise, nighttime patronage, and/or rates of criminal activity). Review and revise Zoning Ordinance and Zoning Ordinance for the Coastal Zone if necessary to provide for conditions of control of use to prevent adverse impacts on adjacent residences, schools, religious facilities, and similar “sensitive” uses.	LU-3.1, LU-3.4	Community Development, Police Department	Short, on-going
IM-LU-31	South Bay Bicycle Master Plan. Prioritize bicycle facility improvement projects identified in the Bicycle Master Plan, and seek funding to implement.	LU-3.6, LU-4.5, LU-4.6	Public Works	Short, Mid, Long term
IM-LU-32	Adequate infrastructure. Update development application process to require developers to pay the cost of studies needed to determine infrastructure capacity for proposed projects if there is a rational nexus between the project and the need for additional capacity or upgrades of impacted infrastructure. Require the physical improvements or their fair share contribution of necessary infrastructure.	LU-3.9	Community Development, Public Works	Short term
IM-LU-33	Utility corridors. Develop a plan for the reuse of SCE rights-of-way for active transit and open space should they no longer be required for their current operations.	LU-3.8, LU-3.10, LU-4.4	Community Services, Community Development, Public Works	Short, Mid term
IM-LU-34	Public noticing. Review and evaluate existing public noticing requirements for development projects to ensure adequate public awareness.	LU-3.11	Community Development	Short term
IM-LU-35	Public hearings. Continue to provide online and in-person access to commission and council meetings.	LU-3.11	Community Development, City Manager's Office	Short, on-going

Note: See *Open Space & Conservation Element Implementation* for additional actions related to this goal.

Health and Vitality

IM-LU-36	On site open space. Study the need for additional on-site open space in new residential, mixed use, and commercial developments.	LU-4.1, LU-4.2	Community Development	Short term
IM-LU-37	Health in corridors. Require a Health Risk Assessment to identify best practices to minimize air quality and noise impacts when considering new residential uses within 500 feet of a freeway.	LU-4.2	Community Development	Short term

Land Use Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-LU-38.	Circulation Element Update. Update Circulation Element of the General Plan to include: • Confirmation or update of the Master Plan of Streets • Consistency with land uses. • Active transportation routes that link the City’s parks, public spaces, other open spaces, and neighboring facilities like the Hermosa Beach Greenbelt, through a connected, usable, desirable, and accessible network of sidewalks, bike paths, trails, parkettes, and landscaped interventions, consistent with the South Bay Bicycle Master Plan	LU-3.6, LU-3.8, LU- 4.3	Community Development, Public Works	Short term
IM-LU-39	Health partnerships. Identify health care providers, health promoting non-profits and community-based organizations, working to improve public health through land use projects in Redondo Beach.	LU-4.7	Community Services, Community Development	Short term

Note: See *Open Space & Conservation Element Implementation* for additional actions related to this goal.

Environmental Sustainability

IM-LU-40	CEQA review. Continue to evaluate land use compatibility through required environmental clearance of new development projects.	LU-3.4, LU-3.9, LU-5.1, LU-5.6	Community Development	On-going
IM-LU-41	Fleet electrification. Evaluate the possibility and phasing for electrification of the City's fleet vehicles.	LU-5.5	Public works?	Mid term
IM-LU-42	CAP. Continue to implement the strategies identified in the City of Redondo Beach Climate Action Plan (CAP).	LU-5.2, LU-5.5, LU-5.6	Community Development, Public Works	Short, on-going
IM-LU-43	Sustainable buildings. Require LEED silver or better for all City projects/buildings. Encourage LEED certification on all projects.	LU-5.1, LU-5.5, LU-5.6	Community Development	Short term
IM-LU-44	Landscaping. Evaluate the potential of establishing landscape design criteria/guidelines that require the exclusive use of native California and drought resistant vegetation in all housing and commercial developments.	LU-5.2, LU-5.5	Community Development	Short term
IM-LU-45	Urban Forest. Continue to investigate the development of an urban forest ordinance to provide for the consistent use of street trees to identify City streets, neighborhoods, commercial districts, and community gateways, consistent with the City's list of approved tree species. Conduct a survey of public streets, and identify areas where street trees do not exist, but could be supported. Partner with community groups and seek funding to expand the urban forest in these areas, with priority given to areas identified as park-deficient in the Parks Master Plan or Open Space and Conservation Element	LU-5.8, LU-5.9	Public Works, Community Development	Mid term
IM-LU-46	Tree trimming. Adopt a citywide street tree trimming and pruning master plan or ordinance, which cultivates the full potential of street trees as providers of shade and designators of key design corridors	LU-5.8, LU-5.9	Public Works	Mid term

Land Use Element Implementation Actions

Implementation Action	Applicable Policy	Responsible Department	Time Frame	
Note: See <i>Open Space & Conservation Element Implementation</i> for additional actions related to this goal.				
Economic Sustainability				
IM-LU-47	Economic development strategy. Adopt and maintain an economic development strategy. The strategy shall provide measurable objectives and action plans intended to achieve the goals of this element. The strategy may include additional, shorter-term goals that are not in conflict with this element. Upon adoption of an economic development strategy, the following shall apply: • Prioritize the investment of public resources based on the adopted strategy. • Annually review the effectiveness of the economic development strategy. • Every three to five years, comprehensively review the adopted strategy and update it if necessary.	Waterfront and Economic Development, Community Development	Mid term	
IM-LU-48	Fiscal impact analysis. Explore the development of a fiscal impact analysis model that incorporates the appropriate mix of land uses to achieve fiscal sustainability, or at a minimum, fiscal neutrality to make informed land use decisions. Require the completion of fiscal impact analysis in mixed-use land use designations, residential overlay areas, and in proposed conversion of existing commercial uses to residential or mixed-use projects to fully understand implications for tax revenue and community services (police, fire, infrastructure).	LU-1.1, LU-6.1, LU-6.8, LU-6.10	Community Development, Waterfront Economic Development, Public Works	Short, On-going
IM-LU-49	Fiscal impacts of land use changes. Document the potential economic and fiscal impacts associated with significant land use plan amendments involving land use or intensity revisions.	LU-1.4, LU-6.8, LU-6.10, LU-6.13	Community Development	Short, On-going
IM-LU-50	Fee assessment. Conduct a periodic review of developer fees and assessment districts to ensure fees are adequate to provide services and mitigate impacts of development, with consideration given to feasibility concerns of building new development.	LU-1.11, LU-6.1, LU-6.10, LU-6.11, LU-6.17	Community Development	Short, On-going
IM-LU-51	Broker outreach. Conduct outreach meetings with commercial real estate brokers to discuss the types of businesses considering a Redondo Beach business location; identify challenges that discourage business from locating in the City; implement a plan to address such challenges.	LU-6.2, LU-6.3, LU-6.10, LU-6.12	Waterfront and Economic Development	Mid term
IM-LU-52	Business development targets. Prepare and regularly update a business development target list that identifies the types of businesses that are most likely to be interested in a Redondo Beach business location, the types of businesses most likely to employ City residents, types of businesses that broaden the local economy, and the types of businesses expected to generate higher net revenues for the City or to create shared revenue	LU-6.2, LU-6.3, LU-6.10, LU-6.12, LU-6.20	Waterfront and Economic Development	Mid term

Land Use Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
	opportunities; target the City's business attraction efforts on these types of businesses.			
IM-LU-53	Business attraction. Participate in state and national economic development organizations. Attend trade shows and market Redondo Beach to preferred and high-growth business clusters for South Bay cities.	LU-6.2, LU-6.3, LU-6.10, LU-6.12, LU-6.20	Waterfront and Economic Development	Mid term
IM-LU-54	Business outreach and retention. Continue to support existing business attraction and retention programs. Maintain partnerships with local business improvement districts and other nonprofit organizations. Continue to reach out to national retailers and employers.	LU-6.12, LU-6.20	Waterfront and Economic Development	Mid term
IM-LU-55	Communication Technology. Partner with public and private enterprises to facilitate communication technology, such as fiber optics, to address current and future technology needs relative to available resources and ensure that the City maintains a competitive business environment.	LU-6.3	Public Works, Community Development	Mid term
IM-LU-56	Assessment Districts. Explore where special assessment districts would benefit the community and encourage formation of such districts.	LU-6.18	Waterfront and Economic Development	Mid term
IM-LU-57	Institutional outreach. Identify institutional uses that may consider a Redondo Beach location; meet with potential institutions to identify challenges that discourage locating in the City; implement a plan to address such challenges.	LU-6.19	Waterfront and Economic Development	Mid term
IM-LU-58	Employ local initiative. Continue to support local initiatives like worker cooperatives and develop a package of business incentives like reduced business license fees to encourage Redondo Beach businesses to hire local residents.	LU-1.4, LU-6.5, LU-6.7, LU-6.20	Waterfront and Economic Development	Short term
IM-LU-59	Home Based Business. Review City standards for allowable use, parking, business permit, and others to identify barriers to establishing home-based businesses, and revise as necessary.	LU-6.21	Community Development, Waterfront and Economic Development	Mid term
Historic Preservation				
IM-LU-60	Historic properties. Update, expand, and periodically update the Citywide Historic Properties Survey to identify potential historic resources for placement on local Register and those that are at risk of losing their historic value. Include details documenting architecturally significant features that could be salvaged and reused. Consider including historically significant public landscape features, including specimen trees be designated as landmarks and preserved.	LU-2.1, LU-7.3, LU-7.4, LU-7.9	Community Development	Short term
IM-LU-61	Mills Act. Continue to facilitate the designation of historic buildings through Mills Act applications. Prioritize applications for resources at risk of being lost.	LU-2.1, LU-7.2, LU-7.8	Community Development	Short, on-going

Land Use Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-LU-62	Equitable access. Review the fee structure for applicants to ensure reasonable and equitable access and participation in the Mills Act Program.	LU-7.8	Community Development	Short term
IM-LU-63	Oral history. Seek funding to establish a local oral history program to capture Redondo Beach’s historic and cultural narrative.	LU-7.6	Community Services, Community Development	Mid term
IM-LU-64	City branding. Include historic resources and cultural imagery in future City branding and marketing campaigns.	LU-2.1, LU-7.5	Waterfront and Economic Development	Short term
IM-LU-65	Public awareness of historic preservation. Participate in and support efforts of preservation organizations, affiliated tribes listed with the California Native American Heritage Commission, and business groups to promote public awareness and educational opportunities that highlight historic preservation.	LU-7.7	Waterfront and Economic Development, Community Services, Community Development	Mid term
IM-LU-66	Historic preservation ordinance. Update and periodically review the historic preservation ordinance to incorporate findings of the updated Historic Resources Survey.	LU-7.9	Community Development	Short term
Special Policy Areas				
IM-LU-67	Special Policy Areas. Identify and prioritize which special policy areas would most benefit from an area plan, specific plan, or corridor plan. As resources permit, develop and implement identified plans in order of priority. Resulting plans may include, but are not limited to the following, as appropriate for each area: • Strategies to promote desired reinvestment and redevelopment; • Regulations, and design standards with consideration of the character, history and uniqueness of existing corridors and neighborhoods. (Including standards that minimize impact of higher intensity development near established neighborhoods, and minimize viewshed impacts of new development on established neighborhoods) • A public realm plan to achieve a unified vision for long-term improvements to streets, sidewalks, plazas, other public spaces, and placemaking elements including landscaping palettes that uniquely identify unique commercial districts and residential neighborhoods in the City. • Public improvement priorities and pilot projects for inclusion in the City's Capital Improvement Program. • Strategies to integrate improvements that facilitate transit use.	SPA-1, SPA-4, SPA-5, SPA-6, SPA-7	Community Development	Short, Mid term
IM-LU-68	Artesia Boulevard. Implement the action items identified in Chapter 6 of the Artesia Aviation Boulevards Area Plan (AACAP)	SPA-2, SPA-3	Community Development, Public Works, Community Services, City Manager	Varies – See AACAP for specifics

Open Space Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
Quantity, Location, and Access				
IM-OS-1	Public and quasi-public land for public space. Conduct a feasibility Study to identify realistic opportunities and strategies to convert inaccessible and underutilized public and quasi-public properties into public spaces.	OS-1.2, OS-1.3, OS-1.4, LU-4.4, LU-4.5	Community Services, Public Works, Community Development	Mid term
IM-OS-2	Usable Public Open Space. Update municipal code to redefine “Usable Public Open Space” to specify that these spaces must be usable, desirable, and accessible to the public and update standards for such spaces to ensure this intent is realized	OS-1.5, OS-1.6, LU-4.1, LU-4.2, LU-4.4	Community Development	Short term
IM-OS-3	Define Parklet. Update Zoning Code to include a definition of parklet, consistent with the Open Space and Conservation Element.	OS-1.4, OS-1.5, OS-1.6	Community Development	Short Term
IM-OS-4	Define types of open space. Update municipal code to define and distinguish private open space, common open space, and usable public open space.	OS-1.6	Community Development	Short term
IM-OS-5	Parkland fees. Impose exactions/mitigation fees on new residential development to be used for parkland and recreation facilities development. Periodically assess and update fee structure.	OS-1.1, OS-1.6, OS-5.1, LU-1.11, LU-4.4, LU-4.5, LU-6.11, LU-6.18	Community Services, Community Development	Short term, Ongoing
IM-OS-6	Joint use. Work with the School District and health care providers, health promoting non-profits and community-based organizations to identify programs and measures that would allow for the joint use of recreational facilities while minimizing the risks assumed by the School District and other partners. Prioritize existing facilities that are located in underserved areas of the City.	OS-1.2, OS-1.7, LU-4.4, LU-4.5, LU-4.7	Community Services	Short term
IM-OS-7	Active transit and access to parks and open spaces. Update the Circulation Element of the General Plan to reflect active transportation routes that link the City’s parks, public spaces, other open spaces, and neighboring facilities like the Hermosa Beach Greenbelt, through a connected, usable, desirable, and accessible network of sidewalks, bike paths, trails, parkettes, and landscaped interventions, consistent with the South Bay Bicycle Master Plan.	OS-1.8, OS-1.9, OS-1.10, LU-4.5, LU-4.6	Community Development, Community Services, Public Works	Short term
IM-OS-8	Greenbelts. Extend Greenbelt Park from Hermosa Beach into the City of Redondo Beach to create a greenbelt to the sea.	OS-1.3, OS-1.4, LU-4.5, LU-4.6	Community Services	Long term
IM-OS-9	Coastal access. Evaluate circulation, parking, and transit options that would enhance access to coastal parks and recreation facilities.	OS-1.8, LU-4.1, LU-4.3, LU-4.5, LU-4.6	Community Services	Short Term
IM-OS-10	Transit to recreational facilities. Promote City-sponsored transportation (i.e Beach Cities Transit, The Wave Dial-a-Ride), ride sharing, and the public transit system to encourage citizen use of alternative options to access local recreation facilities.	OS-1.8	Community Services, Public Works	Short Term

Open Space Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-OS-11	Turf. Conduct a study to identify the appropriate use, application, and regulations for the installation and maintenance of artificial turf and update the development code to reflect findings.	OS-1.9, OS-6.3	Community Development	Mid term
IM-OS-12	Tree ordinance. Review and revise as needed, the City's tree ordinance to ensure protection of existing parkway trees and update the master tree list.	OS-1.9, LU-5.7, LU-5.6, Circulation Element P29	Community Services, Community Development	Short term
IM-OS-13	Urban forest inventory. Complete and maintain a citywide public tree inventory, including quantity, species type, diameter, condition, trimming strategies, geo-codes and recommendations, and identify areas where street trees do not exist, but could be supported. Partner with community groups and seek funding to expand the urban forest in these areas, with priority given to areas identified as park-deficient in the Parks Master Plan or Open Space and Conservation Element.	OS-1.9, OS-8.4, LU-5.6	Community Services, Community Development	Mid term
IM-OS-14	Landscape Palette. Maintain a list of approved plantings for trees and drought tolerant landscaping within access routes to City recreation facilities.	OS-1.9, OS-8.4, LU-5.6	Community Services, Community Development	Short term
IM-OS-15	King Harbor Public Amenities Plan. Develop, maintain and implement a King Harbor Public Amenities Plan that includes: - Preserving or improving the connection between the Harbor Drive Class IV bicycle facility and the Beach multiuse trail. - Supporting a variety of recreational opportunities such as, sportfishing, boating, and improvements/enhancements to City parks (Seaside Lagoon and Moonstone Park).	OS-1.10, OS-2.11, OS-2.12, OS-2.13, LU-1.12, LU-4.1, LU-4.3, LU-6.5	Waterfront and Economic Development	Short term
IM-OS-16	Regional trails. Consider Capital Improvement projects to: Improve connections to the South Bay and regional trail network.	OS-1.10, LU-4.5, LU-4.6	Public Works	Long term

High Quality Open Spaces and Recreational Facilities

IM-OS-17	Parks Master Plan. Develop a Parks Master Plan, including: - A detailed inventory of parks, public spaces, other open spaces, and recreational facilities, including existing amenities. - Recommendations to improve the resiliency of parks, public spaces, other open spaces, and recreational facilities to fortify against the impacts of climate change and sea-level rise. - Opportunities to establish a greenbelt to the sea that connects parks, public spaces, and other open spaces (including habitat and conservation areas) to the coast via future opportunity sites.	OS-2.1, OS-2.5, OS-2.6, OS-2.7, OS-2.8, OS-2.9, OS-2.10, OS-4.6, OS-8.1, OS-8.6, LU-4.1, LU-4.3, LU-4.8	Community Services	Mid term
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Open Space Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-OS-18	Accessible facilities. Evaluate the financial and operational ramifications of bringing the City’s parkland and recreation facilities into full conformance with the provisions of the Americans with Disabilities Act (ADA) of 1990	OS-2.2, OS-2.3, OS-2.4	Community Services; Community Development	Mid term
IM-OS-19	Parks engagement. Develop a community engagement strategy to solicit input from the community on park, public space, and recreation-related issues.	OS-2.4	Community Services	Short term
IM-OS-20	Parks survey. Periodically survey park users to determine who is using the parks and how they are being used to adjust the Parks Master Plan as needed. Also inventory park amenities for age, use, demand, and maintenance.	OS-2.5, LU-4.1, LU-4.8	Community Services	Short term; ongoing
IM-OS-21	Create an Emergency Operation Plan (Safety Element).	OS-2.6, S-1.1	Fire, Police	Short term
IM-OS-22	Resilience hubs. Identify existing facilities to serve as resilience hubs and cooling centers that open during emergencies or specific temperature triggers for residents to go to seek refuge from extreme heat days or emergency shelter.	OS-2.6	Community Services, Fire	Short term
IM-OS-23	Resilient facilities. Coordinate with emergency management services to establish backup power, preferably from renewable energy sources, and water resources at resilience hubs, and cooling centers in case of power outages.	OS-2.6	Community Services, Fire, Public Works	Long term
IM-OS-24	Partnerships. Identify an approved list of commercial and non-profit operations that the City would like to partner with to provide future recreation, conservation and educational services.	OS-2.11	Community Services, Public Works	Mid term
IM-OS-25	Conservation resources. Develop a priority list of community resources that should be a part of any future conservation efforts initiated by the City.	OS-2.10	Community Services; Community Development	Mid term
IM-OS-26	Coastal wayfinding, access, and Harbor Revitalization. Develop a harbor and coastal access sign program to assist the public to locate and use coastal access points. Develop a harbor revitalization program that ensures enhanced recreational facilities and space for coastal dependent recreation.	OS-2.12, OS-2.13, LU-2.1, LU-2.4, LU-4.1	Community Services; Community Development	Mid term
Prominent Public Viewpoints				
IM-OS-27	Scenic vistas. Conduct a study to identify scenic vistas, the prominent public viewpoints from which scenic vistas are observed, and the extent of the prominent public viewshed that should be protected for public enjoyment; evaluate strategies and regulations to protect identified vistas, viewpoints, and viewsheds.	OS-3.1, LU-2.1, LU-3.2	Community Development	Mid term
IM-OS-28	Update code to protect scenic vistas. Following the scenic vista study, amend the municipal code as necessary to incorporate “Prominent Public Viewpoint Protection Areas,” that reflect the results of the study to identify prominent public viewpoints and require new development, significant remodels, and redevelopment within the Viewpoint	OS-3.2, OS-3.3, LU-2.1, LU-3.2	Community Development	Mid term

Open Space Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
	Protection Areas to conduct a visual impact analysis. If impacts are found, require citywide public noticing and community engagement unless such measures would conflict with state laws.			
IM-OS-29	Protect scenic vistas. Regulate buildings, signage, landscaping and infrastructure improvements that encroach into the established viewpoint/viewshed areas.	OS-3.2, OS-3.3, OS-3.4, LU-2.1, LU-3.2	Community Development	Mid term
IM-OS-30	Light pollution. Establish standards to minimize nighttime light pollution through treatments such as installation of low intensity, shielded and downcast lighting concealed to the greatest feasible extent so that light sources have minimized visibility from public viewing areas. Establish measurable lighting standards for specific land uses and require determined lighting standards to be maintained on-site only.	OS-3.5, LU-2.1, LU-2.3	Community Development	Mid term
Programs and Events				
IM-OS-31	Public Art. Continue to implement the City's established Public Art Program and review periodically to assess how the funds are being implemented to determine if additional prioritization or guidance on where the funds are spent is needed.	OS-4.1, LU-2.4, LU-SPA-2, LU-SPA-5, LU-SPA-6, LU-SPA-7,	Community Development, Community Services	Short term; Ongoing
IM-OS-32	Coastal events. Regularly evaluate the public recreational activities and special events such as outdoor concerts, a public market, farmer's market, block party, crafts/food fair, art walk, and other similar types of social festivities in the Coastal Zone.	OS-4.1, LU-6.5	Community Services, Waterfront and Economic Development	Short term; Ongoing
IM-OS-33	Program review. Evaluate the public interest, participation rates, cost effectiveness, and strengths and weaknesses of existing recreation programs on an annual basis. Incorporate resiliency programs in the evaluation.	OS-4.1, OS-4.2, OS-4.5	Community Services	Short term, Ongoing
IM-OS-34	Program evaluation. Evaluate recreation programs on an ongoing basis to ensure they meet changing community needs.	OS-4.1, OS-4.2	Community Services	Short term, Ongoing
IM-OS-35	Inclusive programming. Evaluate the specific needs of various local demographic groups (including young children, families, young-to-middle aged adults, and senior citizens) for purposes of recreation program and facility planning. Engage the business community and civic organizations for support and scholarships to expand opportunities for participation.	OS-4.1, OS-4.2, OS-4.3	Community Services	Short term, Ongoing
Funding				
IM-OS-36	Parks and recreation fees. Evaluate, on an annual basis with the Fiscal Year Budget, all park and recreation user fees to ensure recreation programs are affordable and self-sustaining.	OS-5.1, OS-5.2	Community Services	Short term
IM-OS-37	Contributions. Support the acquisition and improvement of parkland through private donations, establishment of tax benefits, living trusts, etc.	OS-5.4	Community Services	Mid term

Open Space Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-OS-38	Parks advocacy. Explore the possibility of establishing a Parks Foundation or partnering with established non-profit organizations to seek additional funding for parks, recreation, conservation, and habitat-related projects, programs, and efforts within the City. Additionally, explore the opportunities for establishing financing districts to fund the acquisition, development, and maintenance of parkland and recreation facilities.	OS-5.3, OS-5.5	Community Services	Mid term
IM-OS-39	Maximize public funding. Prioritize Federal and State resources that will actively be pursued and identify parks projects or programs that would be candidates for funding. Identify things that would make project most competitive (outreach and input from community, direction from City Council, surveys, etc.) and initiate them far enough in advance of the notice of funding availability that the City can be responsive to the application. Proactive pursuit of funds vs. reactive.	OS-5.5	Community Services	Short term
IM-OS-40	Monitor funding resources. Develop a list of available Federal and State funding sources and actively monitor for notifications of availability.	OS-5.6	Community Services	Mid term
Coastal Resources				
IM-OS-41	Water quality. Develop and implement an educational awareness campaign to homeowners and businesses regarding the importance of water quality and what they can do to help limit discharge and erosion.	OS-6.1 OS-6.2 OS-6.3 OS-6.4	Public Works	Mid term
IM-OS-42	Water monitoring. Monitor discharge into the Santa Monica Bay.	OS-6.3	Harbor Department; Public Works	Short term; ongoing
IM-OS-43	Erosion. Continue to partner with Los Angeles County and neighboring jurisdictions to monitor beach erosion and participate in regional initiatives to prevent and address coastal erosion.	OS-6.4	Community Services	Short term, on-going
Water Management				
IM-OS-44	Education. Develop an education program to inform homeowners and business owners about water conservation and stormwater management strategies and utilize the city's recreational facilities and programs to support the program and serve as the community's resources concerning water conservation. Engage the County and utility purveyors in this program.	OS-7.2, OS-7.4	Community Development, Community Services, Public Works	Short term
IM-OS-45	Infiltration. Update the municipal code to require all new public or private development projects to incorporate ground water infiltration best practices such as bioswales and permeable hardscape, and prioritize use of native plants.	OS-7.1, OS-7.3, LU-5.8	Community Development	Short term

Open Space Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-OS-46	Gray water. Update the municipal code to allow for and regulate use of gray water for landscaping.	OS-7.1, LU-5.X, Utilities 6.3.13 Utilities 6.3.14	Community Development	Short term
IM-OS-47	Low Impact Development. Study the possibility of implementing stricter requirements (lower thresholds) for “Low Impact Development” stormwater management measures citywide. Update city ordinance as necessary.	OS-7.3, LU-5.8	Community Development	Short term
IM-OS-48	Groundwater recharge. Identify sites and preserve significant areas that contribute to the infiltration of water into the local groundwater basin.	OS-7.3, LU-5.8	Public Works	Short term
IM-OS-49	Bioswales. Consider capital improvement projects to incorporate bioswales into city streets and medians, where appropriate, to mitigate flooding and improve infiltration	OS-7.3, LU-5.8	Public Works	Long term
IM-OS-50	Recycled water. Work with utility companies to expand the City’s recycled water infrastructure (purple pipes).	OS-7.5, LU-5.8, Utilities 6.3.12	Public Works	Mid term
Biological Resources				
IM-OS-51	Wildlife corridor plan. Develop a wildlife corridor plan that includes a comprehensive strategy to implement an urban forest throughout the City.	OS-8.1, OS-8.4, LU-5.6	Community Development, Community Services, Waterfront and Economic Development	Long term
IM-OS-52	ESHA. Conduct ESHA studies as required by wildlife corridor plan, including studies of potential Burrowing Owl habitat	OS-8.1, LU-5.6	Community Development	Mid term
IM-OS-53	Habitat restoration. Contact local non-profit and community groups to establish a partnership to continue the habitat enhancement program for the El Segundo Blue Butterfly along the Redondo Beach bluffs, between the Esplanade and the beach promenade.	OS-8.2, LU-5.6	Community Development	Mid term
IM-OS-54	Environmental Education. Sponsor and encourage community participation in community festivals or events focused on environmental education and stewardship. Promote volunteer opportunities such as coastal cleanup days, adopt-a-beach, and other citywide events. Engage the community on the City’s efforts to expand the urban forest throughout the City.	OS-8.3, OS-8.4	Community Development, Community Services, Waterfront and Economic Development	Short term
IM-OS-55	Bluff restoration. Evaluate existing bluff conditions and identify areas that may be appropriate to restore vegetation or habitat. Pursue grant funding.	OS-8.5, LU-5.6	Community Services, Community Development	Mid term
IM-OS-56	Powerplant property. Continue conversations with property owners of the powerplant site and other agencies to re-establish wetlands and native habitat on site and in the utility right of way next to Herondo Avenue.	OS-8.6, LU-5.6	Community Development	Short term; ongoing

Safety Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
Emergency Preparedness, Response, and Recovery; Critical Facilities; Hazard and Emergency Data				
IM-S-01	Rebuilding programs. Develop recovery and rehabilitation programs to help re-build after a hazardous event.	S-1.2	Community Development, Public Works, Fire	Ongoing
IM-S-02	CERT. Expand participation in the Redondo Beach Community Emergency Response Team (CERT) program.	S-1.3	Fire	Ongoing
IM-S-03	Safety Element Updates. Update the Safety Element upon each update to the Local Hazard Mitigation Plan and Housing Element, but no less than every 8 years.	S-1.1, S-3.3	Community Development, Fire, Police	Mid (5 years)
IM-S-04	LHMP Updates. Update the Local Hazard Mitigation Plan every 5 years to maintain eligibility for disaster grant funding.	S-1.1, S-3.3	Fire, Community Development, Public Works	Short (4 years)
IM-S-05	Public Safety disaster information. Prepare public safety disaster information release programs for use in emergencies.	S-1.3, S-1.4	Fire, Police	Ongoing
IM-S-06	Public safety awareness. Develop a public information awareness program to expose and familiarize the citizens of the City of Redondo Beach with the Safety Element of the General Plan and the City's Local Hazard Mitigation Plan (LHMP).	S-1.3	Community Development, Fire	Short (2 Years)
IM-S-07	Public safety outreach. Partner and coordinate with local school districts and public agencies related to or involved with seniors, persons with disabilities, persons with chronic illnesses, and other vulnerable populations to provide educational and information programs relative to public safety preparedness and response.	S-1.3	Community Development, Fire, Police, Community Services	Ongoing
IM-S-08	Emergency Operations Coordinator. Designate an Emergency Operations Coordinator who will oversee emergency management functions for the City.	S-1.3, S-1.4, S-1.6, S-1.7, S-1.8	Fire	Short (2 years)
IM-S-09	EOP. Adopt an Emergency Operations Plan and update every five years.	S- 1.1, S-1.4, S-4.6	Fire, Police, Public Works	Mid (5 years)
IM-S-10	Emergency drills. Conduct yearly EOC emergency drills.	S-1.3, S-1.4, S-1.5, S-1.6, S-4.6	Fire, Police, Public Works, City Manager's Office, Community Development	Ongoing
IM-S-11	Progress of related plans. Track the progress of the implementation of the Local Hazard Mitigation Plan and other related hazard mitigation and emergency management plans and activities.	S-1.5, S-4.6	Fire, Police, Public Works	Ongoing
IM-S-12	Seismic review. Require that proposed Critical, Sensitive, and High-Occupancy facilities be subject to careful and rigorous standards of seismic review prior to any local approvals or permits, including detailed site investigations for faulting, liquefaction and ground motion characteristics, and application of the most current professional standards for seismic design.	S-2.1, S-2.3	Community Development, Public Works, Fire	Ongoing

Safety Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-S-13	Safe places for residents during hazard events. Review City facilities and collaborate with property owners of private community assets (e.g., meeting houses, lodges, faith-based buildings, etc.) to evaluate which of these facilities could become cooling centers, resilience hubs, or emergency shelters that provide safe places for residents during hazard events or emergency conditions. These places shall remain operational both during and after the hazard event, as needed.	S-2.2, S-2.3, S-2.4, S-2.5, S-2.6	Community Development, Public Works, Police, Fire, Community Services	Ongoing
IM-S-14	Liquefaction and landslide data and maps. Continue collecting data from the California Geologic Survey related to liquefaction and landslides and update citywide maps and/or GIS data for areas susceptible to liquefaction and landslide.	S-3.1	Community Development, Public Works	Ongoing
IM-S-15	Previously undetermined or unexposed faults. Should a previously undetermined or unexposed fault be identified within the City limits, it should be evaluated immediately, and a determination made of the siting and construction limitations that should be imposed on new development and construction in these areas.	S-3.2	Community Development, Public Works	Ongoing
Seismic and Geologic Hazards				
IM-S-16	California Building Code. The most current version of the California Building Code shall be integrated, or incorporated by reference, into the City of Redondo Beach Municipal Code to ensure buildings are protected from high-intensity seismic and earthquake events.	S-4.1, S- 4.2, S-4.3, S-4.5	Community Development	Ongoing
IM-S-17	Requirements for geotechnical reports and EIRs. Evaluate and update the formats and guidelines required for geotechnical reports and environmental impact reports for proposed development projects to maintain consistency with the current version of the California Building Code and require these reports and EIRs to utilize latest data sets from the California Geologic Survey and United States Geologic Survey to ensure areas are identified and mapped that are prone to potential landslides and/or mudflows.	S-4.1, S-4.2, S-4.4, S-4.11	Community Development	Ongoing
IM-S-18	Landslide and liquefaction prone areas. Require that new construction in landslide and liquefaction prone areas prepare geologic and soil studies and incorporate design features to stabilize slopes and reduce the risk of landslides and seismic related failures. Additionally, require new development to upgrade major roadway corridors in liquefaction prone areas to reduce damage and disruptions of transportation and evacuation routes.	S-4.1, S-4.5, S-4.7	Community Development, Public Works	Ongoing

Safety Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-S-19	Best practices for seismic safety. Update municipal code with grading standards, slope retainage standards, and erosion control mitigation measures required for private development projects and public improvements with new best practices to ensure local regulations are adequate for seismic safety. Include notification procedures of potentially impacted property owners in the event new faults are discovered/exposed.	S-4.1, S-4.4, S-4.9, S-4.10	Community Development	Ongoing
IM-S-20	Seismically vulnerable buildings. Create and maintain an inventory of seismically vulnerable buildings and structures in Redondo Beach, such as buildings with “soft stories, and” Explore feasible solutions to mitigate vulnerable buildings and structures to be retrofitted.	S-4.1, S-4.8	Community Development	Ongoing
IM-S-20	Evacuation and emergency response to tsunami hazards. Conduct a study of existing development within the tsunami hazard to determine evacuation and emergency response needs prior and during a tsunami event.	S-5.1	Public Works, Police, Fire, Waterfront Economic Development	Short (1-2 years)
IM-S-21	TsunamiReady. Pursue a TsunamiReady designation and certification as a TsunamiReady Tier Two community. Incorporate an evacuation notification system in the event of a tsunami. This program is led by the National Weather Service to help high-risk communities more completely prepare for and mitigate extreme tsunami risks for a higher level of disaster resilience. Tier Two hazard reduction measures are for areas directly along the west coast. This strategy is Mitigation Action 6.5 in the LHMP.	S-5.2	Public Works, Police, Fire, Waterfront Economic Development	Ongoing
Flooding and Sea Level Rise Hazards				
IM-S-22	Drainage and flood control facilities. Coordinate with the Los Angeles County Flood Control District and other appropriate entities to maintain locally and regionally effective strategies for the planning, construction, operation, and maintenance of drainage and flood-control facilities.	S-6.1, S-6.4	Community Development, Public Works	Ongoing
IM-S-23	Flood prevention, preparedness and response awareness. Provide information annually to residents promoting flood-control measures that reduce potential impacts from flooding and informing residents of areas susceptible to flooding and what to do prior to and during a flood event. Information should be provided in multiple languages and formats and appropriate for people with access and functional needs.	S-6.2	Community Development, Fire, Public Works	Ongoing
IM-S-24	City-owned building flood risk assessment. Prepare an assessment of at-risk City-owned buildings to determine their level and ability to withstand the impacts of flooding and conduct structural retrofits and flood mitigation where needed.	S-6.3	Fire, Community Development, Public Works	Short (1-3 years)

Safety Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-S-25	Stormwater management. Require new development in Redondo Beach to address and mitigate adverse impacts on the carrying capacity of local and regional storm drain systems. Additionally, require new development within identified 100-year or 500-year floodplain to comply with the Redondo Beach Flood Damage Prevention Ordinance.	S-6.4, S-6.5	Community Development, Public Works	Ongoing
IM-S-26	Compliance with state flood requirements. Update the Zoning Ordinance as necessary to comply with state requirements and projections of future flood risks for flood control.	S-6.1, S-6.4	Community Development, Public Works	Ongoing
IM-S-27	Consistency with county, state and federal standards for flood. Update the City's policies and standards, if necessary, to remain consistent with county, state and federal standards for floodplains and urban development in areas subject to flooding as identified in the General Plan.	S-6.1, S-6.4	Community Development, Public Works	Ongoing
IM-S-28	Poor drainage areas. Identify and remedy poor drainage areas to reduce risk from stagnant water.	S-6.4	Public Works	Ongoing
IM-S-29	Sea Level Rise Overlay Zone. Adopt a Sea Level Rise Overlay Zone with associated land use regulations for site planning and minimum construction elevations that reflects sea level rise data.	S-7.1	Community Development, Waterfront and Economic Development, Public Works	Short (1-3 Years)
IM-S-30	Sea level rise adaptation plan. Collaborate with South Bay cities, regional agencies, utilities, property owners, community groups, and other stakeholders to prepare and adopt a South Bay sea level rise adaptation plan, addressing increased flooding and sea level rise that provides unique adaptation options for the entire shoreline and identifies mechanisms for implementation.	S-7.2, S-7.4	Community Development, Public Works, Waterfront and Economic Development	Short (1-3 Years)
IM-S-31	Sea level rise education. Develop a sea level rise education program targeted to shoreline property owners, business owners and operators and the public about the impacts and potential risks sea level rise could have on facility operations, tourism, and the movement of goods and services. Additionally, include potential mitigation options in this education program.	S-7.3, S-7.4, S-7.7	Community Development, Waterfront and Economic Development	Ongoing
IM-S-32	Managed retreat. Conduct a managed retreat feasibility study that identifies specific assets at risk and cost of facilitating managed retreat through partnerships with local, regional, and state agencies and organizations. This would include the feasibility of acquiring easements for coastal parcels that are unsafe or soon to be unsafe due to erosion.	S-7.2, S-7.4, S-7.5, S-7.6, S-7.7	Community Development, Waterfront and Economic Development	Short (1-3 Years)
IM-S-33	Harbor Climate Resiliency Master Plan. Develop a Harbor Climate Resiliency Master Plan to strengthen the resiliency of the harbor to coastal flooding hazards such as sea-level rise and coastal flooding hazards.	S-7.2, S-7.4, S-7.5, S-7.6, S-7.7	Waterfront and Economic Development, Fire	Short (1-3 Years)

Safety Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
Hazardous Materials				
IM-S-34	Multi-jurisdictional hazardous materials abatement plan. Partner with surrounding cities and Los Angeles County to develop a multi-jurisdictional hazardous materials abatement plan addressing water resource evaluation and mitigation programs to protect contamination of the local water supply and the proper closure and remediation of any sites currently or formerly storing or disposing of hazardous materials. Additionally, this abatement plan will include procedures for coordinating with state and regional agencies to facilitate coordinated responses to toxic and hazardous waste and materials emergencies. This plan will also prohibit new facilities utilizing hazardous materials from being located directly adjacent to existing residential or schools.	S-8.1, S-8.4, S-8.5, S-8.8	Fire	Ongoing
IM-S-35	Toxic and hazardous waste training. Partner with the County of Los Angeles to ensure training for operators of toxic and hazardous waste or materials transportation or disposal services occurs on a yearly basis. This training shall also encourage hardening of hazardous waste storage containers to minimize risks due to floods, earthquakes, sea level rise, and severe weather.	S-8.1, S-8.2, S-8.3, S-8.7, S-8.9	Fire	Ongoing
IM-S-36	Toxic and hazardous waste clean-up. Develop programs and incentives for prevention and clean-up of toxic or hazardous wastes by private owners, businesspeople, and the public at-large to eliminate and/or clean existing sources of water supply contaminants due to toxic or hazardous materials and uses.	S-8.6, S-8.7, S-8.9	Fire, Community Development, Public Works	Ongoing
IM-S-37	Hazardous materials disclosure. Require public disclosure of all companies, facilities, buildings, and properties that use, store, produce, and/or import/export any hazardous materials and wastes in the city. The City will maintain and share their inventory with the Los Angeles County Environmental Health and Fire Departments.	S-8.3	Fire, Community Development	Ongoing
IM-S-38	Hazardous materials emergency response plan. Require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material, including providing updated information to emergency responders on the type and quantity of hazardous materials kept on-site.	S-8.3, S-8.7	Fire, Community Development	Ongoing
Fire Hazards				
IM-S-39	Fire suppression infrastructure and services. Monitor, maintain, and upgrade the condition and operation of the local water system and supply, the distribution and operation of local fire hydrants, fire alarm boxes, and fire hose cabinets on the Municipal Pier. Assess fire suppression services to ensure quick responses to emergencies and continue to cooperate with fire, paramedic, and emergency operations personnel in	S-9.1, S-9.2, S-9.3, S-9.6	Fire	Ongoing

Safety Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
	adjacent municipalities and the County of Los Angeles to carry out the existing regional fire protection agreement.			
IM-S-40	Fire education in primary schools. Initiate and conduct educational programs in local primary schools using displays and demonstrations which will expose younger children to the threat of fire. Such programs would tend to replace their natural curiosity with a sense of respect. Proactive parental cooperation and assistance in overall fire education programs should be encouraged.	S-9.5, S-9.7	Fire	Ongoing
IM-S-41	Fire education in secondary schools. Support and sponsor exhibits and presentations in secondary schools which demonstrate the more involved aspects of fire hazards and fire dynamics, (including major contributing factors to fire hazard and the relationship of fire to the natural ecology). Proactive parental cooperation and assistance in overall fire education programs should be encouraged.	S-9.5, S-9.7	Fire	Ongoing
IM-S-42	Fire safety requirements. Continuously re-evaluate and study the need to upgrade the specific provisions of the Redondo Beach Municipal Code relating to sprinkler systems, smoke detector systems, heat detector systems, and fire alarm systems.	S-9.4, S-9.8	Community Development, Fire	Ongoing
IM-S-43	Fire inspections. Continue to inspect local residential, commercial, and industrial structures for compliance with state and local fire laws, regulations, ordinances, and practices.	S-9.4	Fire	Ongoing
Additional Climate Change Hazards				
IM-S-44	Climate Vulnerability Assessment. The City shall integrate the data, findings, results and adaptive policies of applicable local, regional, state and federal documents including but not limited to the California Climate Change Assessment, the California Adaptation Planning Guide, the Safeguarding California Plan, and the City's Climate Vulnerability Assessment into other City planning documents where feasible, including this General Plan Safety Element, the Local Hazard Mitigation Plan, Zoning Ordinance, building code, and other applicable codes.	S-10.2	Community Development, Fire	Short (1-2 Years)
IM-S-45	Safety Element update. The City shall review the Safety Element policies, no less than every 8 years, and shall update them as needed to ensure compliance with state laws and community needs.	S-10.2, S-10.4, S-10.5, S-10.9	Community Development	Annually
IM-S-46	Vulnerability Assessment update. The City shall update the Vulnerability Assessment every five to eight years to incorporate new technology, programs, partnerships, and policies to improve adaptation to climate-related hazards, including but not limited to working with regional water providers to implement extensive water conservation measures and ensure sustainable water supplies, and Los Angeles County, and the Los Angeles Regional	S-10.2, S-10.3, S-10.5, S-10.6, S-10.7, S-10.9, S-10.11	Community Development, Public Works, Fire	Ongoing

Safety Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
	Collaborative to develop and implement regional climate change adaptation and resiliency initiatives.			
IM-S-47	Renewable and resilient energy supplies and funding. Evaluate City facilities for energy efficiency and upgrade City facilities, as feasible, with renewable and resilient energy supplies. As feasible, extend information outreach efforts, and funding/financing programs to support and encourage energy efficiency and renewable energy improvements for economically disadvantaged households and businesses, and new developments and existing property owners in general.	S-10.1, S-10.4, S-10.6, S-10.7, S-10.8, S-10.10, S-10.11	Community Development, Community Services, Public Works	Ongoing
IM-OS-17	(Open Space and Conservation Element Implementation Action) Parks Master Plan. Develop a Parks Master Plan, including: - A detailed inventory of parks, public spaces, other open spaces, and recreational facilities, including existing amenities. - Recommendations to improve the resiliency of parks, public spaces, other open spaces, and recreational facilities to fortify against the impacts of climate change and sea-level rise. Opportunities to establish a greenbelt to the sea that connects parks, public spaces, and other open spaces (including habitat and conservation areas) to the coast via future opportunity sites.	OS-2.1, OS-4.6, OS-8.1, OS-8.6, LU-4.1, LU-4.3, LU-4.8, S-10.5, S-10.11	Community Services, Community Development, Public Works	Mid term
IM-S-47	Urban Forest Master Plan. Pursue funding to prepare an urban forest master plan for the city in coordination with transit agencies and other local agencies, that includes quantified goals and tracking methods, inclusive of increasing shading and heat mitigating materials on pedestrian walkways and transit stops.	S-10.5, S-10.7, S-10.8, S-10.11, LU-5.7, LU-5.8	Community Development, Public Works	Short, Mid (3-5 Years)
IM-LU-45	(Land Use Element Implementation Action) Urban Forest. Continue to investigate the development of an urban forest ordinance to provide for the consistent use of street trees to identify City streets, neighborhoods, commercial districts, and community gateways, consistent with the City's list of approved tree species. Conduct a survey of public streets, and identify areas where street trees do not exist, but could be supported. Partner with community groups and seek funding to expand the urban forest in these areas, with priority given to areas identified as park-deficient in the Parks Master Plan or Open Space and Conservation Element.	LU-5.7, LU-5.8, S-10.7, S-10.8, S-10.11	Public Works, Community Development	Mid term

Noise Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
	Noise			
IM-N-1	Noise evaluation. Continue to evaluate the noise impacts of new projects during the development review process; begin evaluation of the impacts cumulative noise conditions may have on proposed noise-sensitive uses, including residential, during the development review process; consider requirements for noise analysis conducted by an acoustical specialist for projects involving land uses where operations are likely to impact adjacent noise-sensitive land uses.	N-1.1, N-1.4, N-1.5, N-1.6	Community Development	Short term (Ongoing)
IM-N-2	Noise mitigation in impacted areas. Evaluate options to expand noise mitigation in areas that are planned for growth but where ambient noise levels already exceed noise standards.	N-1.1, N-1.2	Community Development, Public Works, Police	Short term (Ongoing)
IM-N-3	Mitigate existing impacts. Identify existing business operations that produce exterior noise above the maximum levels specified in the City's General Plan or noise ordinance for adjacent land uses. Reach out to those businesses to provide educational resources about best practices for noise prevention and mitigation. Assist businesses to implement mitigation strategies through permit assistance, expedited permitting, and other incentives. If the noise impact cannot be mitigated, provide site selection assistance to help businesses relocate to other areas of the city.	N-1.1, N-1.2, N-1.6	Community Development, Police, Waterfront Economic Development	Mid term
IM-N-4	Best practice. Conduct a study of best practices for the prevention and mitigation of noise impacts on sensitive land uses caused by existing or new business operations.	N-1.1, N-1.6	Community Development	Mid term
IM-N-5	Disclosure statements. As part of any approvals of noise-sensitive projects where reduction of exterior noise to the maximum levels specified in the City's General Plan or noise ordinance is not reasonably feasible, require the developer to issue disclosure statements—to be identified on all real estate transfers associated with the affected property—that identifies regular exposure to noise	N-1.1, N-1.3, N-1.4, N-1.5	Community Development	Short term
IM-N-6	Adjacent jurisdictions. Continue to monitor development projects in adjacent jurisdictions and comment on projects with the potential for noise impacts in Redondo Beach.	N-1.1, N-1.11	Community Development	Short term
IM-N-7	Site design and technology. Require designs of parking structures, terminals, and loading docks for noise-generating land uses that minimize the potential noise impacts of vehicles on-site and on adjacent land uses. Encourage and/or require feasible technological options to reduce noise to acceptable levels.	N-1.1, N-1.5, N-1.6	Community Development	Ongoing
IM-N-8	Baseline ambient noise levels. Explore programs, services, and other opportunities to establish baseline ambient noise levels, with priority given to areas planned for growth.	N-1.1, N-1.2	Community Development, Police, Public Works	Short term

Noise Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-N-9	Nuisance noise. Review all permit applications, including temporary use permits, for potential noise impacts. Utilize existing noise ordinances to reduce the occurrence of nuisance noise violations.	N-1.1, N-1.2	Police, Community Development	Ongoing
IM-N-10	Noise monitoring equipment, training, and staff resources. Continue to allocate sufficient resources, training, and staff to acquire, maintain, and use necessary noise monitoring equipment to respond to noise complaints and enforce the noise ordinance.	N-1.2, N-1.6	Police, Community Development, Public Works	Short term (Ongoing)
IM-N-11	Ongoing noise monitoring. Explore programs, services, and other opportunities to monitor noise levels in areas where baseline ambient noise levels already exceed guidelines, and in areas where new development projects may change the ambient noise quality.	N-1.1, N-1.2, N-1.4, N-1.5, N-1.6	Community Development, Police, Public Works	Ongoing
IM-N-12	Update noise ordinance. Update the noise ordinance to reflect current zoning and general plan land use designations. Update the presumed ambient noise levels in the noise ordinance and General Plan based on updated baseline information (Implementation Action IM-N-8). Update the noise ordinance to require new noise-generating uses proposed within 1,000 feet of existing sensitive uses (such as homes, schools, and daycares) to conduct a stationary sound study and require the project mitigate impacts on existing uses to sound levels consistent with the city's noise ordinance.	N-1.2, N-1.5	Community Development, City Attorney, Police, Public Works	Short term, Mid term
IM-N-13	Maintain noise ordinance. As new noise issues are identified due to new development patterns, complaints to code enforcement, or other avenues, update the noise ordinance as necessary to ensure standards are appropriate for their intended purpose, are consistent with existing technical standards, are legally adequate, and are enforced according to their terms. Review and confirm noise ordinance after any General Plan Amendment to the Noise Element.	N-1.2	Community Development, Police	Mid term
IM-N-14	Building Standards. Continue to enforce interior noise standards for new construction.	N-1.3	Community Development	Short term (Ongoing)
IM-N-15	Alternative paving. Evaluate the use of alternative paving materials that can reduce traffic noise, as feasible, depending on roadway conditions and cost-efficiency.	N-1.7	Public Works	Mid term
IM-N-16	Freeways. Continue cooperation with Caltrans in the planning of noise attenuation along freeways and assist with outreach efforts to notify residents of major projects that may impact noise levels and aesthetics	N-1.7	Public Works	Mid term
IM-N-17	Roadway designations. Periodically review major roadways and designated truck routes to reduce truck traffic through residential neighborhoods and near schools.	N-1.1, N-1.7	Public Works	Short Term (Ongoing)

Noise Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-N-18	Rail coordination. Continue to work with rail owners and operators to manage existing quiet zones, monitor safety adjacent to railroad tracks, and consider feasible alternatives that reduce noise.	N-1.1, N-1.8, N-1.13	Public Works	Short Term (Ongoing)
IM-N-19	Aircraft altitude standards and flight paths. Continue working with the Federal Aviation Administration to determine appropriate altitude standards for aircraft flying over residential areas, taking into account public health and safety. Coordinate with regional airports to advocate for increased altitude and alternative flight paths to minimize potential aircraft noise impacts on residential neighborhoods.	N-1.9, N-1.11	Community Development	Mid term
IM-N-20	Construction noise. Continue to implement best practices in controlling construction noise including designated work hours, noise dampening equipment, noise barriers, and public noticing.	N-1.10	Community Development	Short term (Ongoing)
IM-N-21	Agency coordination. Continue to coordinate with the California Department of Transportation, the LA County Airport Land Use Commission, rail operators, and Metro to evaluate the need for sound barriers or other mitigation strategies along segments of the freeways, rail, and transit travel ways that impact existing noise-sensitive land uses.	N-1.7, N-1.8, N-1.9, N-1.11, N-1.12, N-1.13	Public Works, Community Development	Short term (Ongoing)
IM-N-22	Regional Planning Efforts. Continue to participate in and advocate for City priorities through regional planning processes related to roadway, rail, metro, and airport-related noise issues.	N-1.11, N-1.12, N-1.13	Community Development	Short term (Ongoing)
IM-N-23	General Plan. Continue to update the Noise Element for consistency with other elements. Continue to require updates to the Noise Element whenever the Land Use or Circulation Elements are updated to allow more intense land uses, change roadway designations, or allow for changes that would significantly alter projected sources of mobile noise. Continue to review the Noise Element for consistency whenever the Safety Element is updated.	N-1.14	Community Development	Short term (Ongoing)

1.1 General Plan Vision 2050 and Guiding Principles

What we aspire to be and what we value as a community

The Vision and Guiding Principles for the Redondo Beach General Plan serve as the framework to express the community's desired future. They define expectations for what Redondo Beach will be like 25 to 30 years from now, defining its: role in the region, physical character, quality of life, diversity of residents, housing options and businesses, and other indicators such as the economy, health and safety, environment, sustainability, and mobility. These expectations are based on the things Redondo Beach residents and businesses value as important today and which should be retained in the future, as well as how the community should evolve and change in response to critical issues that arise that may challenge these values.

The Vision and Guiding Principles were informed by community feedback and formally drafted by the City's General Plan Advisory Committee Members after evaluating extensive community input and were approved by the City Council. However, they can be modified in the future if a principle that may not have been previously considered (or was not a priority at the time) is identified as critical for the future of Redondo Beach.

All goals, policies and implementation actions included in the accompanying General Plan elements are intended to serve as the guideposts and have been drafted with the intent of making continued progress toward realizing the General Plan Vision 2050 and Guiding Principles.

It is not unusual for new information to become available during the life of a General Plan. In addition, the vision for the community may change over time, and as a result, General Plans are periodically reviewed and updated to reflect the community's changing needs.

1.1.1 GENERAL PLAN VISION 2050

Purpose of the Vision

The City's vision statement is intended to confirm the overall direction of the General Plan. As such, it is more complex and longer than generalized "mission statements" or "mottos" used by communities and businesses. It highlights broad topics that Redondo Beach must develop goals and policies to address through state-mandates, and also applies to the City's optional General Plan elements. The Redondo Beach General Plan Vision 2050:

- Is an articulation of the core values and desires of the community as they relate to the General Plan.
- Guides and informs the development of more specific policies later in the planning process.
- Articulates an image of the future the community wishes to create.
- Contains a succinct description of the things that the community values.

The Vision

A Portrait of Redondo Beach in 2050

Redondo Beach offers the **excitement and opportunity** of a large city combined with the **charm, beauty and attitude** of a small town.

We are a **seaside city** with an active and casual beach culture and a high quality of life. Our beaches, waterfront and harbor, aerospace industry and regional mall serve to frame our neighborhoods with award winning schools.

Redondo Beach is **safe, family-friendly** and a **highly desirable place to live**. Our residents and businesses have strong community ties and are invested in the future of our City. Our city and public safety services serve our community as if it were a small town—providing neighborhood service rooted in earlier traditions.

Sustainability is important as the community changes and evolves. We want to adapt in an environmentally, economically, and fiscally responsible way.

Our City has a **variety of housing** that appeals to the lifestyles and affordability needs of all our residents.

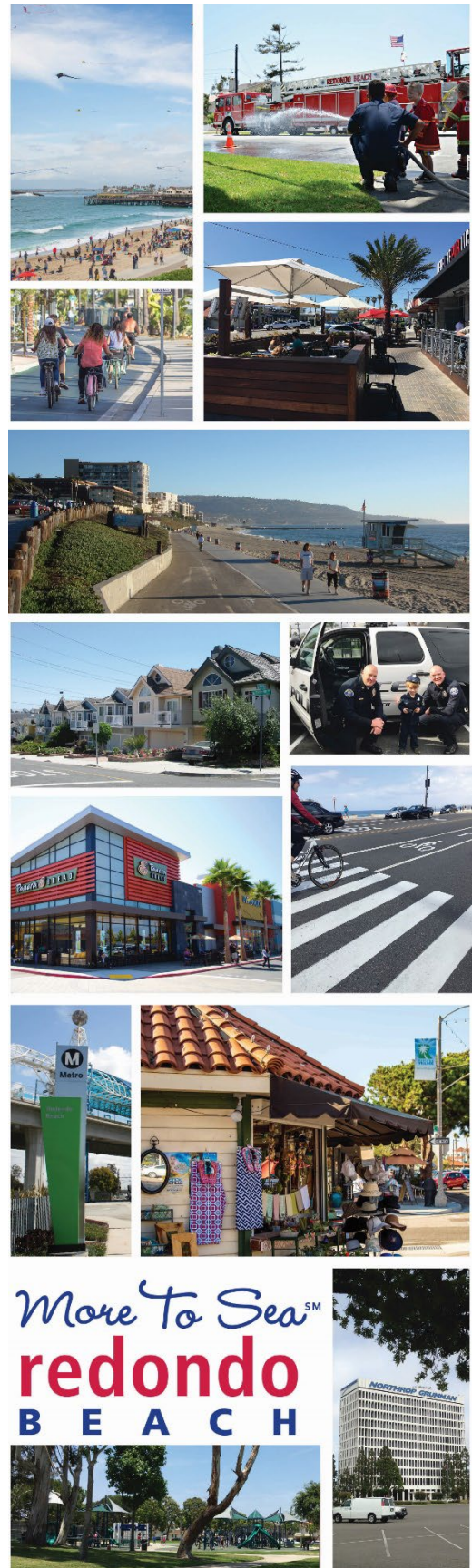
We are an **active, health-oriented community** that enjoys outdoor living. Our substantial parks and open space amenities and programs are vital components of our community.

Business and technology are important in Redondo Beach. We **embrace creativity, innovation, and technological advances** to attract businesses that are on the cutting edge of their industries. We have **reimagined and revitalized our corridors, the waterfront, our regional mall, and all commercial and industrial sectors** to create more quality jobs and unique destinations for residents, employers, and visitors, while protecting our neighborhoods and preserving our public space.

We continue to **support new modes of transportation** — reducing our reliance on personal automobiles.

Our location along the Green Line **connects our residents** to regional employment centers and cultural destinations throughout the region.

Our **City leaders foster meaningful civic engagement** to ensure their decisions related to the future of our community are informed, transparent and reflective of our citizens' views.



1.1.2 GUIDING PRINCIPLES

Purpose of the Guiding Principles

Guiding principles are a list of highly regarded and expected principles set by an organization. The term “guiding” refers to the fact that these values are established to lead the organization in any situation that may arise. They provide a common path forward to guide an organization’s next steps, even in the case of potential changes in City leadership or management and staff. They should be effectively communicated to every member of the community and staff member in the organization to make a clear connection to the fundamental rationale for the duties and activities they perform (the “why” we are doing this, and why it’s important). Similar to the General Plan Vision 2050, no future decision made by staff, appointed committees or decision makers should contradict any of these principles.

The 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 decision 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
- Preserves our heritage and history
- Seeks to balance the built environment with green spaces
- Promotes community camaraderie and engagement to be inclusive
- Appreciates the natural beauty and improves environmental quality
- Promotes safety and security for its residents and visitors
- Reduces automobile traffic volume and congestion
- Provides safe, efficient, multimodal transportation that offers alternatives to the car
- Sustains and supports the highest 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 work that seeks to match its residents to jobs and promotes a workforce/job balance
- A place for recreation and commerce 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 providing...

- Walkable and bike friendly interconnected neighborhoods
- Maintenance and expansion of parkland, trails, and sports facilities
- Self-sufficient neighborhoods that promote collaborative recreational and commercial uses
- Improved access to open spaces

Table 2.1: General Plan Land Use Designations

Land Use Designation	Maximum Density/Intensity	Description
Residential*		
R-1	Up to and including 8.8 du/ac	Single-family residential uses
R-1-A	Up to and including 17.5 du/ac	Single-family residential uses
R-2	Up to and including 14.6 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
R-3	Up to and including 17.5 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
RMD	Up to and including 23.3 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
RH	Up to and including 30 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
<i>* Notes:</i> 1) For properties within a residential overlay area, the maximum density allowed within the overlay shall prevail. 2) Existing commercial uses within residential land use districts shall be considered legally conforming.		
Commercial		
Neighborhood Commercial (CN)	Max. FAR 0.50 Max FAR 1.50 for Artesia Boulevard Special Policy Area	Provides for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office, hotel*, kenneling*, 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 (except for the Artesia Boulevard Special Policy Area, where the Maximum FAR is 1.50) <i>*Conditionally permitted subject to zoning code</i>
Coastal Commercial (CC)	Per Redondo Beach Pier Master Plan and Local Coastal Program (LCP)	Provides for coastal and recreation-oriented commercial retail and service uses
C-1	FAR 0.35	Retail commercial, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, professional offices, personal services, cultural facilities, and similar uses
C-2	FAR 0.50	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 uses
C-3	FAR 0.70	Same uses as C-2
C-4	FAR 1.00	Same uses as C-2

Table 2.1: General Plan Land Use Designations

Land Use Designation	Maximum Density/Intensity	Description
C-5	a. FAR 0.70 b. FAR 0.70 c. FAR 1.00 d. FAR 1.50 e. N/A	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. b. Automobile and marine related repair (west side of Catalina Avenue) c. Light industrial and wholesale uses (west side of Catalina Avenue) d. Storage and self-storage (west side of Catalina Avenue) e. Boat and recreational vehicle outdoor storage (west side of Catalina Avenue)
Mixed-Use		
Mixed-Use Transit Center (MU-TC)	Max. FAR 1.50 Up to and including 30 du/ac	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. This designation also allows for public uses such as libraries, parks, museums, and cultural facilities. Configurations include ground floor commercial with residential units on upper floors or stand-alone commercial, office and residential development. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and density up to and including 30 dwelling units per acre, density may increase consistent with state law for affordable units.
Mixed-Use Low (MU-1)	Commercial Only: 0.35-0.50 FAR Commercial and Residential together: Max. FAR 1.50 (all density exceeding 0.70 FAR must be residential units) Up to and including 30 du/ac	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 residential units on upper floors or standalone commercial or office development. This designation is intended to encourage pedestrian-oriented development that has a strong emphasis on creating a safe and attractive streetscape. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and density up to and including 30 dwelling units per acre, density may increase consistent with state law for affordable units.

Table 2.1: General Plan Land Use Designations

Land Use Designation	Maximum Density/Intensity	Description
Mixed-Use Medium Low (MU-2)	Commercial Only: 1.00 FAR Commercial and Residential together: Max. FAR 1.50 (all density exceeding 0.70 FAR must be residential units) Up to and including 35 du/ac.	Provides for an integrated mix of commercial retail, service, office, entertainment, and residential uses in the City's activity centers. Uses can be mixed in a vertical or horizontal configuration. Mixed-use development should be of high quality, designed to integrate with existing surrounding uses. Configurations include ground floor commercial or office with residential units or office uses on upper floors or standalone commercial or office development. This designation is intended to encourage pedestrian-oriented environments that have a strong emphasis on creating a safe and attractive streetscape. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and density up to and including 35 dwelling units per acre, density may increase consistent with state law for affordable units.
INDUSTRIAL		
I-1	FAR 1.00	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.
I-2	FAR 1.00	Same uses as I-1
I-3	FAR 1.00	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.
Industrial Flex (IF)	Max. FAR 1.00	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, hotel, and supporting commercial uses. The overall character in this designation is intended to create a creative/tech incubator district with supporting uses.
Public/Institutional/Open Space		
Public/Institutional (PI)	Max. FAR 0.75 for all properties <i>except</i> : Max. FAR 1.25 at City Hall bounded by PCH, Broadway, Carnelian St, and Diamond St Max. FAR 1.25 at the Annex site on Northeast Corner of PCH and Vincent St Subject to Planning Commission Design Review	Provides for governmental administrative and capital facilities, schools, libraries, hospitals and associated medical offices, public cultural facilities, and other public uses, ancillary parks, recreation and open spaces. Sites that are allowed to develop up to a maximum 1.25 FAR are also subject to Planning Commission Design Review (PCDR).
Public/Utility (U)	Max. FAR 0.10	Provides for utility uses including easements with public access for recreation and parking. Maximum FAR 0.10.

Table 2.1: General Plan Land Use Designations

Land Use Designation	Maximum Density/Intensity	Description
Parks and Open Space (OS)	Max. FAR 0.20	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, parking facilities, and lifeguard towers. Maximum FAR 0.20.
Residential Overlay (-R)	Min. 20 du/ac Max. 55 du/ac	An overlay is a planning tool used to provide flexibility in land use designations. This designation allows uses that differ from or are in addition to, the underlying General Plan land use. This flexibility can help the City respond to State-mandated housing requirements and increase development options in different market conditions. The Residential Overlay allows residential infill projects in six areas of the City: The North Tech District, the northern portion of the Kingsdale neighborhood, the area immediately south of the city's transit center, the area south of the Galleria, several areas along 190th Street, and an area along south Pacific Coast Highway east of Palos Verdes Boulevard. The North Tech District, and the areas south of the transit center and Galleria are all located in close proximity to existing or future Metro Station stops, which provides access to existing or planned transportation alternatives. Properties with the Residential Overlay designation may be developed as the underlying land use designation (industrial, industrial flex, or commercial depending on the location) and also have the option of developing as infill residential without the need for a General Plan amendment. The Residential Overlay is intended to encourage the development of affordable housing by providing added land use flexibility that could allow for the integration of new residential housing opportunities in close proximity to transit, job centers, and commercial service centers. Residential uses in the overlay area may be stand-alone projects, horizontal mixed use, or vertical mixed use. Residential projects must have a minimum density of 20 dwelling units per acre, and they cannot exceed the maximum density identified within each overlay area.

Figure 2.1: Land Use Plan

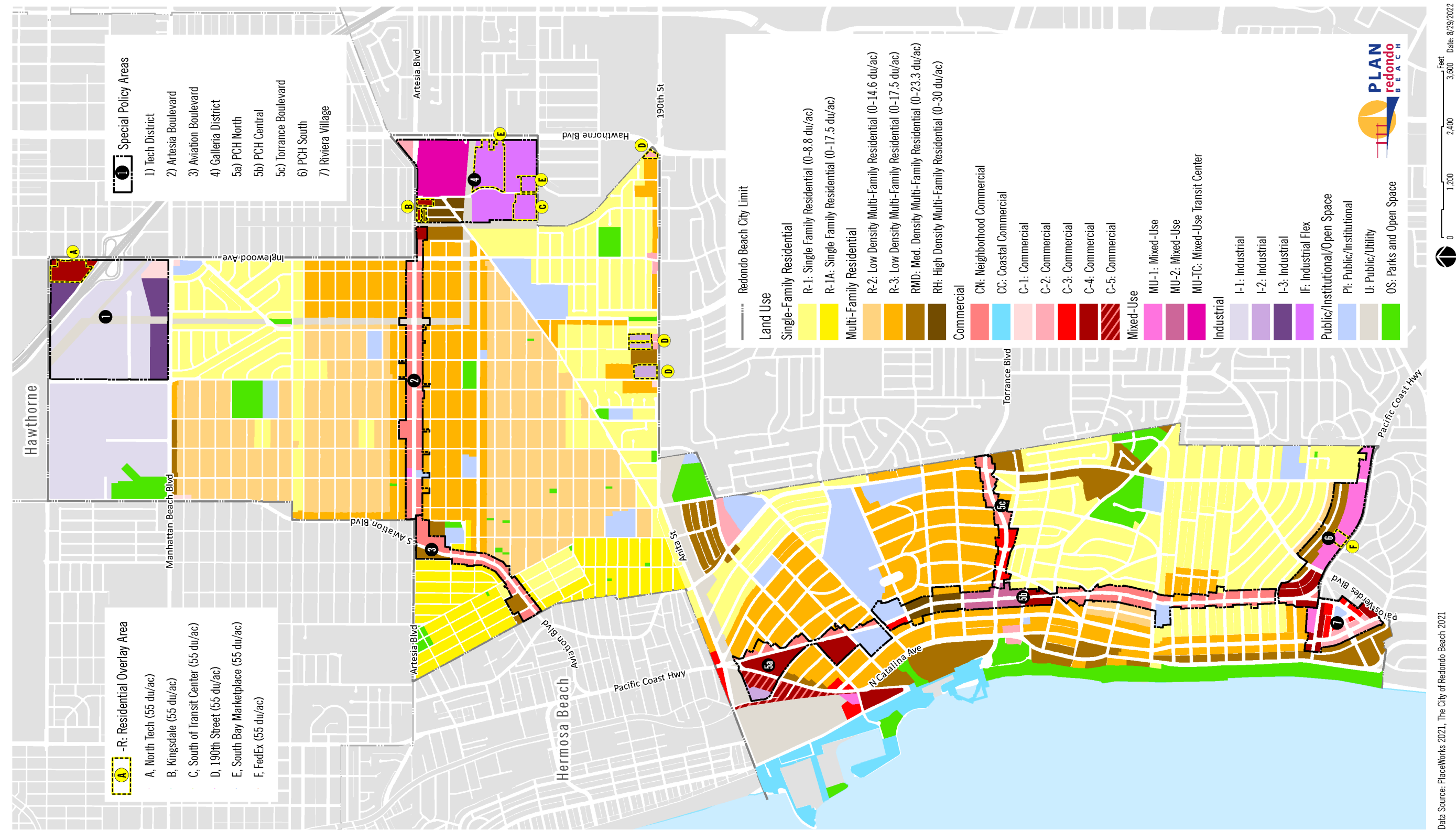


Table 5.1: Maximum permissible sound levels by land use category

Receiving Land Use Categories (where noise impacts are felt)		Presumed Ambient Level (Presumed Ambient Level set the maximum level allowed in each land use district unless actual measured ambient levels are available, in which case the higher level shall prevail)		Allowable Interior Noise Level	
Category	General Plan Land Use ¹	10:00 p.m. – 7:00 a.m.	7:00 a.m. – 10:00 p.m.	10:00 p.m. – 7:00 a.m.	7:00 a.m. – 10:00 p.m.
Residential	Low Density (R-1, R-1A, R-2)	45 dB	50 dB	40 dB	45 dB
	Medium Density (R-3, RMD)	50 dB	55 dB		
	High Density (RH, -R)	55 dB	60 dB		
Commercial	All Commercial (CN, CC, C-1, C-2, C-3, C-4, C-5)	60 dB	65 dB	n/a	
Mixed-Use	High Density Residential ² (MU-TC, MU-1, MU-2)	55 dB ²	60 dB ²	n/a	
	Commercial ² (MU-TC, MU-1, MU-2)	60 dB ²	65 dB ²	n/a	
Industrial	Mixed Industrial ³ (I-3, IF)	60 dB ³	65 dB ³	n/a	
	Light Industrial ³ (I-1, I-2)	70 dB ³	70 dB ³	n/a	
Public / Institutional / Open Space	Public / Institutional (PI) ⁴	Presumed ambient levels shall be consistent with that of the lowest adjacent land use district ⁴		School	
				n/a	45 dB
				Hospital	
	Parks (OS) ⁴	Presumed ambient levels shall be consistent with that of the lowest adjacent land use district ⁴		40 dB	
	Open Space (OS) ⁵	n/a	n/a	n/a	
	Public / Utility (U) ⁵	n/a	n/a		

Notes:

1. The Noise Regulations list zoning categories that are no longer used in the City. As an implementation measure (IM-N-12), the City shall update the zoning ordinance to align standards with updated zoning designations that are also consistent with the General Plan. The values shown here have been extrapolated to show General Plan Land Use equivalents of the outdated zoning categories identified in the Noise Regulations.
2. The Noise Regulations do not include standards for mixed-use land use categories. The standards shown here are based on those established for high-density residential uses and commercial uses.
3. The Noise Regulations reference Industrial P-D-I and Industrial P-I designations that no longer exist in the City's zoning code. This table shows the closest equivalent where standards for Industrial P-D-I apply to mixed industrial designations I-3 and IF, while the Industrial P-I standards apply to light industrial designations I-1 and I-2.
4. The Noise Regulations do not include presumable ambient noise levels for Public, Institutional, or Park uses, but they do specify that areas designated as Planned Development or Civic Center shall be consistent with the ambient levels for the lowest adjacent land use district. Because Planned Development and Civic Center designations no longer exist, this has been extrapolated to apply to all public/institutional and park uses.
5. The Noise Regulations do not include presumable ambient noise levels for open space or utility uses. Because these types of uses are not typically occupied, regulations for these land uses have not been established.

Source: Extrapolated from the Redondo Beach Municipal Code, Chapter 24, Noise Regulations, Sections 301 and 401.

GOAL N-1 NOISE

Related Policies

Land Use Element

Policy LU-3.4 States: Industrial Impacts.

Mitigate the impacts that industrial and other non-residential uses which use, store, produce, or transport toxics, *generate unacceptable levels of noise*, air emissions, or contribute other pollutants have on the surrounding community.

Policy LU-5.1 States: Environmental Sustainability.

Ensure that new development is sensitive to the City's stewardship of the environment. *Provide measures to minimize the impacts of future development on air quality, runoff, water use, trash generation (and its impacts on the ocean), noise, and traffic (including things such as exhaust generated from underperforming intersections).*

An environment where public health and welfare are protected by reducing existing noise problems and preventing future degradation of the acoustic environment.

Policy N-1.1 Noise Compatibility. Require mitigation to ensure existing and future land use compatibility as required by the City's Noise Ordinance (Table N-01), and interior and exterior noise standards identified in the building code.

Policy N -1.2 Enforcement and Maintenance of Local Standards. Enforce the City's Noise Ordinance to effectively regulate noise conditions that are expected to occur within the City. Update the ordinance when necessary to regulate new or previously unidentified noise conditions, comply with new laws and regulations, and reflect best practices in noise regulation.

Policy N -1.3 Building Standards. Require new projects comply with noise insulation and vibration standards of local, regional, and state building code regulations.

Policy N-1.4 Residential Development. When new residential development or redevelopment is proposed adjacent to land designated for mixed-, industrial or, commercial uses, require the developer to assess the potential noise impacts of the adjacent use on the proposed residential uses and fund feasible noise-related mitigation measures.

Policy N -1.5 Nonresidential Development. When new nonresidential development project or redevelopment project including expansion of existing facilities, significant redevelopment, or a change in use that requires discretionary action is proposed adjacent to land designated for mixed- or residential uses, including the residential overlay or is adjacent to existing sensitive receptors such as schools, religious institutions, public facilities, parks, open spaces, conservation areas, or offices, require the developer to assess the potential noise impacts of the nonresidential project on the adjacent use and include feasible on-site mitigation measures to reduce noise to an acceptable level.

Policy N-1.6 Noise from Businesses. Mitigate persistent, periodic, or impulsive noise impacts of business operations on surrounding neighborhoods and nearby Sensitive Receptors.

Policy N -1.7 Transportation Noise. Minimize potential transportation noise through roadway design, the enforcement of truck routes, the expansion of the city's pedestrian and bicycle networks, converting the City fleet vehicles to electric, implementing traffic control or abatement measures, and employing other transportation noise control strategies.

Policy N -1.8 Railroad Noise. Minimize the noise effect of railroad transit (freight and passenger) on residential uses and other sensitive land uses.

Policy N-1.9 Airport Noise. Advocate that future flight path selection be directed away from existing noise sensitive land uses.

- Policy N-1.10 Construction Noise.** Minimize the impacts of construction noise on adjacent uses through the enforcement of mitigation requirements established in the City's Noise Ordinance, such as legal hours of operation, advance noticing of construction operations, incorporating physical barriers as necessary, and using tools and equipment properly outfitted with sound-dampeners.
- Policy N-1.11 Coordination with Transportation Authorities.** Collaborate with transportation providers, neighboring jurisdictions, Caltrans, and regional entities in the preparation and maintenance of transportation-related plans to identify and minimize noise impacts and provide appropriate mitigation measures. Support efforts to electrify transit fleets.
- Policy N-1.12 Metro Expansion.** Support and advocate plans for metro expansion that preserve or improve the existing interior and exterior noise environment of Redondo Beach residences and other sensitive land uses with consideration for volume of noise, level of vibration, location of future Metro operations, frequency of proposed metro operations compared to current rail operations, and metro operating hours compared to current rail operations. Oppose the use of the existing rail right-of-way for the extension of the Metro line and support the extension within the Hawthorne Boulevard right-of-way.
- Policy N-1.13 Coordination with Railroad Operators.** Collaborate with railroad operators to ensure maintenance of rail lines, establish operational restrictions to reduce adverse noise impacts in residential areas and other noise sensitive areas, and install noise control features where operations impact existing or planned residential uses.
- Policy N-1.14 Noise Element.** Review the Noise Element to determine if updates are required whenever the Safety Element is updated. Update the Noise Element including noise contours whenever the Land Use or Circulation Elements are updated to allow for more intense land uses or increased impacts from mobile noise sources.

Noise Control Measures

A variety of strategies can be used to control noise, including:

Noise abatement:

- Insulation
- Noise barriers
- Mechanical dampening
- Technological solutions

Design techniques:

- Building setbacks
- Placement of parking and utility areas
- Building orientation

Other mitigation:

- Staggered or limited operating hours

GOAL OS-1 QUANTITY, LOCATION, AND ACCESS

A comprehensive, accessible, and well-balanced network of high-quality parks, public spaces, and recreational facilities that enhances the livability, wellness, and connectivity of the community.

- Policy OS-1.1** **Parkland Standard.** Achieve a minimum park acreage standard of 3 acres of parkland per 1,000 residents and aspire to 5 acres per 1,000 residents.
- Policy OS-1.2** **Service Area.** Prioritize development of new and expanded parks and recreational facilities and linkages to existing facilities in underserved areas of the City, defined as those with both a high population density and access to a limited number of park acres.
- Policy OS-1.3** **New Parkland and Recreational Facilities.** Acquire land to create additional high-quality, resident-serving parkland and recreational facilities, including regional, community, neighborhood, and ROW parks, parkettes, and recreational facilities. Continue investment in the Open Space Acquisition Fund. Prioritize opportunities on the AES site and SCE Right of Ways.
- Policy OS-1.4** **New Public Spaces.** Convert inaccessible and underutilized public and quasi-public properties into public spaces, including plazas, streetlets, and dual-purpose public infrastructure, to provide recreational enjoyment of the urban environment.
- Policy OS-1.5** **Public-Private Open Spaces.** Work with private developers and institutions to develop parkland, recreational facilities, and public spaces that are available for public use. These may include neighborhood parks, parkettes, recreational facilities, plazas, pass-throughs, and other unique public amenities.
- Policy OS-1.6** **Nonresidential Development.** Encourage nonresidential development, including commercial centers, mixed-use projects, industrial uses, and public facilities, to provide on-site open space for public, employee, customer, and resident use to the maximum extent feasible.
- Policy OS-1.7** **Joint-Use Agreements.** Prioritize coordination with the School District and Beach Cities Health District to develop joint-use agreements to expand the parks and recreation facility offerings, and to improve the geographic distribution of such offerings.
- Policy OS-1.8** **Access.** Provide safe, convenient, and enjoyable routes for residents of all ages, abilities, and income to access the City's open spaces and recreational facilities on foot, bike, and public transit. Provide appropriate bicycle and vehicular parking for all parks, coastal open spaces, and public spaces.
- Policy OS-1.9** **Urban Greening.** Improve access routes to parks and recreational facilities through urban greening programs that enhance the City's urban forest, provide shade, and incorporate best practices for sustainable landscaping emphasizing drought tolerant native plants and conservation.
- Policy OS-1.10** **Regional Trails.** Coordinate with neighboring jurisdictions and other agencies to connect new and existing parks and public spaces to other desirable destinations beyond City boundaries via pedestrian, bicycle, and other urban trails that are part of the larger regional trail network, including the Manhattan and Hermosa Beach Greenbelt and the Strand bicycle and pedestrian connections, creating a greenbelt to the sea.



Urban Greening Defined

Public landscaping and urban forestry projects that create mutually beneficial relationships between urban residents and their environments.

It's making urban spaces green!

spaces. Wi-Fi availability, solar charging stations, and seating in proximity to charging stations are now in-demand. New technologies, such as autonomous vehicles, could have an equally profound, but yet unseen, impact on the way people travel to and use parks, as well as the design of parks concerning parking and electrical infrastructure.

Similar to technological advances, changes in climate have the potential to alter both the way that residents use open space and recreational facilities and the amenities that residents will need to enjoy the facilities. A rise in extreme heat, for example, could increase the demand for shaded park areas and indoor cooling stations. Increases in the frequency and severity of storms could require open space areas to accommodate more extensive flood facilities, and residents may desire additional sheltered areas to allow for enjoyment of the outdoors even with more frequent rainfall.

To respond to these potential changes in technology and climate, it is imperative that the City regularly communicate with the community and maintain a level of flexibility to adapt existing facilities and plan for new facilities that embrace technological advances, mitigate the impacts of climate change, and reflect the resulting behavioral shifts of the community.

The following Goal and Policies help to ensure a well-designed, safe, and responsive open space and recreational network that will meet the needs of Redondo Beach residents now and in the future.

GOAL OS-2 HIGH-QUALITY OPEN SPACES AND RECREATIONAL FACILITIES

Parks, public spaces, and recreational facilities that are highly utilized by residents and visitors of all ages, abilities, and incomes and are well-maintained, safe, and meet the long- and-short term needs of the Redondo Beach Community.

Policy OS-2.1 Park Types. Develop, maintain, and implement a Parks Master Plan to provide a range of high-quality park types, recreational facilities, and public spaces to meet active and passive recreational needs of Redondo Beach residents of all ages, abilities, and incomes.

Policy OS-2.2 Universal Access. Ensure parks, public spaces, and recreation areas are accessible to people of all ages, abilities, and incomes.

Policy OS-2.3 Americans with Disabilities Act. Require new facilities and retrofits of existing facilities to comply with the Americans with Disabilities Act (ADA).

Policy OS-2.4 Community Input. Ensure that parks, public spaces, and recreational facilities reflect the needs and priorities of the residents, including those with special needs, by regularly engaging the community to solicit input on park, public space, and recreation issues.

Policy OS-2.5 Adaptive Facilities. Upgrade existing parks, public spaces, and recreational facilities to reflect changing community needs and to respond to changes in demographics, climate, and technology.

- Policy OS-2.6 Resilience Hubs.** Create centralized information hubs within community and recreation facilities to share resources with the community about reducing the impacts of climate change, preparing for disaster, and sharing information during and after a disaster.
- Policy OS-2.7 Maintenance and Safety.** Inspect and maintain parks, public spaces, and recreational equipment and facilities to ensure continued public use, safety, and enjoyment.
- Policy OS-2.8 Site Design.** Encourage new and existing parks, public spaces, and recreational facilities to maximize greenspace and usable public amenities while ensuring supportive infrastructure such as parking for park users and restrooms are appropriately scaled.
- Policy OS-2.9 Sustainable Landscaping.** Incorporate sustainable landscape practices that limit water usage and energy consumption, reduce urban runoff, and encourage groundwater recharge, such as drought-resistant and native landscaping, low impact development standards, and maximizing permeable surfaces.
- Policy OS-2.10 Conservation.** Preserve and enhance unique and valuable community resources as part of the planning and development of parks, public spaces, and recreation areas. Such resources include significant scenic and visual landmarks; cultural/historic resources; and natural resources such as coastal resources, wildlife habitats, and native vegetation.
- Policy OS-2.11 Commercial and Non-Profit Operations.** Where practical, incentivize commercial and non-profit operations that focus on low-cost recreation-, conservation-, and education-type uses of the parkland or public open space in which the operation conducts business. Such uses shall be prioritized equal with other commercial uses.
- Policy OS-2.12 Harbor Revitalization.** Capitalize on the opportunity presented by harbor revitalization to expand and enhance recreational facilities, parks, and resources in the harbor and pier area. Ensure adequate facility spaces to support coastal dependent educational recreation uses such as waterfront education, whale watching and Sportfishing excursions, sea bass grow out, and similar educational and recreational coastal dependent uses.
- Policy OS-2.13 Harbor Access and Wayfinding.** Preserve, protect and enhance pedestrian access to and navigation within the harbor and pier area by visually connecting existing access points through a combination of thoughtful design and wayfinding improvements. Require new development to minimize impacts to existing public access to the harbor, pier, shoreline, and other coastal resources.

Commercial and Non-Profit Operations

Examples of operations that focus on low cost recreational, conservation, and educational uses of parkland and public open space include, the Waterfront Education Foundation (which offers a variety of educational programs and excursions, SUP and sailboat rental and instruction, community gardens, and yoga classes.



Definitions

Prominent Public

Viewpoint. A publicly accessible location, or point, from which a scenic vista that helps to establish community identity is observed.

Prominent Public

Viewshed. The area that must be protected and enhanced to maintain views of the identified scenic vista from a Prominent Public Viewpoint.

Scenic Vista. A view of the ocean, beach, harbor, pier, parks, public open spaces, historical buildings, or other prominent visually significant architectural or community feature.

3.3.3 PROMINENT PUBLIC VIEWPOINTS

The community character of Redondo Beach is strongly tied to its coastal location and history as a vibrant and energetic “Beach Town.” Prominent views of the Pacific Ocean, or scenic vistas, serve as a visual amenity, and there are several prominent and publicly accessible locations, or viewpoints, from which expansive and uninterrupted vistas can be observed in Redondo Beach. These viewpoints should be identified, and views of the ocean from these locations should be preserved for public enjoyment, maintained, and enhanced.

In addition to ocean vistas, parks, public open spaces, historical buildings, and prominent architectural features, and other landmarks can serve as the focal point of scenic vistas, reinforcing community identity. These amenities and prominent public viewpoints from which they are observed should be identified, and views of identified amenities from viewpoints should be preserved for public enjoyment, maintained, and enhanced.

GOAL OS-3 PROMINENT PUBLIC VIEWPOINTS

Prominent public viewpoints and scenic vistas are preserved, maintained and enhanced for public enjoyment.

Policy OS-3.1 Identify Prominent Public Viewpoints. Identify existing prominent public viewpoints from which scenic vistas can be observed. Expand public viewpoints of the ocean and harbor with the redevelopment of the powerplant site and SCE right-of-way.

Policy OS-3.2 Building and Site Design. Massing, height, and orientation of new development that could impact a prominent public viewpoint should be sited and designed so it does not obstruct the identified prominent public viewpoint.

Policy OS-3.3 Landscape Design. Consider public access to prominent public viewpoints, and encourage landscape design that protects or enhances those viewpoints and scenic vistas.

Policy OS-3.4 Signage and infrastructure. Encourage signage, infrastructure and utilities that do not block or detract from prominent public viewpoints.

Policy OS-3.5 Light Pollution. Preserve skyward nighttime views and lessen glare by requiring outdoor fixtures on public and private property be fully-shielded, located only where necessary, designed to provide the correct amount of light, and use long-wavelength fixtures minimizing lighting level,

Responding to Changing Needs

Like open spaces and recreational facilities, the City's recreational programs and events should also adapt to and reflect the changing needs and desires of residents. The demographic shifts and potential changes in technology and climate described in section 3.3.2 could impact the types of programming desired by community members. If the City population continues to get older (as discussed in section 3.3.2), for example, additional programming for adults 50 and over may be necessary, while there may be a reduced demand for programs catering toward working-age adults.

To respond to these potential shifts in needs and desires, the City should seek public input while conducting a regular evaluation of its programs and events to ensure the offerings mirror community needs.

The following Goal and Policies help to ensure a variety of programming and events that will meet the diverse needs of Redondo Beach residents now and in the future.

GOAL OS-4 PROGRAMS AND EVENTS

A recreation program with a wide variety of services, activities, and events designed to satisfy the diverse needs, traditions, and interests of residents of all ages, abilities, and incomes.

Policy OS-4.1 Diversity of Programs and Events. Provide a wide range of recreation and community programs and events that benefit Redondo Beach residents, reflect the diversity of the City, meet the needs and desires of residents of all ages, abilities, and incomes, minimize impacts on public access to coastal resources and parkland, maximize sustainability practices, and protect environmental resources that may be negatively impacted by the program or event. Retain the ability to oversee events held on City-managed land.

Policy OS-4.2 Evaluation and Community Input. Regularly evaluate participation, resident needs, and community desires by conducting community outreach to solicit input to maximize participation and ensure recreation and community programs reflect the needs and priorities of Redondo Beach residents.

Policy OS-4.3 Scholarships. Coordinate with private entities, other agencies, and non-profits to provide subsidies for users who cannot afford to participate in recreational programs.

Policy OS-4.4 Conservation and Educational Programs. Provide programs that integrate recreational learning activities with environmental, cultural, and historical resources.

Policy OS-4.5 Resiliency Programs. Provide programs for sharing resources with the community about climate change, opportunities to reduce emissions, and techniques to increase resilience, showcases for sustainability, energy efficiency, and low carbon building, and to help residents obtain essential resources and information during and after a disaster.

Programs & Events

Programs may include art, cultural awareness, nature /conservation /environmental study, resiliency education, concerts/entertainment, job development and employment skills, health, sports/exercise, and human services.

Events may include public recreational activities and special events such as the Super Bowl Sunday 10k, outdoor concerts, public markets and farmer's markets, block parties, crafts/food fairs, and art walks.

Policy OS-4.6 **Partnerships.** Coordinate with other local agencies, private businesses, and non-profits to offer a broader range of programs to meet the needs of residents of all ages, abilities, and incomes.

Private Funding Sources

As new development projects are proposed, the City should seek to establish creative developer agreements and partnerships with private developers to provide public amenities within new projects (as described in section 3.2.2 under Public-Private Open Space).

In addition to the creation of Public-Private Open Spaces, the City could pursue other avenues to obtain private funding, such as pursuing corporate sponsorship of City parks, events, and programs, leasing naming rights, and forming exclusive use agreements.

Grants and Parks Foundation

The City should seek out various local, regional, state, and federal grant funding sources that are intended to support open space and recreation improvements.

In addition to seeking grants available to the City, Redondo Beach could also work with advocates to establish a non-profit parks foundation or work with established non-profits to fundraise for parks and recreation facilities and programs. Such a foundation or partnership with an established non-profit could solicit for non-profit grants that are not available to public agencies; pursue private contributions of real estate and stocks; receive gifts through wills, bequests, and endowments; solicit annual donations from residents and local businesses; and sponsor events to generate funding for parks and recreation operations.

The following Goal and Policies help to ensure adequate funding is available to finance ongoing maintenance, improvement, and expansion of the City's open space and recreational facilities.

GOAL OS-5 FUNDING

A consistent and diverse collection of funding sources to finance the acquisition, improvement, and maintenance of the City's open spaces, recreational facilities, programs, and events.

- Policy OS-5.1 Development Fees.** Require new residential subdivision developments dedicate land for parkland and recreation facilities and/or pay an equivalent in-lieu fee to be used to enhance, expand, acquire, and/or improve parkland and recreational facilities. Collect public art development impact fees on qualifying new development projects that can be used to improve recreational placemaking, create free cultural experiences by incorporating public art into accessible open spaces and enhancing the City's cultural identity.
- Policy OS-5.2 User Fees.** Regularly analyze user fees to ensure recreation programs are affordable for residents and self-sustaining.
- Policy OS-5.3 Financing Districts.** As specific opportunities and needs arise, allow the establishment of financing districts to fund the acquisition, development, and maintenance of parkland and recreational facilities.
- Policy OS-5.4 Private Funding Sources.** Establish creative partnerships with corporations, private developers, and the local business community to provide additional land dedication, ongoing public access to open spaces on private property, and funding for parks, public spaces, and recreational facilities.

Policy OS-5.5 **Grants and Other Funding Sources.** Pursue parks, recreation, conservation, and habitat-related grants.

Policy OS-5.6 **Federal and State Funding Programs.** Regularly review and pursue state and federal funding opportunities to improve, expand, enhance, and protect the City's parks, public spaces, other open spaces, and recreational opportunities for future generations.

In addition to the Goals and Policies related to water quality and stormwater discharge contained in the Utilities Element, the following Goal and Policies will help to ensure the ongoing preservation of the City’s natural and recreational resources along its coast and within the adjacent waters.

GOAL OS-6 COASTAL RESOURCES

Beaches, bluffs, harbors, and waters that serve the recreational needs of the community, enhance the City’s economic vitality, preserve the unique natural environments, and sustain sensitive habitat areas within the City’s coastal zone and jurisdictional waters.

Policy OS-6.1 Regional Cooperation. Coordinate, cooperate, and support, neighboring jurisdictions, partner agencies, educational institutions, and non-profit organizations working on conservation efforts in the City and region that impact resources in Redondo Beach and align with Redondo Beach’s Vision, Guiding Principles, Goals, and Policies.

Policy OS-6.2 Harbor Water Quality. Improve water quality within the harbor and ocean areas surrounding the harbor to ensure they are safe for human recreation and capable of supporting fluctuations in the harbor’s marine life for future generations.

Policy OS-6.3 Limit Discharge. Limit the discharge of pollutants, debris, and City stormwater into the Santa Monica Bay by educating homeowners and businesses about water quality; incorporating best management principles (BMPs), such as maximizing permeable surfaces, harvesting rainwater, using native landscaping, and installing stormwater gardens, on new City projects; encouraging the use of BMPs on new development and retrofit projects; and continuing to require that all construction comply with National Pollutant Discharge Elimination System (NPDES) regulations. Continue to require “Low Impact Development” stormwater management measures within the coastal zone and consider its expansion to the City’s non-coastal zones.

Policy OS-6.4 Erosion. Prevent erosion of beaches and coastal bluffs by maintaining stormwater systems, educating the public about erosion factors, restricting pedestrian access to vegetated areas, continuing beach bluff restoration, and coordinating with the County and other entities.

Related Policies

Utilities Element STORM DRAINAGE SERVICE

See Policies: 6.2.9,
6.2.13, 6.2.14

Safety Element SEA LEVEL RISE

See Policies: S-7.2, S-
7.4, S-7.5, S-7.7

Harbor Water Quality

Harbor water quality can be improved by completing remaining items and continuing ongoing efforts set forth in the Water Quality Task Force Recommendations Report (see section 3.5.3) and by implementing new initiatives. Combined these may include improving harbor aeration with additional diffusers, installing remote sensors to monitor the oxygen, pH and chlorophyll levels (especially during algae bloom events), preventing stormwater from entering the Bay through rainwater harvesting, and requiring low impact development standards and other best management principles.

management principles that encourage infiltration and natural recharge in City projects and encouraging private developers to do the same.

The following Goal and Policies provide for the conservation of water resources. While these are directly related to conservation issues discussed in this Element, additional Goals and Policies related to water resources (including conservation) are contained in the Utilities Element.

GOAL OS-7 WATER MANAGMENT

Efficiently manage the City's available water resources to protect both the short- and long-term water supply.

- Policy OS-7.1 Water-Wise Planning.** In planning for urban water needs, including new and retrofit projects, the City will adopt and strive for the most efficient available water practices. The City will encourage other agencies to follow this policy. "The most efficient available practices" means behavior and devices that use the least water for a desired outcome, considering available equipment, lifecycle costs, social and environmental side effects, and the regulations of other agencies.
- Policy OS-7.2 Public Education.** Educate homeowners and business owners about water conservation and stormwater management strategies appropriate to Redondo Beach, and partner with Cal Water, Los Angeles County, and other agencies to inform residents and business owners about water conservation and stormwater management programs available to them.
- Policy OS-7.3 Groundwater Infiltration.** Improve natural groundwater recharge by incorporating best management principles (BMPs), such as maximizing permeable surfaces, using native landscaping, and installing stormwater gardens, on new public and private projects and retrofits to incorporate BMPs. Consider expanding the application of the City's "Low Impact Design" (LID) stormwater management program required in the Coastal Zone to the City's Non-Coastal/Inland areas.
- Policy OS-7.4 Regional Cooperation.** Cooperate with the County, utility companies, and other agencies operating in the City to replenish the groundwater supplies in the region.
- Policy OS-7.5 Recycled and Gray Water -** Expand the City's recycled water infrastructure for landscaping for parks, medians, schools, and existing and new private uses. Allow development of permitted gray water use

Related Policy Highlight

Utilities Element Policy 6.3.13 States:

Work with the City's water providers to encourage local residents, businesses, and industries to store and re-use gray water.

Water-Wise Planning

Water-wise planning is a commitment to choose the most water efficient options that still fulfill project requirements such as function, cost, life cycle and applicable regulations. Examples of water-wise planning would be using low-impact development landscaping, installing greywater systems, and using low-flow toilets or other high-efficiency fixtures.

The following Goal and Policies work in combination with the provisions included in the Land Use and Circulation Elements to protect and enhance habitat areas and expand the City's Urban Forest.

GOAL OS-8 BIOLOGICAL RESOURCES

An enhanced ecosystem comprised of a thriving urban forest, protected habitats for biological resources, especially native, sensitive and special status wildlife species, to foster the well-being of the community and offer a reprieve from the built environment.

- Policy OS-8.1 Protect and Expand Critical Habitats.** Coordinate with the neighboring cities, Los Angeles County, regional agencies, and environmental and conservation communities/groups to ensure critical habitat areas are preserved, expanded and connected when feasible, and protected from natural and manmade threats, including potential impacts from development on adjacent sites.
- Policy OS-8.2 Re-Introduce Native Species.** Coordinate with conservation groups and non-profit organizations to reestablish habitat areas with native plants and animals in areas of habitat rehabilitation; consider the feasibility of establishing, maintaining, and preserving new habitat areas in other parts of the City.
- Policy OS-8.3 Educate.** Collaborate with agencies, non-profit organizations, and other groups to promote awareness about steps residents can take to enhance biological resources in the area, and allow public access to biological resource areas the extent feasible without compromising conversation or habitat areas.
- Policy OS-8.4 Urban Forest.** Expand the City's urban forest in a consistent, coordinated, and environmentally conscious manner. Prioritize native trees and associated companion species and habitats. Maximize and maintain tree canopy on public lands and open spaces.
- Policy OS-8.5 Continue Current Restoration Efforts.** Support continuation and expansion of current habitat restoration efforts on the Coastal Bluffs and at Wilderness Park.
- Policy OS-8.6 Re-introduce native habitats.** Work with the property owners of the powerplant property and utility rights-of-way adjacent to Herondo Avenue, the Coastal Commission, the Coastal Conservancy, and other agencies to reestablish a wetlands surrounded by native habitat on the powerplant property and native habitat on the utility right of way next to Herondo Avenue.

GOAL S-1 EMERGENCY PREPAREDNESS, RESPONSE, AND RECOVERY

A prepared Redondo Beach that can effectively plan for, respond to, and recover from emergencies and hazardous events.

Policy S-1.1 Emergency Operations Plan. Coordinate with federal, state, and local emergency response agencies to develop adopt, and maintain a City of Redondo Beach Emergency Operations Plan (EOP) and a Continuity of Operations Plan (COOP).

Policy S-1.2 Recovery and Rehabilitation. Facilitate the rapid recovery of persons and rehabilitation of buildings and infrastructure following a hazardous event.

Policy S-1.3 Public Awareness. Increase public awareness and knowledge of emergency response planning, procedures, and opportunities for public engagement, participation, and support.

Policy S-1.4 Emergency Operations Center Readiness. Provide the resources, funding, and tools to ensure the local Emergency Operations Center (EOC) is prepared for any disaster that may affect the City.

Policy S-1.5 Local Hazard Mitigation Plan. Incorporate the current Local Hazard Mitigation Plan, most recently adopted by FEMA in July 2020, into this Safety Element by reference, as permitted by California Government Code Section 65302.6 to ensure that emergency response and evacuation routes are accessible throughout the city.

Policy S-1.6 Responsiveness to Large-Scale Disasters. Improve the City's ability to prepare for and respond to large-scale disasters through coordination and sharing data, experience, and strategies with other emergency management agencies in state or regional efforts on disaster planning.

Policy S-1.7 Early-warning Notification Systems. Provide alerts about potential, developing, and ongoing emergency situations through extensive early-warning and notification systems that convey information to all residents, in multiple languages and formats to ensure it is widely accessible.

Policy S-1.8 Coordination with National, State and Local Emergency Management Agencies. Continue to coordinate with local and State Emergency Management agencies using the Standardized Emergency Management System (S.E.M.S.) and National Incident Management System (N.I.M.S.) to facilitate multi-agency emergency response.

GOAL S-2 CRITICAL FACILITIES

Redondo Beach's essential facilities retain functionality and structural integrity following natural and human-caused disasters.

Policy S-2.1 Site Design of Critical Facilities. Site, design, and construct new City-owned critical facilities to ensure continued operations following geologic, seismic, or other hazard events, including prohibiting critical facilities within 100 feet of an active fault system, within a FEMA flood hazard zone, or within a sea level rise hazard area.



Resilience Hubs

Resilience hubs consist of well-used, existing community-serving facilities that are upgraded to provide local communities with shelter, water, and electricity during these events or disasters.

Policy S-2.2 Siting of Critical and Sensitive Structures. Locate Critical and Sensitive structures in areas of the City with continuous road access, and areas where utility services can be easily maintained and/or quickly reinstated after a hazardous event.

Policy S-2.3 Upgrading Vulnerable Critical and Sensitive Facilities. Require that existing Critical and Sensitive Facilities with significant seismic or other hazard vulnerabilities be upgraded, relocated, or phased out as appropriate or possible.

Policy S-2.4 Emergency Response Plans for Critical, Sensitive and High-Occupancy Facilities. Require Critical, Sensitive, and High-Occupancy Facilities located in areas of potential hazards, such as seismic, flooding, or sea level rise, to maintain site-specific emergency response plans, with contingencies for all appropriate hazards.

Policy S-2.5 Citywide Network of Resilience Hubs. Establish a network of equitably located resilience hubs throughout Redondo Beach and ensure that resilience hubs are situated outside of areas at risk from hazard impacts to the extent possible, offer refuge from extreme heat and poor air quality due to regional wildfire smoke, and are equipped with renewable energy generation and backup power supplies. Such facilities should be in easily accessible locations and be available to all community members.

Policy S-2.6 Backup Power Sources. Coordinate with emergency management services to establish backup power, preferably renewable energy sources, and water resources at emergency shelters, resilience hubs, and cooling centers in case of power outages.

GOAL S-3 HAZARD AND EMERGENCY DATA

Up-to-date hazard and emergency data to ensure effective planning and response to natural and human-caused hazardous events.

Policy S-3.1 Maintain Current Geologic Hazards Databases. Maintain a current information and GIS database with the best available science on local and regional seismic and geologic hazards and ensure this information is available to the community.

Policy S-3.2 Ongoing Fault Location Data Collection. Continue collecting relevant data on fault locations and history of fault displacement activity, as a basis for future refinement of seismic-related policies.

Policy S-3.3 Resources to Update the Climate Vulnerability Assessment. Use the reported data and findings of applicable local, regional, or state documents or plans pertaining to climate-related hazards that could impact the City of Redondo Beach, including the California Climate Change Assessment, the California Adaptation Planning Guide, and the Safeguarding California Plan, to update the Climate Vulnerability Assessment during each update to the Safety Element.

heavy precipitation events due to climate change could lead to an increase in moisture-induced landslides and mudflows.

GOAL S-4 SEISMIC AND GEOLOGIC HAZARDS

Reduce death, injury, property damage, economic and social dislocation, and disruption of vital services resulting from seismic and geologic related events.

- Policy S-4.1 Compliance with State, Regional and Local Regulations.** Require new development to comply with current state, regional, and local regulations for seismic safety. Encourage retrofitting of existing development during building permit review to comply with current state, regional, and local requirements relative to seismic safety.
- Policy S-4.2 Keep Local Ordinances and Regulations Current.** Update local ordinances and regulations after each update to the Local Hazard Mitigation Plan and/or Safety Element to incorporate relevant geologic and seismic hazard information.
- Policy S-4.3 Evacuation and Access.** Ensure that new development, especially high-occupancy facilities, allow for evacuation of occupants through stabilized corridors and access points if buildings are damaged by seismic activity.
- Policy S-4.4 Property Owner Notification of New Faults.** Formally notify all property owners within a 500 linear foot radius of any and all boundaries of a newly discovered fault and/or existence of a fault if previously unidentified or unexposed fault is identified within the City of Redondo Beach municipal boundaries.
- Policy S-4.5 Development in Liquefaction Zones.** Require new development located in Liquefaction Zones, identified in Figure 4.4, to implement specific measures in the California Building Code Chapter 18 to reduce damage in an earthquake event.
- Policy S-4.6 Police, Fire and Public Works Coordination.** Coordinate with fire, police, and public works departments to ensure effective preparation, response, and recovery services are available throughout the community before, during, and after a seismic event.
- Policy S-4.7 Upgrade of Major Roadway Corridors in Liquefaction-Prone Areas.** Require new development to upgrade major roadway corridors in liquefaction-prone areas, identified in Figure 4.4, to reduce damage and disruptions from potential damage to transportation and evacuation routes.
- Policy S-4.8 Monitor and Upgrade Unreinforced Masonry Buildings.** Continue to monitor and enforce the upgrading of unreinforced masonry buildings in accordance with Ordinance 2576 and Section 8875 of the California Government Code.
- Policy S-4.9 Agency Coordination to Minimize and Mitigate Geologic and Seismic Hazards.** Coordinate and cooperate with local and state agencies within the County to avoid, minimize, and mitigate geologic and seismic hazards.
- Policy S-4.10 Automatic Natural Gas Shutoff Earthquake Sensors.** Require automatic natural gas shutoff earthquake sensors in high-occupancy industrial and commercial facilities, as well as new homes, and encourage them for all existing residences.

Policy S-4.11 Mapping of Areas Prone to Landslides and/or Mudflows. Coordinate with California Geologic Survey and United States Geologic Survey to map areas prone to potential landslides and/or mudflows.

GOAL S-5 TSUNAMI HAZARDS

Protection of life, prevention of injury, and reduction in the potential for property damage from tsunami runup.

Policy S-5.1 Assess Tsunami Runup Potential on New Development. Require new development projects to determine tsunami runup potential at the project site, prior to development, and require specific measures to prevent tsunami related damage, including a site-specific evacuation and emergency response program for tsunamis.

Policy S-5.2 Tsunami Evacuation Notices to Community Members. Obtain information from the U.S. Tsunami Warning System and the Tsunami Ready Communities program to send evacuation notices to community members in the event of a tsunami.

4.4 Flooding and Sea Level Rise

4.4.1 FLOOD HAZARDS

Flooding is the rising and overflowing of a body of water onto normally dry land. Floods are among the costliest natural disasters in terms of human hardship and economic loss nationwide, causing substantial damage to structures, landscapes, and utilities, as well as life-safety issues. Flooding can be extremely dangerous, and even six inches of moving water can knock a person over given a strong current. Other hazards created by flooding include ground saturation that leads to instability or collapse of buildings and infrastructure; standing water that can damage foundations and electrical circuits; as well as erosion, sedimentation, degradation of water quality, losses of environmental resources, and certain health hazards.

Floodwaters can damage buildings, carry large debris, and wash away soil that can weaken structures built on top, leading to collapse of building foundations. Flood can both pose a drowning hazard and cause mold and mildew to grow in buildings, creating poor indoor air quality. Flash floods are especially dangerous because they can happen suddenly and prevent effective evacuations.

Floods are usually caused by large amounts of precipitation, either from a period of very intense precipitation or a long period of steady precipitation. Historically, Redondo Beach has been at risk of flooding primarily during the winter and spring months when atmospheric river systems swell with heavy rainfall. Prolonged, heavy rainfall causes high peak flows of moderate duration and a large volume of runoff. When the ground is saturated by previous rainfall, flooding can be more severe. In impervious areas, such as areas covered in asphalt or cement, stormwater cannot absorb into the ground and flows faster over the surface. This can cause more extensive flooding in low lying areas. Flooding susceptibility in Redondo Beach is primarily associated with low-lying areas and coastal flooding along the shoreline.

GOAL S-6 FLOOD HAZARDS

Protection of life, prevention of injury, and reduction in the potential for property damage from flooding.

- Policy S-6.1 Agency Coordination.** Cooperate with local, regional, State, and federal flood control agencies to reduce the potential for flood damage in Redondo Beach.
- Policy S-6.2 Public Awareness of Flood Hazards and Flood Control Measures.** Increase public awareness of flood hazards and promote flood-control measures, such as increasing permeable surfaces, to avoid and reduce potential impacts from flooding.
- Policy S-6.3 Protect City-Owned Buildings from Flooding Impacts.** Ensure city-owned buildings and infrastructure are protected from the impacts generated by flooding.
- Policy S-6.4 Assessment and Maintenance of Storm Drainage Systems.** Coordinate with the Los Angeles County Flood Control District to increase green infrastructure and ensure that flood channels and storm drainage systems are regularly assessed, cleaned, maintained, and upgraded to minimize flood risks to existing development.
- Policy S-6.5 Development in the 100-Year or 500 Year Floodplain.** Require new development within the 100-year or 500-year floodplain, identified in Figure 4.6, to comply with the Redondo Beach Flood Damage Prevention Ordinance, to minimize flood risk.

GOAL S-7 SEA LEVEL RISE

A resilient and thriving community, safeguarded and adaptively managing for rising sea levels.

- Policy S-7.1 Habitable Areas and Sea Level Rise.** Require new development to locate habitable areas and essential buildings above the highest water level expected during the life of the project, based on Figure 4.7 and Figure 4.8.
- Policy S-7.2 Agency Coordination.** Coordinate with regional agencies, cities, utilities, property owners, community groups, and other stakeholders to conduct regional sea level rise adaptation planning.
- Policy S-7.3 Availability of Flood Information.** Provide information to property owners, business owners/operators, and the public in areas subject to increased flooding due to sea level rise by working with neighborhood associations, realtors, business associations/groups, and community-based organizations to disclose potential property risks and mitigation options.
- Policy S-7.4 Nature-based Solutions.** Integrate nature-based solutions into sea level rise adaptation strategies, including the construction of living shorelines, which are made of plants, sand, or rock that can grow over time to provide both wildlife habitat and natural resilience, rather than artificial structures.
- Policy S-7.5 Planning for Sea Level Rise.** Integrate sea level rise projections and analyses into City development and environmental review processes.

Related Policies

Open Space and Conservation Element
COASTAL RESOURCES

See policies: OS-5.2, OS-5.3, OS-5.5

WATER RESOURCES

See policies: OS-6.2, OS-6.3



Nature-Based Solutions to Sea Level Rise

There are several case studies of natural coastal infrastructure solutions. They give coastal managers a sense of the breadth of approaches to coastal adaptation and what it takes to plan, permit, implement, and monitor them. Examples that span the California coast include:

- Seal Beach National Wildlife Refuge Thin-layer Salt Marsh Sediment Augmentation Pilot Project
- San Francisco Bay Living Shorelines: Nearshore Linkages Project
- Santa Monica Beach Restoration Pilot Project

Policy S-7.6 Sea Level Rise Projections. Update sea level rise projections based on best available science during each update to the Safety Element.

Policy S-7.7 Wave Action from Storm Surge. Require structures, including City-owned structures, along the coast to be built or upgraded to withstand strong wave action from storm surge.

4.5 Hazardous Materials

Hazardous materials are materials that pose a significant risk to public safety or human or environmental health. These include toxic chemicals, flammable or corrosive materials, petroleum products, and unstable or dangerously reactive materials. They can be released through human error, malfunctioning or broken equipment, or as an indirect consequence of other emergencies (e.g., if a flood damages a hazardous material storage tank). Hazardous materials can also be released accidentally during transportation, as a consequence of vehicle accidents. In areas with oil extraction, malfunctioning piping can cause methane to leak into soil and groundwater layers, which is a highly flammable gas that can also cause ailments such as headaches, vomiting, and rashes.

A release or spill of bulk hazardous materials could result in fire, explosion, toxic cloud, or direct contamination of water, soil, and air. The effects may involve a small site or several square miles. Health problems may be immediate, such as corrosive effects on skin and lungs, or gradual, such as the development of cancer from a carcinogen. Damage to property could range from immediate destruction by explosion to permanent contamination by a persistent hazardous material.

Two types of hazardous materials sites exist in and near Redondo Beach: Superfund sites and Department of Toxic Substances and Control (DTSC) sites. Superfund is the Environmental Protection Agency's program to clean up hazardous waste sites. While there are no hazardous waste sites (superfund sites) in Redondo Beach, nearby sites are in Torrance and Palos Verdes, including Del Amo Superfund site located 7 miles to the east, Montrose Chemical Corporation Superfund site located 6 miles to the east, and the Palos Verdes Shelf Superfund site located off the coast to the southwest of Redondo Beach.

Potential and known contamination sites are monitored and documented by the Regional Water Quality Control Board (RWQCB) and DTSC. A search of the DTSC and the California State Water Resources Control Board (SWRCB) databases in 2023, shows 14 hazardous materials sites as active, undergoing closure, referring to a local agency, or open, nine of which are Leaking Underground Storage Tanks. Table 4.2 lists the sites identified by the SWRCB and DTSC and the type of remediation at each location.

California Accidental Release Prevention Program (Cal-ARP), the Aboveground Storage Tank Program and the Underground Storage Tank Program.

If a hazardous material spill poses an imminent public health threat, the City will support local regulating agencies in notifying the public. The transport of hazardous materials/wastes and explosives through the city is regulated by the California Department of Transportation (Caltrans). I-405 is open to vehicles carrying hazardous materials/wastes. Transporters of hazardous wastes are required to be certified by the United States Department of Transportation (DOT) and manifests are required to track the hazardous waste during transport. The danger of hazardous materials/waste spills during transport does exist and will potentially increase as transportation of these materials increase on I-405. The Redondo Beach Fire Department and Los Angeles County Fire Department are responsible for hazardous materials accidents at all locations within the city.

4.5.1 POTENTIAL CHANGES TO HAZARDOUS MATERIALS IN FUTURE YEARS

Due to the number of hazardous materials sites in Redondo Beach, mechanical failures or natural hazards could pose future risk of hazardous material releases. Seismic shaking can disturb soils and plugged or abandoned oil wells, causing hazardous materials to move further into the soil potentially contaminating groundwater. Future risk of methane release from soils is possible but considered rare due to the limited presence of active or inactive oil fields in Redondo Beach.

4.5.2 CLIMATE CHANGE AND HAZARDOUS MATERIALS

Climate change may indirectly increase the risk of hazardous materials release. For example, flooding events could cause the transport of hazardous materials to become more dangerous and increase the potential of an accident. These events could become more frequent and intense in the future due to climate change. Methane released from soils in Redondo Beach would likely contribute to climate change, since methane traps more heat radiation than carbon dioxide.

GOAL S-8 HAZARDOUS MATERIALS

The adequate management, transportation, storage, and disposal of hazardous materials in Redondo Beach.

Policy S-8.1 Agency Coordination to Manage Hazardous Waste Facilities. Coordinate with Los Angeles County to effectively manage hazardous waste facilities and materials, including household hazardous waste, through the enforcement of federal, state, and local regulations, to ensure safe handling, transport, use, and disposal of toxic and hazardous materials.

Policy S-8.2 Enforce Toxic and Hazardous Waste Facility Regulations. Continue to cooperate with state, regional, and county agencies to enforce regulations for the safe operation of toxic and hazardous waste facilities.

- Policy S-8.3 Coordinate with Businesses to Minimize Hazardous Waste.** Identify and coordinate with local businesses to minimize hazardous waste produced by businesses that must use, store, or transport hazardous materials.
- Policy S-8.4 Responses to Toxic and Hazardous Waste and Materials Emergencies.** Coordinate with state and regional agencies to facilitate coordinated and effective responses to toxic and hazardous waste and materials emergencies in the City to minimize health, property, and environmental risks, damage, and consequences.
- Policy S-8.5 Toxic and Hazardous Waste Contamination Prevention of Local Water Supply.** Integrate inter-agency and interdepartmental review and participation in water resource evaluation and mitigation programs to protect against toxic and hazardous waste contamination of the local water supply.
- Policy S-8.6 Eliminate and/or Clean Water Supply Contaminants.** Eliminate and/or clean existing sources of water supply contaminants due to toxic or hazardous materials and uses. Regularly monitor the state’s hazardous sites list and work with identified locations on eliminating and/or cleaning identified water supply contamination.
- Policy S-8.7 Hazardous Materials Disposal.** Ensure that the use and disposal of hazardous materials in the city complies with local, regional, state, and federal safety standards.
- Policy S-8.8 Siting of New Facilities Using, Storing or Producing Hazardous Materials.** Prohibit any new facilities using, storing, or producing hazardous materials from being located directly adjacent to existing residential or school uses.
- Policy S-8.9 Hardening of Hazardous Waste Storage Containers.** Encourage hardening of hazardous waste storage containers to minimize increased risks from hazards such as floods, earthquakes, sea level rise, and severe weather.

4.6 Fire Hazards

Fire hazards include both wildfires and urban fires. California is recognized as one of the most fire-prone and consequently fire-adapted landscapes in the world. The combination of complex terrain, Mediterranean climate, and productive natural plant communities, along with ample natural ignition sources, has created conditions for extensive wildfires. Wildfire is a low concern for the City of Redondo Beach, as the majority of the city is urban and not surrounded by fire-prone vegetation communities. Generally, the California fire season extends from early spring through late fall of each year during the hotter, dryer months. Fire conditions arise from a combination of high temperatures, low-moisture content in the air and plant matter, an accumulation of vegetation, and high winds.

Areas at risk of wildfire are designated as Fire Hazard Severity Zones (FHSZs) by the California Department of Forestry and Fire Protection (CAL FIRE). In unincorporated areas where state agencies provide fire protection services (known as State Responsibility Areas or SRAs), the state has identified Moderate, High, and Very High FHSZs. In areas where local agencies provide fire protection services (Local Responsibility Areas or LRAs), the state has identified Very High FHSZs. There are no Very High Fire Hazard Severity Zones in Redondo Beach or adjacent communities, as the city is in an urban environment and surrounded by communities that are built out.

coordination between all entities. The City of Redondo Beach is signatory to the California Mutual Aid Fire Protection System. This agreement was established to aid with major emergency incidents anywhere in the state.

The Redondo Beach Fire Department provides fire protection, emergency medical services, and disaster preparedness and response. Redondo Beach has three fire stations located at 401 South Broadway (Fire Station #1), 2400 Grant Avenue (Fire Station #2), and 280 Marina Way (Fire Station #3). In 2021, the Fire Department responded to 7,598 incidents, including 5,125 medical incidents and 2,473 fire related incidents.

4.6.4 POTENTIAL CHANGE TO FIRE RISK IN FUTURE YEARS

Likelihood of Future Occurrence

Structural fires are the primary risk for Redondo Beach given the city's built-up environment and distance of less than a mile to a FHSZ. However, the likelihood of structural fires occurring in the city is low since these fires are usually the result of human accidents or mechanical issues in buildings. Wildfires will also continue to be a low-risk hazard for property damage in Redondo Beach, although smoke impacts from regional wildfires are likely to increase. As the fire season continues to occur later into the year, it is more likely to match up with the Santa Ana winds, which typically occur from October to April. This can generate smoke from regional wildfires that can inundate Redondo Beach.

Climate Change and Wildfire

Changing climate conditions are expected to increase the fire risk in and around Redondo Beach. Warmer temperatures brought on by climate change can exacerbate drought conditions. Droughts can kill or dry out plants, creating more fuel for wildfires. Warmer temperatures are also expected to increase the number of pest outbreaks, such as the shot hole borer, creating more dead trees and increasing the fuel load. Warmer temperatures are expected to occur later in the year, extending the wildfire season, which is likely to begin earlier in the year and extend later than it has historically. Wildfires occurring later or earlier in the year are more likely to occur during Santa Ana wind events, which can cause wildfires to move more quickly and increase the likelihood of burning into the wildland-urban interface areas. According to the California Fourth Climate Change Assessment, overall burned area may increase by as much as 60 percent during Santa Ana wind events (typically October to April), and 75 percent during periods without Santa Ana winds (typically April to September).



Fire Hazard Reduction Programs

Examples of these programs include weed and brush removal, maintenance of fire-resistant landscaping, and installation of fire sprinklers.

GOAL S-9 FIRE HAZARDS

Minimal risk of injuries, property damage, and economic loss due to fire emergencies.

Policy S-9.1 Fire Services to Protect from Fire and Fire-Related Emergencies. Provide fire prevention, protection, and emergency preparedness services that adequately protect residents, employees, visitors, and structures from fire and fire-related emergencies.

Policy S-9.2 Fire Protection Staffing and Equipment. Maintain staffing and equipment for fire protection services throughout the City to quickly respond to emergencies.

Policy S-9.3 Agency Coordination to Implement Regional Fire Protection Agreement. Continue to cooperate with fire, paramedic, and emergency operations personnel in adjacent municipalities and the County of Los Angeles to assist each other in carrying out the existing regional fire protection agreement.

Policy S-9.4 New Development Standards to Reduce Fire Hazard Risk. Continue to enforce and, as necessary, adopt new development standards to reduce fire hazard risks for new and existing development to minimize property damage and loss of life.

Policy S-9.5 Programs to Reduce Potential of Urban Fires. Continue to support public and private programs assisting in the further reduction of potential urban fires and associated prevention or protection efforts.

Policy S-9.6 Local Water System and Supply and Facilities. Continue to monitor, maintain, and upgrade the condition and operation of the local water system and supply, the distribution and operation of local fire hydrants, fire alarm boxes, and fire hose cabinets on the Municipal Pier.

Policy S-9.7 Outreach Programs for Fire Hazard Preparedness. Support community outreach programs for adults and children that educate community members about fire hazard preparedness and protection, and train volunteers to assist fire personnel to perform effectively during and after a local disaster.

Policy S-9.8 Enforcement of Codes to Minimize Risk of Structural Failure During a Fire. Minimize risk of structural failure during a fire or emergency situation, especially in critical facilities, by enforcing the California Building Standards Code and applicable California Fire Code provisions.



Snowpack

Snowpack levels in the Sierra Nevada dropped by **25 percent** during the **2011 to 2016** drought, and average springtime snowpack is expected to drop **64 percent by 2100**. In **2021 water year** (October 1, 2020 to September 30, 2021), the snowpack in the Northern Sierra was **70 percent** of the average, but the rain was less than **50 percent** of the annual average, making it the third driest year on record.

4.7 Additional Climate Change Hazards

Climate change hazards include coastal flooding, drought, extreme heat, flooding, sea level rise, and extreme storms and wind. This section provides background information, goals, and policies

4.7.1 DROUGHT

A drought is a long period when precipitation levels are well below normal. Similar to other regions of California, the City of Redondo Beach chronically experiences drought cycles. Drought impacts the city's water supply, derived from the State Water Project and the Colorado River, which ultimately makes less water available for people, businesses, and natural systems. Droughts can also indirectly lead to more wildfires and smoke in Redondo Beach and the region, and the stress caused by water shortages can weaken plants, making them more susceptible to pests and diseases.

The U.S. Drought Monitor recognizes a five-point scale for drought events: D0 (abnormally dry), D1 (moderate drought), D2 (severe drought), D3 (extreme drought), and D4 (exceptional drought). According to the U.S. Drought Monitor, the most intensive drought conditions in recent years occurred during most of 2007, when all of Los Angeles County was classified as being in "extreme"

blown by the wind can create breathing problems. The winds can blow roofs off buildings and cause tree limbs to fall on structures. High winds also increase the threat of wildfires. Winds may dry out brush and forest areas, increasing the fuel load in fire-prone areas. Winds may spark wildfires by knocking down power lines or causing them to arc. If wildfires do start, high winds can push smoke and ash further into urbanized areas, such as Redondo Beach, affecting the air quality and potentially disrupting regional infrastructure networks.

Potential Change to Severe Weather in Future Years

LIKELIHOOD OF FUTURE OCCURRENCE

According to historical hazard data, severe weather is an annual occurrence in Redondo Beach. Damage and disaster declarations related to severe weather have occurred and will continue to occur in the future. Heavy rain and thunderstorms are the most frequent type of severe weather occurrences in the region. Wind and lightning often accompany these storms and have caused damage in the past. However, actual damage associated with the primary effects of severe weather have been limited. It is the secondary hazards caused by severe weather, such as floods and fire, that have had the greatest impact in the region. Thunderstorms, high winds, and lightning can each have localized impacts on infrastructure, properties, and public safety.

CLIMATE CHANGE AND SEVERE WEATHER

Climate change is expected to cause an increase in intense rainfall and strong storm systems. This means that Redondo Beach could see more intense weather resulting from these storms in the coming years and decades, although such an increase may not affect all forms of severe weather. While average annual rainfall may increase only slightly, climate change is expected to cause an increase in the number of years with intense levels of precipitation. Heavy rainfall can increase the frequency and severity of other hazards, including flooding. There is no evidence of a direct link between climate change and Santa Ana wind events.

GOAL S-10 ADDITIONAL CLIMATE CHANGE HAZARDS

A resilient community able to adapt to climate change hazards.

Policy S-10.1 Financing Energy Efficient Programs for Economically Disadvantaged Households and Businesses. Extend the City's funding and financing programs to support energy efficiency and renewable energy improvements for economically disadvantaged households and businesses.

Policy S-10.2 Climate Change Data. Use the reported data and findings of applicable local, regional, state, and federal documents and plans pertaining to climate-related hazards that could impact the City of Redondo Beach, including the California Climate Change Assessment, the California Adaptation Planning Guide, and the Safeguarding California Plan.

Policy S-10.3 Drought Preparation with Regional Water Providers. Prepare for more frequent and severe drought events by working with regional water providers to implement extensive water conservation measures and ensure sustainable water supplies.

Policy S-10.4 Energy Efficient City-owned Facilities. Pursue that City-owned facilities and operations are energy efficient, and rely on renewable and resilient energy sources, including battery storage systems.

Policy S-10.5 Shading and Heat-Mitigating Materials. Coordinate with local governments and transit agencies to increase shading and heat-mitigating materials on pedestrian walkways and transit stops.

Policy S-10.6 Integration of Sustainability Features in New Development and Existing Properties. Encourage new developments and existing property owners to incorporate sustainable, energy-efficient, and environmentally regenerative features into their facilities, landscapes, and structures to reduce energy demands and improve on-site resilience. Support financing efforts to increase the communities funding of these features.

Policy S-10.7 Drought-Tolerant Green Infrastructure. Promote and expand the use of drought-tolerant green infrastructure, including street trees and landscaped areas, as part of cooling strategies and stormwater runoff reduction in public and private spaces.

Policy S-10.8 Use of Natural Resources and Green Infrastructure. Use natural resources and green infrastructure to absorb the impacts of climate-related hazards and associated natural hazards, as feasible, such as biorientation areas in new development that collect and filter stormwater before being discharged into the City's storm drain system.

Policy S-10.9 Regional Collaboration. Collaborate with surrounding cities, Los Angeles County, and the Los Angeles Regional Collaborative to develop and implement regional climate change adaptation and resilience initiatives.

Policy S-10.10 Accessibility of Information to Low Income Households. Ensure that low-income households have access to information about low-cost programs (e.g., subsidies for the National Flood Insurance Program, air-conditioning, low-cost weatherization, etc.) to protect their homes and wellbeing from climate change hazards, including flooding, extreme heat, and severe wind and weather.

Policy S-10.11 Use of Existing Natural Features. Where feasible, encourage the use of existing natural features and ecosystem processes, or the restoration of, when considering alternatives and adaptation projects through the conservation, preservation, or sustainable management of open space. This includes, but is not limited to, the conservation, preservation, or sustainable management of any form of aquatic or terrestrial vegetated open space, such as parks, rain gardens, and urban tree canopies. It also includes systems and practices that use or mimic natural processes, such as permeable pavements, bioswales, and other engineered systems, such as levees that are combined with restored natural systems, to provide clean water, conserve ecosystem values and functions, and provide a wide array of benefits to people and wildlife.

Appendix A— General Plan Buildout Methodology

MEMORANDUM

DATE January 31, 2024

TO Sean Scully, Acting Community Development Director

FROM Wendy Nowak, AICP, Principal
Halley Grundy, Senior Associate
Asher Kaplan, Associate

SUBJECT UPDATED - General Plan Land Use Buildout Methodology

PROJECT Redondo Beach General Plan Update

This technical document outlines the methodology used to establish the development projections for the City of Redondo Beach’s General Plan Update, Land Use Element, which will be used for analyzing potential impacts in the Environmental Impact Report (EIR). Part 1 of this memorandum establishes the methodology for estimating existing land use conditions; Part 2 documents the assumptions applied to estimate buildout of the Current General Plan (1992); Part 3 presents the projected buildout estimates resulting from the Proposed Land Use Plan. This analysis reflects the methodology used to estimate growth for the Proposed Land Use Plan. This memorandum also serves as a general reference for City staff, elected officials, and the public.

Background

All California cities are required to identify development projections (i.e., a “buildout analysis”) in their general plan. While a high-level summary of buildout projections is usually documented in a general plan the accompanying EIR typically documents a more detailed comparison of the proposed change in dwelling units, households, residents, jobs, and non-residential square footage. This estimate is important as it provides a foundation for the City to plan for roads, water service, parks, recreation, and other infrastructure and services to support current and future residents and businesses.

The General Plan EIR is a tool that is used to analyze impacts associated with land uses and development allowed by a project such as an update to a general plan. The EIR also provides programs and mitigation measures to avoid or lessen undesirable impacts. It should be noted that communities rarely—if ever—achieve maximum projections. Regulatory constraints, physical constraints, and foreseeable market conditions often result in less development than allowed. The EIR analyzes a general plan’s projections to determine the potential impacts associated with a reasonable amount of development that could occur under buildout of the general plan.

This memorandum outlines a methodology that uses generally accepted projection and estimate approaches that are consistent with traffic, noise, air quality, and other assessments typically found in a General Plan EIR, while allowing for unique differences within the Redondo Beach community. Estimates and projections have been based on data from a variety of sources and contemporary urban planning standards. These include federal and state sources (U.S. census, American Community Survey, and California Department of Finance, to name a few) coupled with City staff input of Redondo Beach building and development data. Ongoing collaboration with City staff has informed the development of these projections. Additionally, technical studies may compare the data against: 1) projections from the Southern California Association of Governments (SCAG), water service, sewer, and other

utility providers; 2) regional housing needs allocations, as identified in the City's 2021-2029 Housing Element; 3) historical growth patterns; and 4) approved specific plans and other projects.

Geographic Information System (GIS) software was used to create parcel specific estimates and projections for the City of Redondo Beach buildout.

Part 1: Existing Conditions (Baseline)

For the purpose of the California Environmental Quality Act (CEQA) the City's existing conditions (existing on-the-ground number of dwelling units, households, population, nonresidential building square footage, and employment) serve as the baseline for the General Plan EIR analysis. A General Plan EIR is required to compare the potential impacts of the Proposed General Plan against existing conditions.

EXISTING LAND USE: UNITS, HOUSEHOLDS, POPULATION, NON-RESIDENTIAL SQUARE FEET, AND JOBS

The City of Redondo Beach provided existing land use data in GIS to record on-the-ground uses and serve as baseline conditions. Eleven land use categories classify land use by parcel within city boundaries. Every city parcel is designated with a specific land use category and its associated acreage. Building square footage was derived from Los Angeles County Assessor parcel data. The following methodology is proposed to calculate, households, population, non-residential square footage, and employment. Table 1, City of Redondo Beach General Plan Update Existing Land Use Buildout provides the buildout results of the methodology outlined below.

1.1 Existing residential units from the Existing Land Use Inventory

GIS data provided by the City identified the number of units associated with each parcel, totaling 30,431 dwelling or housing units. This estimate is within a 2% difference of the California Department of Finance (CA DOF) information, which estimated 31,049 total housing units in the City (January 2023). The 2020 decennial census reports 30,999 total units, a difference of 1.8% from the GIS estimate. The GIS-derived estimate of 30,431 is also close to the 2016-2021 American Community Survey 5-Year Estimates (2021 ACS) of 31,015 units as well as the 2015-2019 American Community Survey 5-Year Estimates (2019 ACS) of 30,024 units, the latter of which is cited in the City's 2021-2029 Housing Element. This degree of difference is within an acceptable range according to best practices for city-wide buildout analyses. Extensive research and ground-truthing were employed to verify the City's GIS-based existing land use database and the number of housing units.

1.2 Existing households in Redondo Beach: [dwelling unit] x [occupancy rate]

At any given time, a percentage of existing housing units in Redondo Beach are occupied; the others are vacant (referred to as occupancy and vacancy rates, respectively). In terms of this estimate methodology, "households" represent the number of units that were occupied. In April 2023, the CA DOF estimated a vacancy rate of approximately 4.9%, indicating an occupancy rate of approximately 95.1%. To estimate households, the total number of housing units (31,431) is multiplied by the occupancy rate (95.1%) to arrive at the number of households in Redondo Beach. Using this method results in an estimate of 28,945 households. This varies by approximately 2% from the January 2023 CA DOF population data estimate of 29,525 households and by less than 1% from the estimate of 29,002 cited in the Housing Element, which references data from the 2019 ACS. This degree of difference is within an acceptable range according to best practices for a city-wide buildout analysis.

1.3 Existing population in Redondo Beach: [households] x [persons per household]

To estimate the existing population, persons per household (pph) rates are applied to the estimated number of existing households, (see the prior section for a discussion on estimating existing households).

Data from the CA DOF and the US census were examined to identify an appropriate pph estimate. The CA DOF estimates show a small but steady decline in pph since January 2020. In 2020, the average number of persons per household (pph) for Redondo Beach was 2.37. In 2023, the estimate dropped to 2.30 pph. Census data reported in the American Community Survey, on the other hand, has shown the opposite trend, reporting 2.43 pph in the 2019 ACS, and 2.45 pph in the 2021 ACS. Because these two sources showed conflicting trends, the 2019 ACS estimate (2.43 pph) was used to provide a conservative estimate without over-estimating the existing population.

When this rate is applied to the household estimate in the City's GIS data, the current population estimate is 70,191 people living in households, which is added to the estimate of people living in other types of situations (memory care, unhoused population, etc.) for a total of 70,311 people. This estimate is within 1.8% of the 2020 decennial census (71,576 people), it is less than 1% more than the 2020 CA DOF population estimate (70,242 people), and it is within 1% of the 2021 ACS estimate (70,998 estimate). This degree of difference is within an acceptable range according to best practices for a city-wide buildout analyses.

The 2019 ACS, cited in the 2021-2029 Housing Element Update, reports a total population of 67,423. This is a 4.3% percent difference compared to the estimates derived from the GIS data (70,311 people). Because the 2019 ACS estimate differs from later vintages of ACS data, the decennial census, and newer CA DOF estimates, the more recent data (discussed in the prior paragraph) was deemed a more appropriate benchmark.

1.4 Existing Non-residential building square footage: [GIS Assessor Parcel Data]

To determine existing non-residential square footage for Redondo Beach, data from the County of Los Angeles Assessor was joined to parcel data provided by the City. Where assessor data for a parcel was missing, the square footage was estimated using City building records and, in some cases, when records were lacking, building footprints and aerial imagery.

This analysis results in an estimate of 11,826,277 square feet of non-residential development, as noted in Table 1, *City of Redondo Beach General Plan Update Existing Land Use Buildout*.

1.5 Existing jobs: [nonresidential building square footage] / [employment generation factor]

Employment generation factors represent the average amount of building square footage (or acreage depending on use) typically required per employee. To estimate existing jobs, the nonresidential building square footage was divided by the employment generation factor.

Employment generation factors were derived from the U.S. census Longitudinal Employer-Household Dynamics (LEHD) data, County Assessor's data, and based on best practices for estimating future employment for city-wide general planning efforts. The employment generation rates use are documented in Table 2, *City of Redondo Beach General Plan Updated Employment Generation Rates*.

When applied, the rates in table 2 estimate approximately 28,638 existing jobs. While this estimate exceeds 2019 LEHD employment estimate (27,550 jobs). LEHD data excludes many employees who work conduct work associated with national security, because one of Redondo's largest employers includes segments that fall under this category, it is likely that several jobs within the City are not captured in the LEHD data. Accounting for this deficit, the estimate falls within an acceptable range according to best practices for city-wide buildout analyses.

Redondo Beach General Plan

TABLE 1. City of Redondo Beach General Plan Update Existing Land Use Estimates (Currently on the Ground)

Land Use (as-built)	Acres	% of Total Acres	Dwelling Units	Bldg. SQ FT	Households	Population	Employment	Students ²	Hotel Rooms ³	Hospital Beds ⁴
Vacant	11.9	0.3%	-	-	-	-	-	-	-	-
Single Family Residential	998.5	25.1%	8,394	-	7,983	19,390	-	-	-	-
2-3 Units	536.9	13.5%	7,406	-	7,043	17,100	-	-	-	-
4 or More Units	431.5	10.9%	14,285	-	13,585	33,004	-	-	-	-
Mixed Use Res/Com	25.0	0.6%	250	525,392	238	577	1,051	-	-	-
Commercial ¹	318.7	8.0%	-	5,239,913 ¹	-	-	14,971	-	789	-
Industrial ⁵	263.3	6.6%	-	4,978,121	-	-	8,297	-	-	-
Institutional ⁶	230.2	5.8%	96	875,799	96	240	4,246	9,803	-	201
Parks and Open Space	154.0	3.9%	-	-	-	-	61	-	-	-
Utility and Open Space	30.5	0.8%	-	-	-	-	3	-	-	-
Utility	85.5	2.2%	-	207,052	-	-	9	-	-	-
Right-of-Way	885.9	22.3%	-	-	-	-	-	-	-	-
Grand Total	3,973.0	100%	30,431	11,826,277	28,945	70,311	28,638	9,803	789	201

NOTES:

1) Includes 744,936 sq. ft. of Hotel/Motel, Source: LA County Assessor Parcel Data

2) Student Enrollment Source: CDE DataQuest

3) Source: LA County Assessor Parcel Data, a total of 14 hotels

4) Source: <http://www.hospital-data.com/hospitals/AMI-SOUTH-BAY-HOSPITAL-REDONDO-BEACH.html>, LA County Assessor Parcel Data does not provide sq. ft. for the Beach Cities Health District

5) AES building in the "Industrial" category is existing but non-operational. The building's 204,727 sq. ft. are included in the building sq. footage, but no employment is estimated in the "Employment" column for this site.

6) Institutional population estimate includes 120 people living in the Silverado memory care facility and it assumes 1.25 people per household in assisted living facilities. Memory care facilities are included in the non-residential sq. ft. estimates. Assisted living units at Kensington are included as dwelling units.

TABLE 2. City of Redondo Beach General Plan Updated Employment Generation Rates

Land Use	Sq. Ft./Employee
Mixed Use Res/Com	500
Commercial	350
Industrial*	600 / 1000*
Institutional	200
Parks and Open Space	2.5**
Utility and Open Space	10**
Utility	4**

NOTE:

* All existing industrial uses are estimated to house 1 employee per 600 sq. ft. of gross floor area. Projected future industrial uses are estimated to create 1 job per 600 sq. ft. of gross floor area except for those properties with a proposed general plan designation of I-1 in the area North of Manhattan Beach Boulevard and West of Redondo Beach Avenue, where projected future industrial uses are estimated to create 1 job per 1000 sq. ft. of gross floor area.

** Employment generation in these categories is measured by acres/employee rather than sq. ft./employee, and augmented by employment data provided by the City where available. Source: ICMA/NRPA Best Practices, PlaceWorks.

Part 2: Current General Plan Projections

Redondo Beach's Current General Plan (1992) estimates refer to the realistic development expected under its current (approved) land use plan. The maximum permitted buildout that was estimated in 1992, when the Land Use Element was last updated, and is included in the City's Current General Plan (1992) is provided in Table 3. This table reflects the development that was anticipated to occur if all properties were developed for the uses and densities anticipated in 1992 by the Current General Plan. The 1992 projections did not assume full buildout of the plan, but a detailed methodology was not included, so it is unclear how growth was projected.

Technology has improved significantly since 1992, so updated parcel-based acreages derived from Los Angeles County Assessor data was pulled to calculate the growth anticipated to occur under the Current General Plan with updated acreages and shown by Current Land Use Designations. The result is shown in Table 4, *Current General Plan Land Use Designations and Potential for Development*. The numbers in Table 4 vary from those shown in the 1992 General Plan and Table 3, because Table 4 is based on more accurate acreages and the 1992 General Plan did not include a detailed methodology describing the assumptions that informed how the buildout was calculated. Estimates of the current General Plan are provided for comparative purposes, and it will inform the qualitative analysis of the "No project" alternative in the environmental analysis.

Note: Approximately 18 percent of residential parcels (designated as R-1, R-1A, R-2, R-3, RM, or RH in the Current General Plan) contain legal non-conforming uses with homes built at a higher density than what is allowed under the Current General Plan. Per the City's municipal code, these existing non-conforming homes are allowed to remain as-is, and in specific circumstances could be rebuilt with the same number of units (see section 3.6 for more information on non-conforming uses), so it is likely that the same number of existing non-conforming homes would remain. The maximum buildout estimates published in the Current General Plan (1992) shown in Table 3, and reproduced with updated acreage information in Table 4, do not include the legal non-conforming homes that would be allowed to remain. Because the estimates do not account for these existing non-conforming homes, the actual number of units that could be built in the City under the Current General Plan is higher than shown in the tables.

The following assumptions were used to determine the projections for the Current Redondo Beach General Plan (shown in Table 4). Table 4 also includes the maximum density and intensity allowed by the Current General Plan within each land use designation.

2.1 Current General Plan dwelling units: [parcel acreage] x [anticipated density for land use designations]

Dwelling unit projections were estimated by multiplying the acreage of each parcel by the anticipated density for different land use designations. To determine an estimate, a residential density assigned for each land use designation was multiplied by the acreage of each parcel to determine the total number of housing units that exist or could be accommodated. As previously noted, the estimated maximum permitted buildout from the City's Current General Plan is provided in Table 3, this information can also be found the City's Current General Plan, Land Use Element (1992).

2.2 Current General Plan households: [dwelling units] x [occupancy rate]

The housing occupancy rate assumed for the Current General Plan is consistent with that assumed for Existing Land Use: 95.1 percent based on data from the April 2023 CA DOF, as noted in Part 1. A standard assumption is used because it will accurately reflect the averages of economic recessions and booms.

2.3 Current General Plan population: [households] x [persons per household]

Since 2010 the City of Redondo Beach has seen a relatively stable pattern of average household size, decreasing slightly (0.5 percent) over the past 5 years. It is reasonable to assume that in the future, average household size in Redondo Beach will largely reflect existing conditions. Based on data from the

April 2020 CA DOF information noted in Part 1, the persons per household (pph) factor used to estimate population for the Current General Plan is 2.43 pph.

2.4 Current General Plan non-residential building square footage: [parcel square footage] x [anticipated FAR]

Building intensities for non-residential uses are measured by floor area ratio (FAR). FAR refers to the ratio of the total floor area of a building (building footprint times number of building stories) to the total square footage of that parcel. FAR calculations do not include floor areas for parking structures or outdoor open storage. Redondo Beach’s non-residential designations include a maximum FAR, but only set minimum standards in the three mixed-use designations. Because a parcel or group of parcels, especially in non-residential development, is often built at a lower intensity than allowed due to physical site constraints, zoning requirements (namely setbacks and parking), development regulations, and building product type, the anticipated FAR assigned to each non-residential designation was estimated slightly below the maximum FAR for each category.

2.5 Current General Plan calculation of employment: [non-residential building square footage] / [employment generation factor]

Employment generation factors represent the average amount of building square footage typically required per employee and are customized based on the land use designation; dividing the nonresidential building square footage by the employment generation factor results in an estimate of the number of jobs at buildout. The resulting employment number represents a count of the total number of jobs associated with a given amount of building square footage. This includes both full- and part-time jobs and is not a full-time equivalent measure. To estimate employment that is projected to result from the development projected under the Current General Plan, the same factors included in Table 2, *City of Redondo Beach General Plan Update Employment Generation Rates*, were applied to estimate employment for buildout of the Current General Plan (1992).

TABLE 3. Current General Plan Estimated Maximum Permitted General Plan Development Buildout (1992)
(From the 1992 General Plan)

Land Use	Total City-Wide Development (Dwelling Units)	Total City-Wide Development (Square feet)
Single Family Residential	9,807	
Free Standing Multi-Family Residential	21,875	
Mixed Use	1,541	1,574,498
Retail	-	2,995,600
Retail/Office	-	3,526,848
Industrial	-	8,237,246
Public or Institutional	-	-
Total	33,223	16,334,192

Source: City of Redondo Beach General Plan Land Use Element, 1992

Redondo Beach General Plan

TABLE 4. Current General Plan Land Use Designations and Potential for Development (Estimates Recalculated per Methodology Described in Part 2)

Current General Plan (1992) Land Use Designation		Acres	% of Total Acres	Maximum DU/Acre or FAR	Dwelling Units	Households	Population	Bldg. Sq. Ft	Employment
Single Family Residential	R-1	752.7	19%	8.80	6,624	6,294	15,294	-	-
Single Family Residential	R-1A	121.7	3%	17.50	2,130	2,024	4,917	-	-
Low Density Multi-Family Residential	R-2	472.3	12%	14.60	6,896	6,552	15,922	-	-
Low Density Multi-Family Residential	R-3	544.7	14%	17.50	9,535	9,059	22,014	-	-
Medium Density Multi-Family Residential	RMD	146.0	4%	23.30	3,402	3,233	7,855	-	-
High Density Multi-Family Residential	RH	12.4	0%	28.00	349	331	805	-	-
Commercial	C-1	6.2	0%	0.35	-	-	0	81,358	232
Commercial	C-2	103.6	3%	0.50	-	-	0	1,807,471	5,164
Commercial	C-3	15.7	0%	0.70	-	-	0	347,117	992
Commercial	C-4	30.4	1%	1.00	-	-	0	1,190,268	3,401
Commercial	C-5	12.2	0%	0.70 - 1.5	-	-	0	320,645	916
Regional Commercial	CR	59.9	2%	1.0 – 1.5	2,095	1,991	4,837	2,346,418	6,704
Coastal Commercial	CC	56.8	1%	0.35	-	-	0	494,217	1,412
Mixed Use	MU-1	8.5	0%	35 / 0.5	296	281	684	184,010	368
Mixed Use	MU-2	1.7	0%	35 / 0.7	58	56	135	52,172	104
Mixed Use	MU-3	32.0	1%	35 / 1.0	1,119	1,063	2,584	1,251,859	2,504
Industrial	I-1	206.0	5%	0.70	-	-	0	6,281,199	10,469
Industrial	I-2	21.2	1%	1.00	-	-	0	832,355	1,387
Industrial	I-3	36.8	1%	0.70	-	-	0	1,123,798	1,873
Public or Institutional	P	446.4	11%	-	-	-	0	-	-
Right-of-Way	ROW	885.8	22%	N/A	N/A	N/A	N/A	N/A	N/A
Grand Total		3,973.0	100%	N/A	32,504	30,883	75,046	16,312,887	33,174

Source: PlaceWorks, 2022 and City of Redondo Beach General Plan, 1992

Part 3: Proposed Land Use Plan Estimates

The Proposed Land Use Plan estimates realistic development expected to occur under the recommended land use plan by the horizon year 2050.

Projections represent development likely to occur based on past trends and anticipated levels of density and intensity for each land use category. Residential parcels in Redondo Beach are typically built out to maximum development capacity, so residential parcels where change is expected are generally projected to develop with the maximum number of units. Non-residential development, on the other hand, is often built at intensities below the maximum due to physical site constraints, zoning requirements, development regulations, market demand, and/or product type, so non-residential parcels where change is expected are generally projected to redevelop with less square footage than the maximum that would be allowed under the proposed land use category. Table 6 includes a detailed description of the maximum and anticipated (projected) densities and intensities for each land use category.

In general, residential properties with remaining capacity were projected to develop with the maximum number of units, while non-residential properties were expected to redevelop in areas of change or where land use changes or policy direction included in the proposed Land Use Element would promote redevelopment.

The following assumptions were used to determine the projections for the Proposed Redondo Beach Land Use Plan.

3.1 HOUSING PROJECTIONS | DWELLING UNITS (DU)

Housing projections estimate the number of units anticipated to develop under the proposed general plan by 2050. These assumptions align with the proposed General Plan including the proposed Land Use Plan as well as the adopted 2021-2029 Housing Element.

The 2050 projections look at the realistic buildout likely to occur by 2050. In Redondo Beach, there is a high demand for housing, and historic trends shows that most new development is built to the maximum capacity allowed. At the same time, the adopted and certified 2021-2029 Housing Element identified sites suitable for new housing, and projected a reasonable amount of growth consistent with State Law. The realistic projections herein generally assume a maximum buildout throughout the City, except for those properties in the proposed Land Use Plan and Housing Element as residential overlay areas. Because the Housing Element examined sites that would be built by 2029, and State Law required the City to identify the reasonable development potential of those sites, which was generally below the maximum density, the projections on the Housing Element sites align with the reasonable development potential defined in the Housing Element.

City also has a diverse portfolio of existing housing. Much of the existing housing stock was built prior to the last update of the General Plan in 1993, and much of the housing became legal non-conforming after the 1993 General Plan went into effect. In fact, approximately 18 percent of residential parcels (designated as R-1, R-1A, R-2, R-3, RMD, or RH in the Current General Plan) contain legal non-conforming uses with homes built at a higher density than what is allowed under either the Current General Plan (1993) or the Proposed General Plan (2024). Because City regulations allow these homes to remain, the 2024 realistic projections assume that these homes will remain as built.

To ensure that existing non-conforming homes were properly projected, dwelling unit projections were estimated adjusting the existing units by the proposed change in units likely to result by 2050.

Proposed Land Use Plan units: [existing units] + [net change in units]

The following assumptions detail when and where changes in the number of dwelling units were assumed to occur by 2050, while Detailed descriptions how the net change in dwelling units were projected is included under Housing Projection Methodologies.

The existing units were derived from the existing land use estimates described in Part 1 of this memo.

Estimating Net Change

Residential Designations

(designated as R-1, R-1A, R-2, R-3, RMD, or RH in the Proposed General Plan)

Growth was projected on the following types of properties:

- **Vacant areas.** Properties without any buildings that would allow for housing were projected using methodology 1,
- **Areas of change.** Where land uses were changed as part of the proposed project to allow higher density housing or a different mix of uses were projected using methodology 1,
- **Residential Recycling.** In the last 20 years, much of the residential growth in the City has been the result of the addition of new housing units on existing multi-family lots where development is not currently built out to the maximum density permitted. It is anticipated these multi-family lots with remaining capacity in medium density zones (R-2 and R-3) will continue to redevelop with two to three units in accordance with existing (and proposed) permitted densities. R-2 and R-3 sites with viable remaining development capacity were identified as parcels available to fulfill the City's moderate income housing requirements in the 2021-2029 Housing Element. These sites were projected to buildout to maximum capacity using methodology 1, consistent with the 2021-2029 Housing Element, Chapter 2.2.4, Section A, Part 3, heading "RHNA Residential Recycling."
- **Church properties.** The 2021-2029 Housing Element identified several church properties with RH and R-3 designations where housing may be built. Housing growth was projected consistent with the 2021-2029 Housing Element
- **All other properties.** The projections assumed that there would be no change in the number units on remaining properties, unless they fell under one of the additional categories described below.

Note: Approximately 18 percent of residential parcels (designated as R-1, R-1A, R-2, R-3, RMD, or RH in the Current General Plan) contain legal non-conforming uses with homes built at a higher density than what is allowed under either the Current General Plan or the Proposed Land Use Plan. Per the City's municipal code, these existing non-conforming homes are allowed to remain as-is, and in specific circumstances could be rebuilt with the same number of units (see section 3.6 for more information on non-conforming uses), so it is likely that the same number of existing non-conforming homes would remain. This methodology assumes the long-term continuance of these legal non-conforming homes, and it assumes that individual parcels with remaining capacity may intensify.

Residential Overlay Areas (Housing projections)

(designated with a "R" suffix in the Proposed General Plan)

The Proposed General Plan includes a Residential Overlay designation that will be applied to various areas, with the goal of dispersing new housing opportunities throughout the City, consistent with the 2021-2029 Housing Element. The Overlay is applied to areas deemed suitable for the development of housing affordable to lower income households consistent with State Law. The allowable density in the Residential Overlay designation is 55.0 DU/AC. Dwelling units in these areas were projected consistent with the number of units quoted in the 2021-2029 Housing Element for each site. Estimates for non-residential growth in these areas is explained under section 3.4 *Non-Residential Building Square Footage*.

Mixed-Use Designations (Housing projections)

(designated as MU-1, MU-2, MU-TC in the Proposed General Plan)

Housing growth was projected on the following types of properties:

- **MU-1 Artesia Boulevard SPAs.** It is assumed that the existing mixed use project will remain with no net change.
- **MU-1 and MU-2 properties within other SPAs.** Properties designed MU-1 and MU-2 within other SPAs in the Proposed General Plan were projected to develop to the anticipated density, as noted Table 6. Dwelling Unit projections were estimated using Methodology 1.

- **MU-TC properties.** All properties designated as MU-TC are part of the Galleria project area, which is also noted in the Housing Element. Units were projected consistent with the figures quoted in the housing element, as noted in Table 5.
- **All other properties.** Housing was projected using the anticipated density noted in Table 6 and methodology 1.

Estimates for non-residential growth in these areas is explained under section 3.4 *Non-Residential Building Square Footage*.

Accessory Dwelling Units (ADUs)

(allowed on all properties that allow for residential development)

Per regulations set forth in the City’s municipal code (as required for compliance with State ADU laws), accessory dwelling units are allowed on properties that allow residential uses. An analysis of ADU’s in the City’s Housing Element documents ADU development since 2017. Based on these trends, the Housing Element estimates growth of 30 ADU’s per year through 2029. The Housing Element was required to make a conservative growth estimate to satisfy the criteria of state law. Current demand for housing paired with limited available land resources, and the high value of residential land in Redondo Beach, it is likely that production of ADU’s will continue to increase after 2029. This methodology assumes that 240 ADUs will be built by 2029, consistent with the Housing Element, and that number of ADUs added yearly will increase by 1% annually as the cost to build ADU’s decreases, and demand increases for an estimated total of 624 ADUs by 2050.

Anticipated projects

Approved projects were projected to the number of units entitled or studied in an environmental impact report, as noted in Table 5. The change in units was estimated by subtracting any existing units on the sites from the proposed or entitled units.

Existing Residential Units in Commercial Land Use Designations

There are several existing homes on properties that do not allow for residential uses. These properties were projected to remain as-built, so no change in units was projected.

Housing Projection Methodologies

Methodology 1. Housing by anticipated density

[net change in units] = [(parcel acreage) x [anticipated density for land use designations]] – [existing units]

Growth is estimated according to the anticipated density for that land use category. For areas where land uses were changed to allow higher density residential uses and/or a different mix of uses it’s assumed that all parcels would grow according to the anticipated density. Dwelling unit growth projections for both were estimated by multiplying the acreage of each parcel by the anticipated density for different land use designations and subtracting any existing residential uses on that parcel. The anticipated density for each land use designation is provided in Table 6. The buildout estimates for the Proposed Land Use Plan is provided in Table 7.

Methodology 2. Transition of non-residential uses within Special Policy Areas to residential uses

[net change in units] = [(0.50 x parcel acreage) x [anticipated density for land use designations]] – [existing units]

To estimate this figure, the properties impacted were identified using GIS software by first isolating parcels within SPAs and identifying which properties had a proposed a residential designation. Those parcels were then filtered down to those with existing non-residential uses.

On the identified properties, dwelling unit growth was projected by multiplying fifty percent of the acreage of each parcel by the anticipated density for different land use designations and subtracting any existing residential uses on that parcel (if there were both residential and non-residential uses on a property). The anticipated density for each land use designation is provided in Table 6. The buildout estimates for the Proposed Land Use Plan is provided in Table 7.

3.2 HOUSEHOLD PROJECTIONS

Households represent occupied housing units. Based on data from the U.S. census, discussed in Part 1, the housing occupancy rate for all dwelling unit types not listed below is assumed to be 95.1 percent based on data from the 2023 CA DOF. This is consistent with that assumed for Existing Land Use. Table 7 at the end of this document shows the total anticipated households expected within the horizon year.

Occupancy rates for other types of housing or living situations were estimated as follows:

- ADUs (89.0% occupancy)
- Assisted Living Facilities (100% occupancy)
- Beds in group quarters (memory care facilities, etc.) (100% occupancy)

Households are calculated by multiplying the projected units by the occupancy rate:

Proposed Land Use Plan households: [units] x [occupancy rate]

3.3 POPULATION PROJECTIONS

The persons per household (pph) factor used to estimate population for the Proposed Land Use Plan was derived from the traffic model published by the Southern California Association of Governments (SCAG), which estimated a citywide average of 2.359 pph for all dwelling unit types not listed below. This estimate was in line with DOF figure Based on data from the U.S. census, discussed in Part 1. Table 7 at the end of this document shows the total anticipated population at the completion of the buildout period for the Proposed Land Use Plan.

Population estimates for other types of housing or living situations were estimated as follows:

- ADUs (1.98 persons per household)
- Assisted living facilities (1.25 persons per household)
- Memory care facilities (1 person per bed)

Population is calculated by multiplying the projected households by the pph:

Proposed Land Use Plan population: [households] x [persons per household]

3.4 NON-RESIDENTIAL BUILDING SQUARE FOOTAGE PROJECTIONS

The projected non-residential building square footage was estimated by adding the existing square footage to the estimated net growth in square footage. The existing square footage was derived from the existing land use estimates described in Part 1 of this memo.

The estimated net growth in square footage resulting from the Proposed Land Use Plan was derived by applying the assumptions outlined in the following sections. The following assumptions detail when and where changes in non-residential uses were assumed and include a detailed description of the methodology used to project the anticipated changes in non-residential building square footage.

Proposed non-residential building square footage: [existing square footage] + [net change in square footage]

NOTE: Many of the methodologies described in the following sections project non-residential growth based on the allowed and anticipated building intensities. For non-residential uses, these are generally measured by floor area ratio (FAR). FAR refers to the ratio of the total floor area of a building (building footprint times number of building stories) to the total square footage of that parcel. FAR calculations do not include floor areas for parking structures or outdoor open storage. To determine future projections

for Redondo Beach, an anticipated FAR within the allowed intensity range for each proposed land use designation was determined and can be found Table 6.

Estimating Net Change

Commercial & Industrial Designations

(designated as CN, C-1, C-2, C-3, C-4, C-5, CC, I-1, I-2, I-3, IF in the Proposed General Plan)

- **Vacant areas.** All vacant lots in non-residential land use categories were assumed to build out to the anticipated FAR for that land use category, consistent with methodology 3.
- **Areas of change.** Areas of change include those with a proposed land use change or proposed revision to the land use definition that would change the maximum FAR. Non-residential square footage in these areas was projected using methodology 3.
- **Areas of intensification.** Areas of intensification include Special Policy Areas where the Proposed Land Use Plan did not change the mix of uses allowed or the maximum FAR, but where existing uses are built out below the anticipated FAR. For the purposes of analyzing the impacts of the Proposed General Plan, it is assumed that policy direction in the Special Policy Areas will encourage redevelopment, resulting in an increase in building square footage in these areas, resulting in growth according to the anticipated FAR for each land use category. Non-residential square footage in these areas was projected using methodology 3.

Public & Open Space Designations

(designated as PI, U, OS, and ROW in the Proposed General Plan)

Public and Open Space designation are projected to remain with no change, except for anticipated projects included in Table 5.

Residential Overlay Areas (Non-residential projections)

(designated with a “-R” suffix in the Proposed General Plan)

The Proposed General Plan includes a Residential Overlay designation that will be applied to various areas, with the goal of dispersing new housing opportunities throughout the City, consistent with the 2021-2029 Housing Element. The Overlay is applied to areas deemed suitable for the development of housing affordable to lower income households consistent with State Law. The underlying designation in these areas are The allowable density in the Residential Overlay designation is 55.0 DU/AC. Dwelling units in these areas were projected consistent with the number of units quoted in the 2021-2029 Housing Element for each site. The 2021-2029 Housing Element also included descriptions of how these areas could develop to support high density housing. These descriptions informed the below approach to projecting non-residential uses:

- **A. North Tech.** Existing non-residential square footage to remain unchanged (Housing expected to develop in parking areas).
- **B. Kingsdale.** Existing non-residential square footage to be replaced by new project with non-residential square footage at 0.5 FAR (Housing expected as part of an integrated new project).
- **C. South of Transit Center.** Remove all existing non-residential square footage and replace with 100 percent residential project.
- **D. 190th street.** Remove non-residential square footage on properties identified in the housing element and replace with 100 percent residential project. Note: one property within the overlay area was not identified in the housing element. Projections on this site assumed existing uses would remain.
- **E. South Bay Marketplace.** Existing non-residential square footage to remain unchanged (Housing expected to develop in parking areas).
- **F. FedEx.** Remove all existing non-residential square footage and replace with 100 percent residential project.

As noted under Housing projections, housing on all sites was projected consistent with the 2021-2029 Housing Element.

Mixed-Use Designations (Non-residential projections)

(designated as MU-1, MU-2, MU-TC in the Proposed General Plan)

Housing growth was projected on the following types of properties:

- **MU-1 Artesia Boulevard SPAs.** It is assumed that the existing mixed use project will remain with no net change.
- **MU-1 and MU-2 properties within other SPAs.** Properties designed MU-1 and MU-2 in the Proposed General Plan were projected to develop to the anticipated FAR, as noted Table 6. Dwelling Unit projections were estimated using Methodology 3.
- **MU-TC properties.** All properties designated as MU-TC are part of the Galleria project area, which is also noted in the Housing Element. Units were projected consistent with the figures quoted in the housing element, as noted in Table 5.
- **All other properties.** Non-residential square footage was projected to remain with no net change.

Estimates for housing growth in these areas is explained under section 3.1 *Housing projections*.

Anticipated Projects

Approved projects were projected to the amount of non-residential square footage entitled or studied in an environmental impact report, as noted in Table 5. The change in units was estimated by subtracting any existing units on the sites from the proposed or entitled units.

Existing Non-residential uses in residential Land Use Designations

Section 3.1 Housing projections describes several circumstances where existing non-residential uses were expected to transition to housing. On these properties the existing non-residential square footage was projected as zero.

Non-Residential Projection Methodologies

Methodology 3. Non-residential by anticipated FARs

$$[\text{net change in square footage}] = ([\text{parcel square footage}] \times [\text{anticipated FAR}]) - [\text{existing square footage}]$$

Non-residential square footage projections were estimated by multiplying the square footage of each parcel by the anticipated FAR for different land use designations. The existing square footage was then subtracted from this amount to show the isolated change in square footage. The buildout estimates for the Proposed Land Use Plan are provided in Table 7.

3.5 EMPLOYMENT PROJECTIONS

Employment generation factors represent the average amount of building square footage typically required per employee and are customized based on the land use designation, dividing the nonresidential building square footage by the employment generation factor results in an estimate of the number of jobs each land use category will create by the horizon year. The resulting employment number represents a count of the total number of jobs associated with a given amount of building square footage. This includes both full- and part-time jobs and is not a full-time equivalent measure. The factors identified in Table 2, *City of Redondo Beach General Plan Update Employment Generation Rates*, were used to estimate total employment by the horizon year.

Population is calculated by dividing the projected building square footage by the employment generation:

Projected employment:
$$[\text{non-residential building square footage}] / [\text{employment generation factor}]$$

3.6 EXISTING NON-CONFORMING USES

There are legal non-conforming uses throughout the City. Existing non-conforming uses are parcels of land within a city's jurisdiction that contain uses or activities that are not consistent with the parcel's designated land use or prescribed density or intensity (according to the Current General Plan Land Use Map/Element). Some buildings may have conformed with the City's General Plan when they were developed, but then became non-conforming later, when the parcel's land use designation was changed during an update to the Land Use Element. Some examples of non-conforming uses include commercial businesses operating on a residential property, an apartment building within a commercial-only land use designation, and homes built at a higher density than what would be allowed on the site under the Current General Plan.

The City's municipal code allows legal non-conforming uses to remain as built. In specific circumstances, the municipal code allows for properties to be rebuilt with the same number of dwelling units and/or square feet as currently exists, even if the current use, number of units, or total square footage would not be allowed under the Current General Plan. In these cases, the non-conforming land use is considered "grandfathered in" and can continue without conforming to the designation in the Land Use Element.

While the City does not require legal non-conforming uses to transition to conforming uses, the current real estate market, limited available land resources, and value of residential land, provide incentives for non-residential uses within residential land use categories to transition to housing. To reflect this demand, this methodology assumes that legal non-conforming uses with residential capacity will transition to residential and develop with the maximum number of units permitted (unless the property is too small to accommodate a housing unit). Legal non-conforming residential uses are projected to remain as-built.

TABLE 5. Dwelling Units and Square Footage Growth Assumed for Approved and Pending/Potential Projects

Development Name (Proposed LUC)	Total Dwelling Unit	Non-Residential Square Feet
Galleria (MU-TC)	700	1,293,144 ¹
Legado (MU-1)	115	21,539
Alcast Foundry (R-3)	36	0
Catalina Village (R-3)	32	3,036
Project Homekey (Moonstone) (CN)	20	0
Beach Cities Health District (PI) ²	157	160,520 ²

1) Total square footage includes the entitled square footage less 300,000 sq. ft. for apartment buildings in the Galleria Project.

2) Sourced from Beach Cities Health District Final EIR, which includes 157 assisted living facilities, and approx.. 160,520 sq. ft. of non-residential uses. Non-residential square footage does not include the square footage for the assisted living facility. Memory care facilities are included in non-residential square footage.

TABLE 6. Proposed Land Use Plan Anticipated Density and Intensity

Land Use Designation	Maximum Density/Intensity (allowed under Proposed General Plan)	Anticipated Residential Density (Used in buildout projections)	Anticipated Non-Residential Intensity (Used in buildout projections)
Single-Family Residential			
R-1: Single Family Residential	Up to and including 8.8 du/ac	8.8 du/ac	n/a
R-1A: Single Family Residential (Small Lot)	Up to and including 17.5 du/ac	17.5 du/ac	n/a
Multi-Family Residential			
R-2: Multifamily Residential	Up to and including 14.6 du/ac	14.6 du/ac	n/a
R-3: Multifamily Residential	Up to and including 17.5 du/ac	17.5 du/ac	n/a
RMD: Multifamily Residential	Up to and including 23.3 du/ac	23.3 du/ac	n/a
RH: Multifamily Residential	Up to and including 30.0 du/ac	30.0 du/ac	n/a
Mixed Use			
MU-1: Mixed-Use	Commercial Only: 0.35-0.50 FAR // Commercial and Residential together: Max. FAR 1.50 (all density exceeding 0.70 FAR must be residential units) Up to and including 30 du/ac.	30 du/ac	0.70 FAR
MU-2: Mixed-Use	Commercial Only: 1.00 FAR // Commercial and Residential together: Max. FAR 1.50 (all density exceeding 0.70 FAR must be residential units) Up to and including 35 du/ac.	35 du/ac	0.70 FAR
MU-TC: Mixed-Use Transit Center	Max. FAR 1.50 // Up to and including 30 du/ac	See Table 5	
Housing Element Residential Overlays			
A: North Tech (C-4-R)	55.0 du/ac	Per 2021-2029 Housing Element	n/a (existing to remain)
B: Kingsdale (C-4-R & RH-R)	55.0 du/ac	Per 2021-2029 Housing Element	0.50 FAR
C: South of Transit Center (IF-R)	55.0 du/ac	Per 2021-2029 Housing Element	n/a (residential only)
D: 190th Street (C-2-R & I-2-R)	55.0 du/ac	Per 2021-2029 Housing Element	n/a (residential only)
E: South Bay Marketplace (IF-R)	55.0 du/ac	Per 2021-2029 Housing Element	n/a (existing to remain)
F: FedEx (MU-1-R)	55.0 du/ac	Per 2021-2029 Housing Element	n/a (residential only)
Commercial			
CN: Neighborhood Commercial	FAR 0.50	n/a	0.40 FAR
CN: Neighborhood Commercial (Artesia & Aviation Blvd SPAs)	FAR 1.50 in SPA-3 and SPA-4	n/a	1.00 FAR
C-1: Commercial	FAR 0.35	n/a	0.35 FAR
C-2: Commercial	FAR 0.50	n/a	0.50 FAR
C-3: Commercial	FAR 0.70	n/a	0.70 FAR
C-4: Commercial	FAR 1.00	n/a	0.50 FAR
C-5: Commercial ¹	Varies by proposed use (Max FAR 1.50)	n/a	0.70 FAR
CC: Coastal Commercial	Per Harbor/Civic Center Specific Plan and LCP	n/a	no growth
Industrial			
I-1: Industrial	FAR 1.00	n/a	0.75 FAR
I-2: Industrial	FAR 1.00	n/a	1.00 FAR
I-3: Industrial	FAR 1.00	n/a	0.75 FAR
IF: Industrial Flex	FAR 1.00	n/a	0.75 FAR
Public / Open Space			
PI: Public/Institutional ¹	FAR 0.75	See Table 5	
U: Utility	FAR 0.10	n/a	n/a
OS: Parks and Open Space	FAR 0.20	n/a	n/a
ROW: Right of Way	-	n/a	n/a

1) In some cases land uses were assumed to buildout to their maximum potential and in other cases they were assumed at a lower density or intensity based on local trends and 2021-2029 Housing Element estimates. Please see Appendix A, General Plan Buildout Methodology for more information related to specific assumptions. The maximum FAR in PI: Public/Institutional is 1.25 on 2 sites see Table 2.1 General Plan Land Use Designations for details. The maximum FAR in C-5 varies by proposed use see Table 2.1 General Plan Land Use Designations for details.

2) See the 2021-2029 Housing Element Residential Sites Inventory for a narrative description of the residential overlay areas, and table H-43 in the Housing Element for development capacity estimates.

TABLE 7. Proposed Land Use Plan Anticipated Density and Intensity

Land Use Designation	Acres	% Total Acres	Dwelling Units ²	ADUs ³	Occupancy	Households	PPH	Population ⁴	Non-Residential Bldg SQ FT ⁵	Employment ⁶
Single-Family Residential										
R-1: Single Family Residential	746.8	18.8%	5,100	393	95.1% / 89% (ADU)	5,200	2.359/1.98 (ADU)	12,141	203,477	992
R-1A: Single Family Residential (Small Lot)	121.7	3.1%	1,886	0	95.1%	1,794	2.359	4,232	1,373	4
Multi-Family Residential										
R-2: Multifamily Residential	471.9	11.9%	6,482	127	95.1% / 89% (ADU)	6,277	2.359/1.98 (ADU)	14,770	-	-
R-3: Multifamily Residential	542.7	13.7%	11,051	97	95.1% / 89% (ADU)	10,596	2.359/1.98 (ADU)	24,969	281,241	1,028
RMD: Multifamily Residential	146.0	3.7%	5,887	7	95.1% / 89% (ADU)	5,605	2.359/1.98 (ADU)	13,222	25,957	91
RH: Multifamily Residential	13.4	0.3%	396	-	95.1%	377	2.359	889	69,374	315
Mixed Use										
MU-1: Mixed-Use	22.6	0.6%	701	-	95.1%	666	2.359	1,572	537,906	1,076
MU-2: Mixed-Use	9.1	0.2%	321	-	95.1%	305	2.359	720	278,678	557
MU-TC: Mixed-Use Transit Center	29.8	0.8%	700	-	95.1%	666	2.359	1,571	1,293,144	2,586
Housing Element Residential Overlays										
A: North Tech (C-4-R)	8.0	0.2%	180	-	95.1%	171	2.359	404	106,747	305
B: Kingsdale (C-4-R & RH-R)	2.4	0.1%	126	-	95.1%	85	2.359	283	51,876	104
C: South of Transit Center (IF-R)	6.2	0.2%	273	-	95.1%	260	2.359	613	-	-
D: 190th Street (C-2-R & I-2-R)	7.9	0.2%	331	-		37	2.359	743	14,036	23
E: South Bay Marketplace (IF-R)	17.2	0.4%	486	-	95.1%	462	2.359	1,090	246,147	656
F: FedEx (MU-1-R)	1.8	0.0%	80	-	95.1%	76	2.359	180	-	-
Commercial										
CN: Neighborhood Commercial	33.5	0.8%	205	-	95.1%	195	0.00	460	676,891	1,934
CN: Neighborhood Commercial (Artesia & Aviation Blvd SPAs)	47.4	1.2%	58	-		55		130	2,052,851	5,903
C-1: Commercial	6.2	0.2%	-	-	-	-	0.00	-	88,349	252
C-2: Commercial	17.1	0.4%	-	-	95.1%	-	0.00	-	301,061	907
C-3: Commercial	16.4	0.4%	1	-	95.1%	1	0.00	2	395,562	1,173
C-4: Commercial	39.3	1.0%	17	-	95.1%	16	0.00	38	1,114,704	3,185
C-5: Commerical ¹	12.2	0.3%	-	-	-	-	0.00	-	292,293	835
CC: Coastal Commercial	55.0	1.4%	229	-	95.1%	218	0.00	514	256,639	700
Industrial										
I-1: Industrial	206.0	5.2%	-	-	0.0%	-	0.00	-	6,925,087	8,742
I-2: Industrial	2.6	0.1%	-	-	0.0%	-	0.00	-	114,929	192
I-3: Industrial	25.6	0.6%	-	-	0.0%	-	0.00	-	835,611	1,393
IF: Industrial Flex	29.4	0.7%	-	-	0.0%	-	0.00	-	961,596	2,747
Public / Open Space										
PI: Public/Institutional ¹	160.1	4.0%	253	-	95.1%	253	1.25	436	170,170	851
U: Utility	131.5	3.3%	-	-	0.0%	-	0.00	-	212,577	17
OS: Parks and Open Space	156.8	3.9%	-	-	0.0%	-	0.00	-	-	59
ROW: Right of Way	886.4	22.3%	-	-	0.0%	-	0.00	-	-	-
Total	3973.0	100%	34,763	624		33,314		78,978	17,508,276	36,627

1) In some cases land uses were assumed to buildout to their maximum potential and in other cases they were assumed at a lower density or intensity based on local trends and 2021-2029 Housing Element estimates.

2) Commercial designations with projected housing units, reflect parcels with existing homes that are projected to remain and project homekey (moonstone).

3) Accessory Dwelling Units

4) Residential dwelling units are assumed to have a 95% occupancy rate (5% vacancy rate); accessory dwelling units utilized an 86% occupancy rate.

5) Residential designations with projected building square footage, reflect parcels where existing institutional and commercial land uses exist and are not projected to convert to residential uses by 2050.

6) See Table 2 for employment generation rates.



Radio Frequency Exposure

RF Safety and NIER Analysis Report

04/30/2024

Site: Voorheese

Redondo Beach, CA

Prepared for: Verizon

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1 Certification

This report, prepared by Telecom Technology Services, Inc. for **Verizon**, is intended to document compliance and evaluate power density levels as outlined in the report. The computations, analysis, and resulting report and conclusions were based on applicable FCC guidelines and regulations for maximum permissible exposure to humans consistent with FCC OET Bulletin 65, Edition 97-01.

Additionally, Telecom Technology Services, Inc. certifies that the assumptions are valid and that the data used within Telecom Technology Services control are accurate, including information collected as part of Telecom Technology Services field surveys. Telecom Technology Services, Inc. does not however certify the accuracy or correctness of any data provided to Telecom Technology Services, Inc. for this analysis and report by Verizon or other third parties working on behalf of Verizon.

I certify that the attached RF exposure analysis and report is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally acceptable engineering practices:



SIGNED, 8 MAY 2024

Tim

Alexander, PE

Digitally signed by Tim Alexander, PE
DN: cn=Tim Alexander, PE, o=Proteus
Power Engineering, ou,
email=proteuspower@outlook.com,
c=US
Date: 2024.05.08 10:21:40 -07'00'

Tim Alexander, P.E.

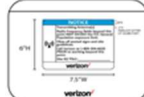
Report Prepared by: Mohamed Ahmed, 04/30/2024

Report Reviewed by: Mike Arnold, 04/30/2024

2 Executive Summary

This report provides the results of an RF power density analysis performed for **Verizon** at site **Voorheese** in accordance with the Federal Communications Commission (FCC) rules and regulations for RF emissions described in OET Bulletin 65, Edition 97-01.

This report addresses RF safety for two classified groups defined by OET Bulletin 65: Occupational/ Controlled and General Population/ Uncontrolled. Based on the analysis, this site will be **Compliant** with FCC rules and regulations and Verizon's Signage and Barrier Policy if the mitigation details provided in Table 1 are implemented.

Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	☐ []	☐ []	☐ []	☐ []	☐ []	☐
Alpha	☐ []	☐ []	☐ []	☐ []	☐ []	☐
Beta	☐ []	☐ []	☐ []	☐ []	☐ []	☐
Gamma	☐ []	☐ []	☐ []	☐ []	☐ []	☐

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

Specialty Sign Detail

Location	N/A
Access Point	N/A
Alpha	N/A
Beta	N/A
Gamma	N/A

NOTE: The tables above represent EXISTING compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):
This site is Compliant.

Table 1: Mitigation Requirements for Compliance

2.1 Conclusion and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on **C-Band A&C Antenna** will not exceed the FCC's MPE limit for General Population and Occupational limits. Notice that the power density levels will exceed the FCC's MPE limit for General Population and Occupational limits in front of the antennas which are not generally accessible areas.
- The results of the analysis indicate that the power density levels in the generally accessible areas on **C-Band B Antenna** will not exceed the FCC's MPE limit for General Population and Occupational limits. Notice that the power density levels will exceed the FCC's MPE limit for General Population and Occupational limits in front of the antennas which are not generally accessible areas.
- The results of the analysis indicate that the power density levels in the generally accessible areas on **Ground** will not exceed the FCC's MPE limit for General Population.
- The results of the analysis indicate that power density levels in the generally accessible areas on the **Tower** Elevation Level will not exceed the FCC's MPE limit for General Population environments. Notice that the power density levels will exceed the FCC's MPE limit for General Population, Occupational and 10x Occupational in front of the antennas which it is not generally accessible areas. This area might be accessed in case of maintenance; therefore, mitigation is required per the Signage/ Barrier Diagram.
- The max theoretical % MPE (General Public) is **25621.79%** directly in front of the antennas beams at **Tower** Elevation Level.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.

3 Introduction

The purpose of this analysis and report is to evaluate the cumulative power density levels of all non-excluded antennas located on the site and identify any areas of concern that require mitigation. This report also assesses the site's compliance with FCC OET Bulletin 65; "Guidelines for Human Exposure to Radio-frequency Electromagnetic Fields".

The power density simulation performed for this site utilized RoofMaster® analysis software. All antennas were assigned an operating frequency and transmit power and were deemed to be operating at 100% of their configured output power.

3.1 *Site Description:*

- **Site Name:** Voorheese
- **Street Address:** 2504 Manhattan Beach Blvd
Redondo Beach, CA 90278
- **Latitude:** 33° 52' 56.752"N
- **Longitude:** 118° 21' 56.570"W
- **Structure Type:** Self-Support Tower
- **Structure Height:** ± 156' AGL
- **Co-Locators/ Other Antennas:** N/A
- **BTS Equipment Location:** The Verizon equipment is located on the Ground.

3.2 Site Configuration Being Modeled

- This is Self-Support Tower application where Verizon antennas are mounted to pipes on the Tower.
- The values of the LTE antennas rad center for Alpha and Gamma sectors (62'), Beta sector (38'), C-Band for Alpha and Gamma sectors (63.58'), Beta sector (39.58') Adjacent Roof 1 Height (15'), Adjacent Roof 2 Height (12'), Adjacent Roof 3 Height (13'), and Adjacent Roof 4 Height (14') are based on Google Earth, CDs, and RFDS. This value must be verified on the site audit for the post study.
- Duty Cycle per FDD/TDD and Maximum Total Power Output based on inputs. 80% Duty Cycle for C-Band, CBRS, 100% LTE.

4 Predictive Analysis Details

For purposes of this analysis, RoofMaster® was configured to provide an output based on the appropriate MPE limit(s) published in the FCC's guidelines. The antenna information was loaded into RoofMaster®, an MPE predictive analysis tool by Waterford Consultants, LLC.

4.1 Analysis Locations:

Number of Elevations Analyzed: 5

- C-Band A&C Antenna Level.
- C-Band B Antenna Level.
- Adjacent Roof 1 Level.
- Ground Level.
- Pole Elevation Level

4.2 Antenna Inventory

The following table contains the technical data used to simulate the power density that may be encountered with all antennas simultaneously operating at full rated power with the exception of any excluded antennas cited in this document. If co-locator's antennas exist and specific antenna details could not be secured, generic antennas, frequencies, and transmit powers were used for modeling. The assumptions used are based on past experience with communications carriers.

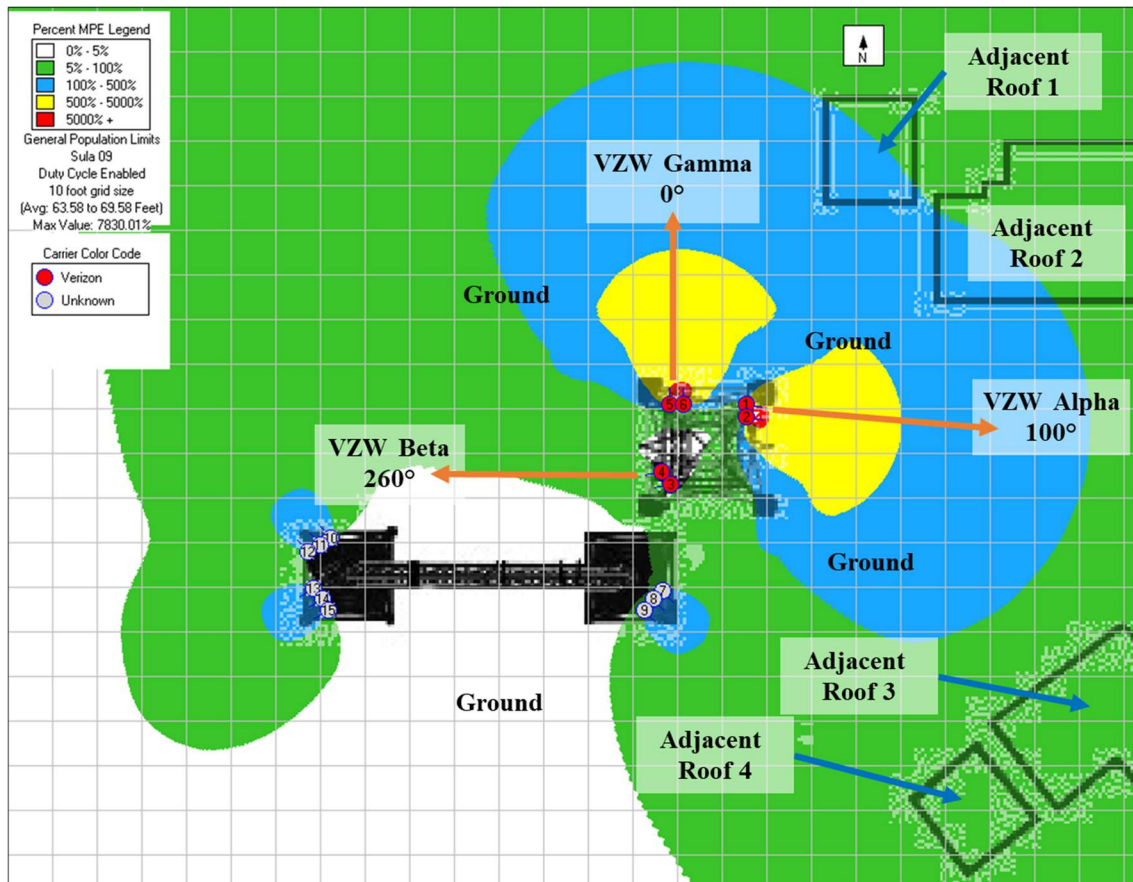
ID	Name	(MHz)	Freq	Trans Power	Trans Count	Other Loss	Calc Power	Power EIRP	MD-Tilt (Deg)	ID	Model	Elevation Z (ft)	C-Band A&C Antenna Level Z (ft)	C-Band B Antenna Level Z (ft)	Adjacent Roof 1 Z (ft)	Ground Z (ft)	Type	(ft) Aper	dBd Gain	BWdth	Orientation
VZ Alpha_Ant1	L700	700	60.0	4	0.5	213.90	5213.79	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	11.72	73	100	
VZ Alpha_Ant1	L850	850	60.0	4	0.5	213.90	6670.63	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	12.79	62	100	
VZ Alpha_Ant1	L1900	1900	80.0	4	0.5	213.90	13868	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	14.72	65	100	
VZ Alpha_Ant1	L2100	2100	40.0	4	0.5	142.60	8034	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	15.36	62	100	
VZ Alpha_Ant1	L2100_3	2100	40.0	4	0.5	142.60	8034	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	15.36	62	100	
VZ Alpha_Ant1	CBRS	3600	5.0	4	0.0	20.00	297	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	11.80	50	100	
VZ Alpha_Ant2	C-Band	3700	5.0	64	0.0	320.00	116143	0	ERICSSON	SON_AIR6419	Various	0	24	48.58	63.58	Panel	2.8	23.45	11	100	
VZ Beta_Ant1	L700	700	60.0	4	0.5	213.90	5213.79	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-25.58	-1.58	23	38	Panel	6.0	11.72	73	260	
VZ Beta_Ant1	L850	850	60.0	4	0.5	213.90	6670.63	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-25.58	-1.58	23	38	Panel	6.0	12.79	62	260	
VZ Beta_Ant1	L1900	1900	80.0	4	0.5	213.90	13868	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-25.58	-1.58	23	38	Panel	6.0	14.72	65	260	
VZ Beta_Ant1	L2100	2100	40.0	4	0.5	142.60	8034	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-25.58	-1.58	23	38	Panel	6.0	15.36	62	260	
VZ Beta_Ant1	L2100_3	2100	40.0	4	0.5	142.60	8034	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-25.58	-1.58	23	38	Panel	6.0	15.36	62	260	
VZ Beta_Ant1	CBRS	3600	5.0	4	0.0	20.00	297	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-25.58	-1.58	23	38	Panel	6.0	11.80	50	260	
VZ Beta_Ant2	C-Band	3700	5.0	64	0.0	320.00	116143	0	ERICSSON	SON_AIR6419	Various	-24	0	24.58	39.58	Panel	2.8	23.45	11	260	
VZ Gamma_Ant1	L700	700	60.0	4	0.5	213.90	5213.79	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	11.72	73	0	
VZ Gamma_Ant1	L850	850	60.0	4	0.5	213.90	6670.63	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	12.79	62	0	
VZ Gamma_Ant1	L1900	1900	80.0	4	0.5	213.90	13868	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	14.72	65	0	
VZ Gamma_Ant1	L2100	2100	40.0	4	0.5	142.60	8034	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	15.36	62	0	
VZ Gamma_Ant1	L2100_3	2100	40.0	4	0.5	142.60	8034	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	15.36	62	0	
VZ Gamma_Ant1	CBRS	3600	5.0	4	0.0	20.00	297	0	COMMSCOPE	SON_NNH4SS-65B-R3T8	Various	-1.58	22.42	47	62	Panel	6.0	11.80	50	0	
VZ Gamma_Ant2	C-Band	3700	5.0	64	0.0	320.00	116143	0	ERICSSON	SON_AIR6419	Various	0	24	48.58	63.58	Panel	2.8	23.45	11	0	
Unknown_Ant1	L700	700	40.0	4	0.5	142.60	3476.4	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	11.72	73	140	
Unknown_Ant1	L1900	1900	40.0	4	0.5	142.60	7031	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	14.78	65	140	
Unknown_Ant1	L2100	2100	40.0	4	0.5	142.60	8166	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	15.43	61	140	
Unknown_Ant1	L700	700	40.0	4	0.5	142.60	3476.4	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	11.72	73	320	
Unknown_Ant1	L1900	1900	40.0	4	0.5	142.60	7031	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	14.78	65	320	
Unknown_Ant1	L2100	2100	40.0	4	0.5	142.60	8166	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	15.43	61	320	
Unknown_Ant1	L700	700	40.0	4	0.5	142.60	3476.4	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	11.72	73	240	
Unknown_Ant1	L1900	1900	40.0	4	0.5	142.60	7031	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	14.78	65	240	
Unknown_Ant1	L2100	2100	40.0	4	0.5	142.60	8166	0	Unknown	Unknown	-	-1.58	22.42	47	62	Panel	6.0	15.43	61	240	

The antenna Z-heights listed above are referenced to Pole elevation (C-Band A&C Antenna level), (C-Band B Antenna level), Adjacent Roof 1, and Ground levels.

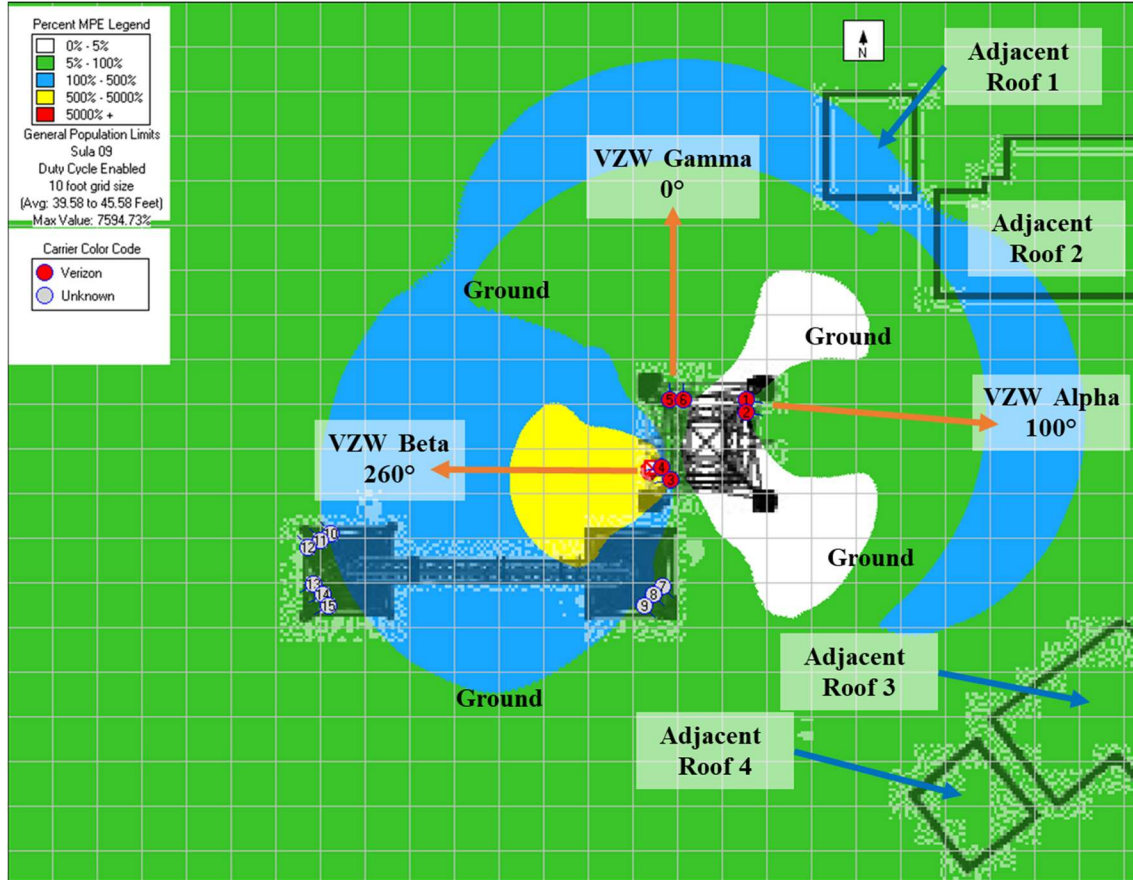
4.3 RF Emissions Diagram(s) - All Transmitters

The following Diagram(s) represent the theoretical spatially averaged Maximum Permissible Exposure (MPE) percentages that are expected for each study's elevation. An additional 1% Occupational MPE Limit (5% General Population MPE limit) is included to demonstrate where Verizon is a significant contributor to the accessible areas where multiple carriers' transmitters may be present.

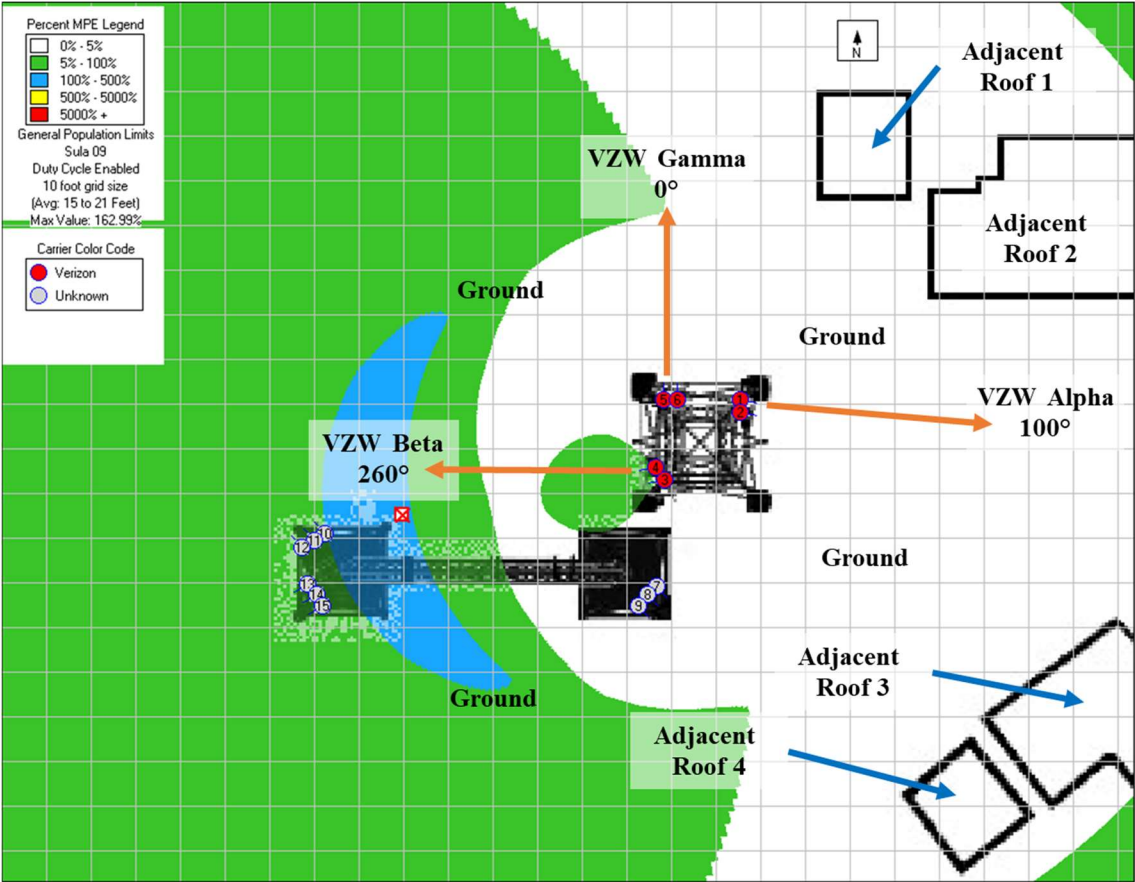
Reference Plane: C-Band A&C Antenna level



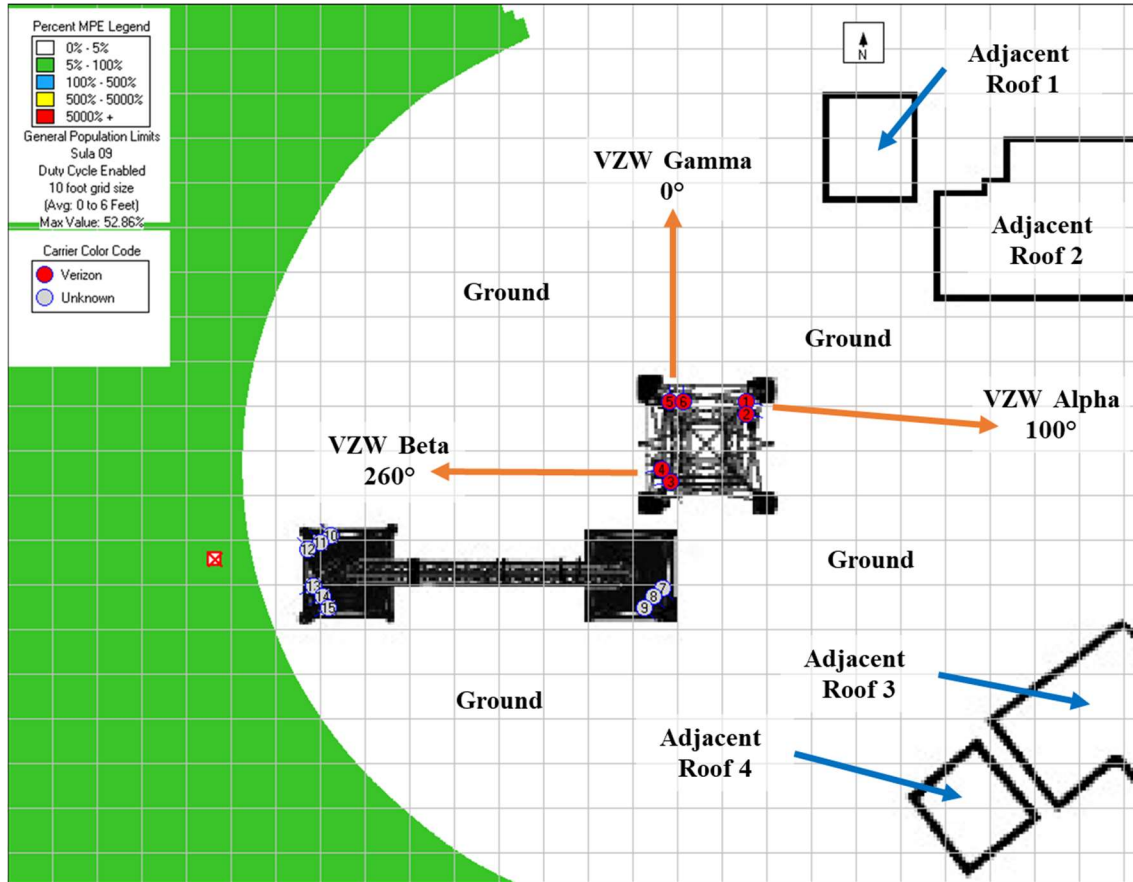
Reference Plane: C-Band B Antenna Level



Reference Plane: Adjacent Roof 1 Level



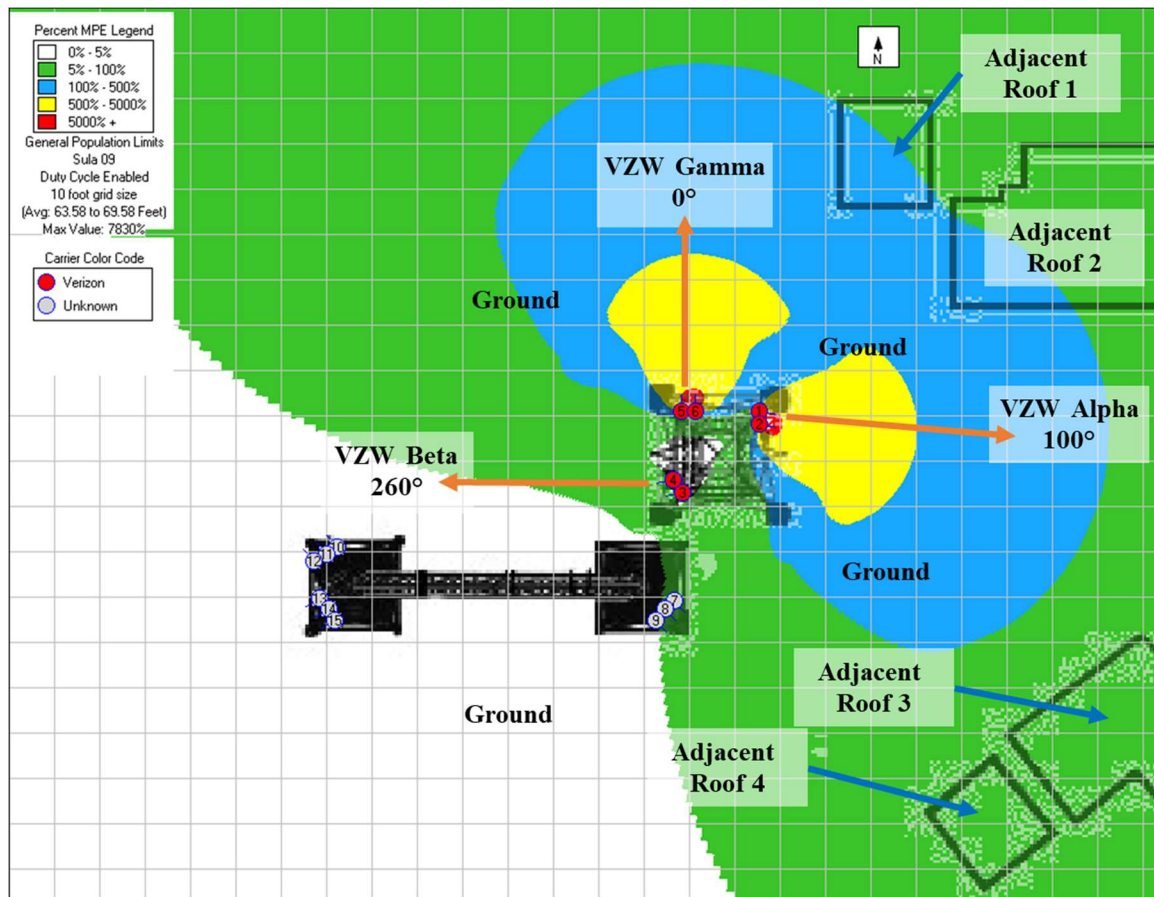
Reference Plane: Ground Level



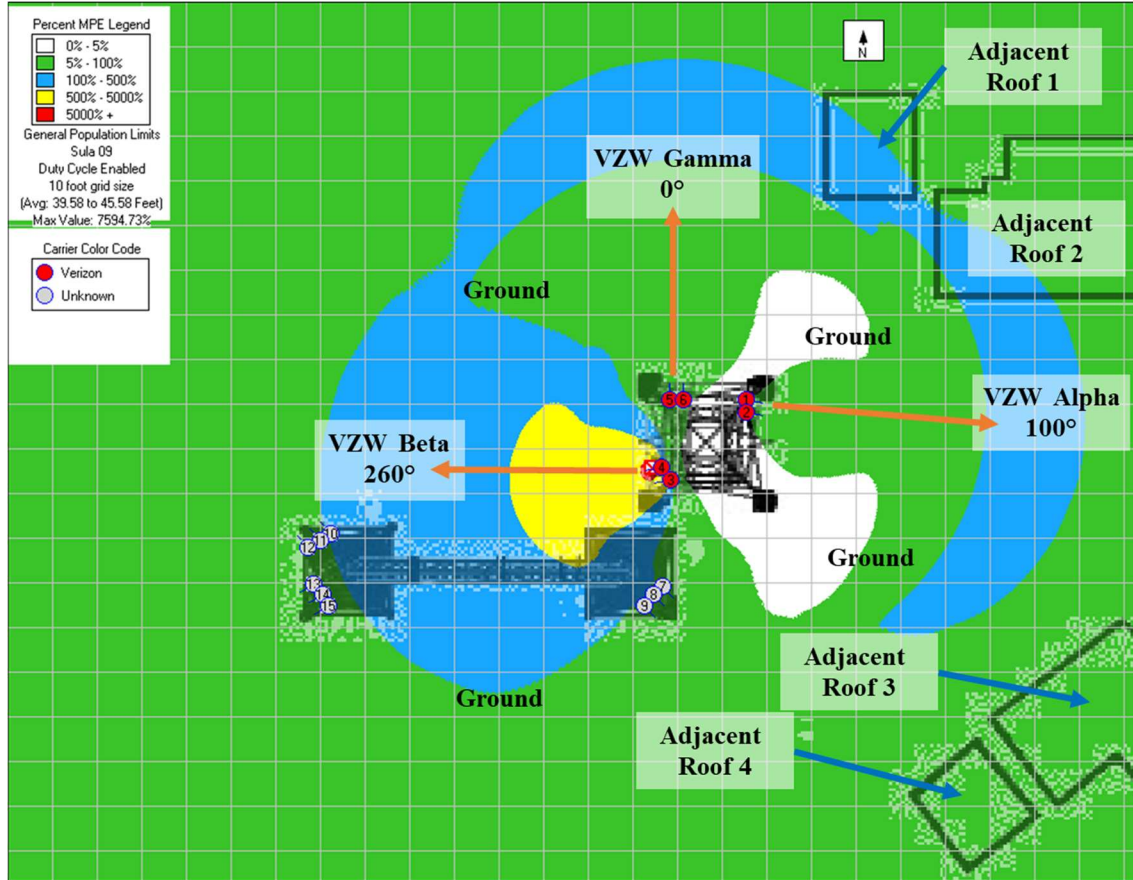
4.4 RF Emissions Diagram(s) - Verizon Transmitters *Only*

The following Diagram(s) represent the theoretical spatially averaged Maximum Permissible Exposure (MPE) percentages that are expected for each study's elevation. An additional 1% Occupational MPE Limit (5% General Population MPE limit) is included to demonstrate where Verizon is a significant contributor to the accessible areas where multiple carriers' transmitters may be present.

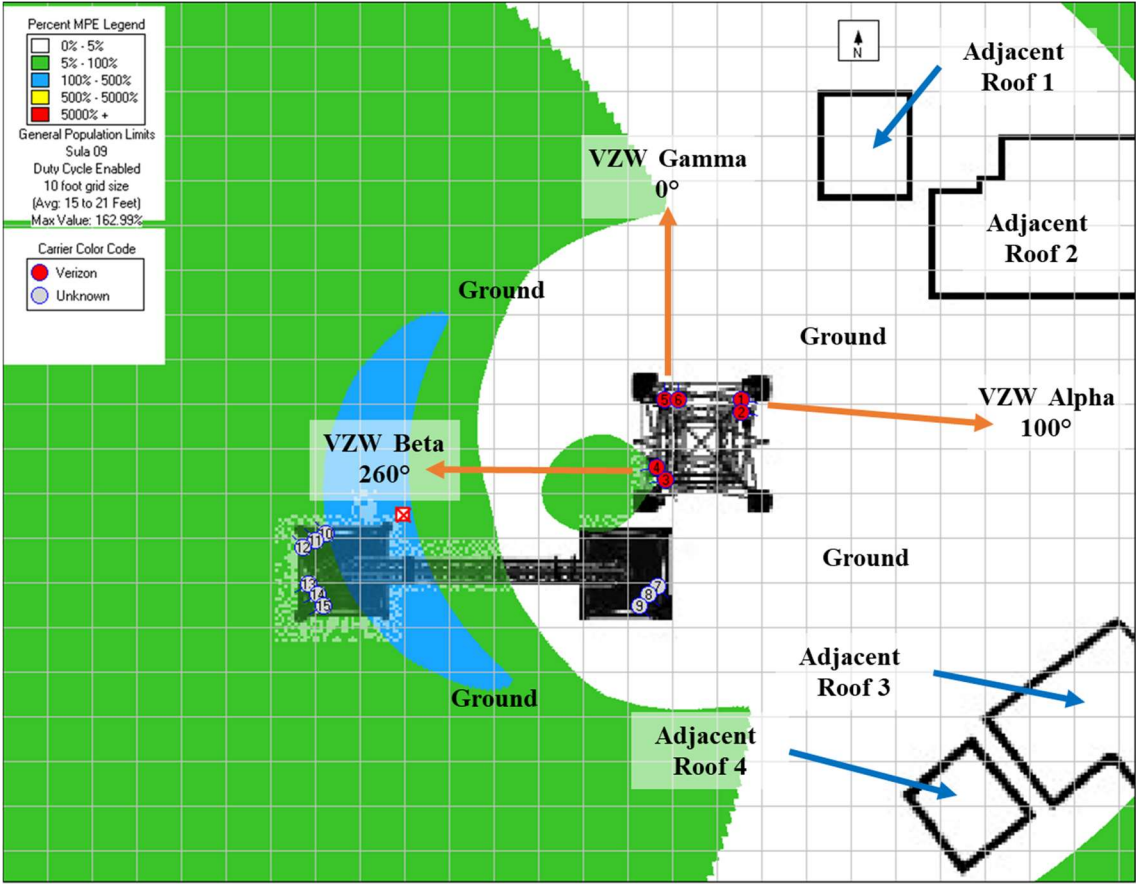
Reference Plane: C-Band A&C Antenna level



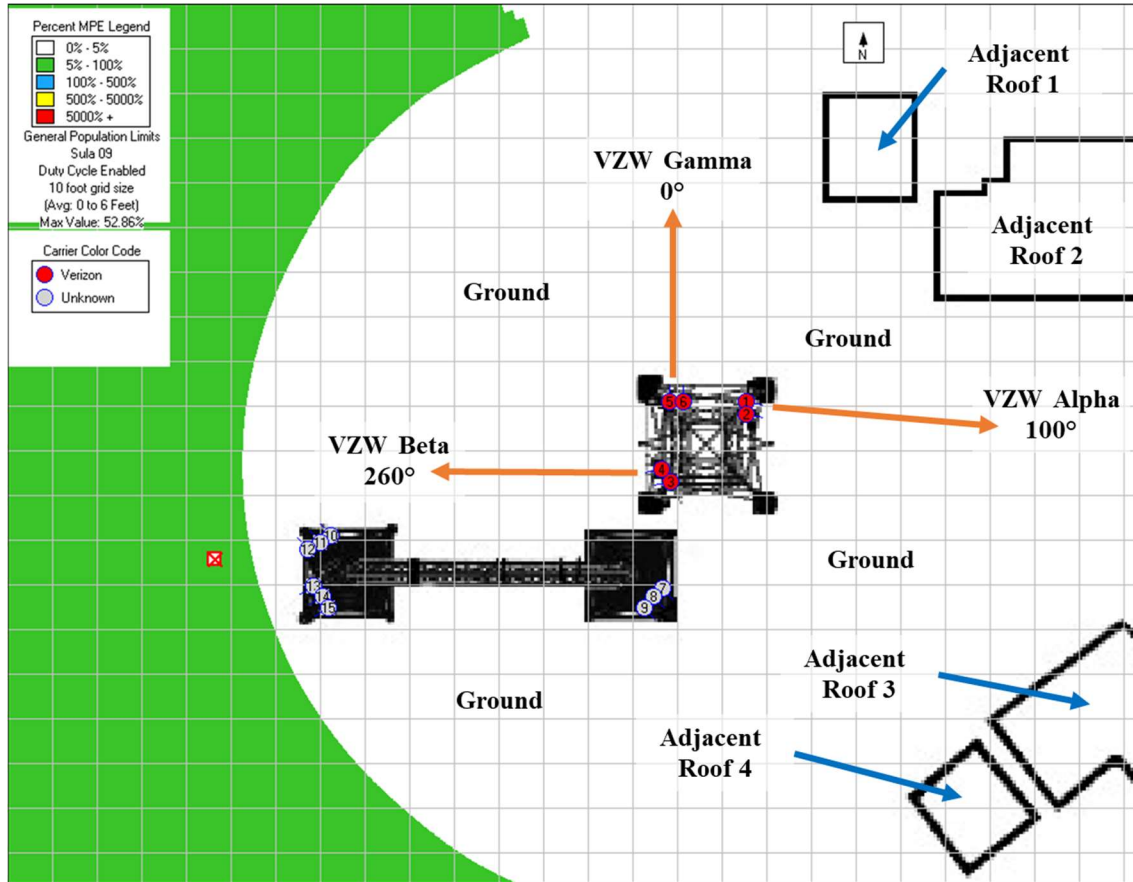
Reference Plane: C-Band B Antenna Level



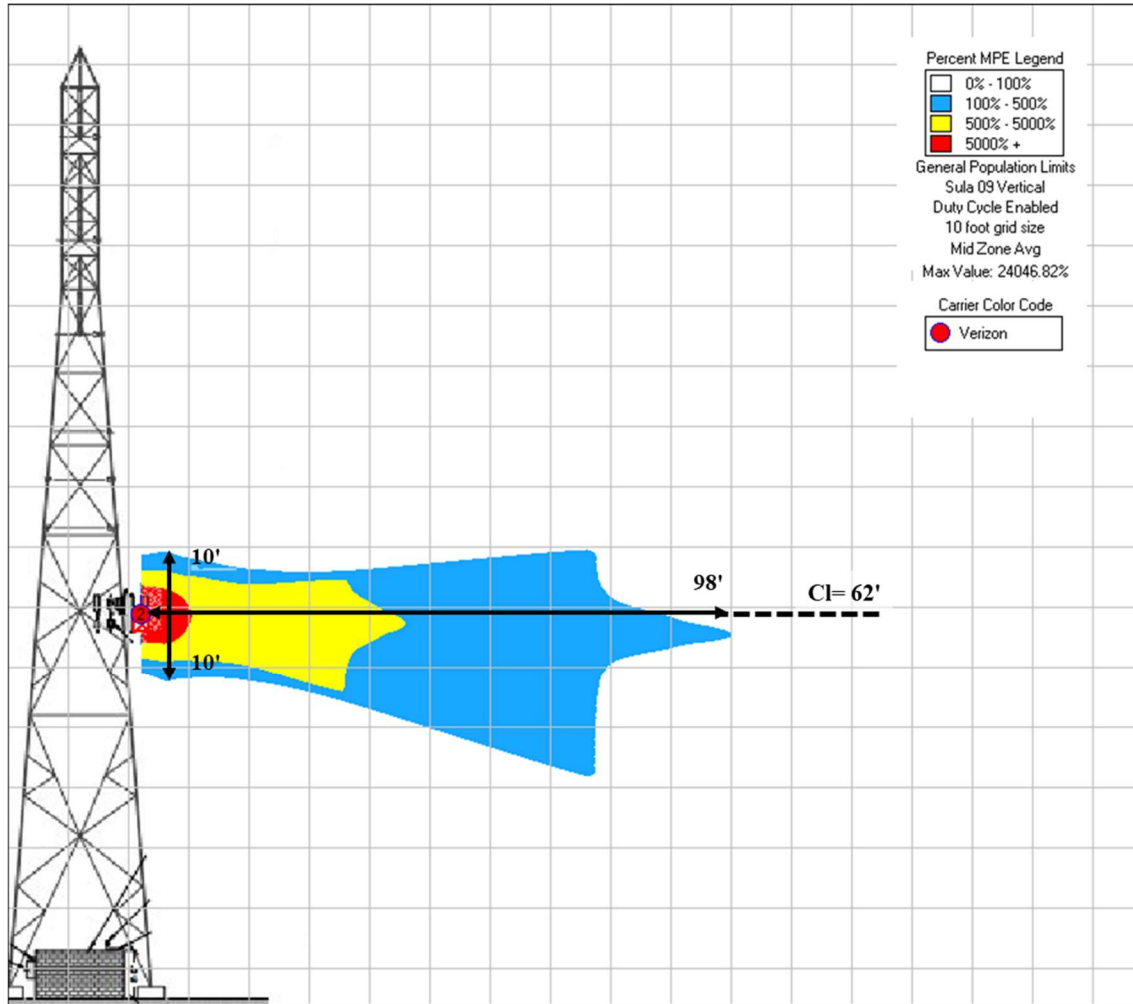
Reference Plane: Adjacent Roof 1 Level



Reference Plane: Ground Level



Reference Plane: Pole Elevation Level



5 Signage/ Mitigation

5.1 Signage/ Barrier Detail

Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []
Alpha	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []
Beta	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []
Gamma	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

Specialty Sign Detail

Location	N/A
Access Point	N/A
Alpha	N/A
Beta	N/A
Gamma	N/A

NOTE: The tables above represent EXISTING compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):
This site is Compliant.

Table 2: Mitigation Requirements for Compliance

5.2 Signage/ Barrier Diagram

N/A

6 Conclusions and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on **C-Band A&C Antenna** will not exceed the FCC's MPE limit for General Population and Occupational limits. Notice that the power density levels will exceed the FCC's MPE limit for General Population and Occupational limits in front of the antennas which are not generally accessible areas.
- The results of the analysis indicate that the power density levels in the generally accessible areas on **C-Band B Antenna** will not exceed the FCC's MPE limit for General Population and Occupational limits. Notice that the power density levels will exceed the FCC's MPE limit for General Population and Occupational limits in front of the antennas which are not generally accessible areas.
- The results of the analysis indicate that the power density levels in the generally accessible areas on **Ground** will not exceed the FCC's MPE limit for General Population.
- The results of the analysis indicate that power density levels in the generally accessible areas on the **Pole** Elevation Level will not exceed the FCC's MPE limit for General Population environments. Notice that the power density levels will exceed the FCC's MPE limit for General Population, Occupational and 10x Occupational in front of the antennas which it is not generally accessible areas. This area might be accessed in case of maintenance; therefore, mitigation is required per the Signage/ Barrier Diagram.
- The max theoretical % MPE (General Public) is **25621.79%** directly in front of the antennas beams at **Pole** Elevation Level.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.

7 Appendix A: FCC Compliance and RF Safety Policies

In August of 1997, the FCC published OET Bulletin 65 Edition 97-01 to regulate methods for evaluating compliance with FCC guidelines for human exposure to radiofrequency (RF) electromagnetic fields. The FCC guidelines for human exposure to RF electromagnetic fields incorporate two categories of limits; namely “Controlled” (a.k.a. Occupational) and “Uncontrolled” (a.k.a. General Public). The guidelines offer suggested methods for evaluating fixed RF transmitters to ensure that the controlled and uncontrolled limits deemed safe by the FCC for human exposure are not exceeded.

OET Bulletin 65 recommended guidelines are intended to allow an applicant to “make a reasonably quick determination as to whether a proposed facility is in compliance with the limits.” In addition, the guidelines offer alternate supplementary considerations and procedures such as field measurements and more detailed analysis that should be used for multiple emitter situations.

These guidelines define RF as emissions in the frequency range of 300 kHz to 100 GHz. The FCC define Maximum Permissible Exposure (MPE) limits within this frequency range based on limits recommended by the National Council on Radiation Protection and Measurement, the Institute of Electrical and Electronics Engineers (IEEE), and by the American National Standards Institute (ANSI).

The specific MPE limits defined by the FCC are as follows:

Limits for Occupational/Controlled Exposure				
Frequency Range [MHz]	Electric Field Strength (E) [V/m]	Magnetic Field Strength (H) [A/m]	Power Density (S) [mW/Cm ²]	Averaging Time E ² , H ² or S [minutes]
0.3 - 3.0	614	1.63	100*	6
3.0 - 30	1842/f	4.89/f	900/f ² *	6
30 - 300	61.4	0.163	1	6
300 - 1,500	-	-	f/300	6
1,500 - 100,000	-	-	5	6

Limits for General Population/Uncontrolled Exposure				
Frequency Range [MHz]	Electric Field Strength (E) [V/m]	Magnetic Field Strength (H) [A/m]	Power Density (S) [mW/Cm ²]	Averaging Time E ² , H ² or S [minutes]
0.3 - 3.0	614	1.63	100*	30
3.0 - 30	842/f	2.19/f	180/f ² *	30
30 - 300	27.5	0.073	0.2	30
300 - 1,500	-	-	f/1500	30
1,500 - 100,000	-	-	1	30

f = frequency

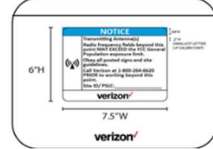
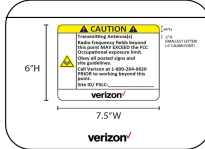
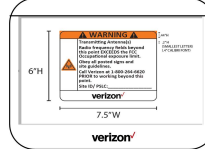
*Plane-wave equivalent power density

The FCC states that “Occupational/ Controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for Occupational/ Controlled exposure also apply in situations when an individual is transient through a location where Occupational/ Controlled limits apply provided he or she is made aware of the potential for exposure.”

For General Population/ Uncontrolled limits, the FCC states that “General Population/ Uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not fully be aware of the potential for exposure or cannot exercise control over their exposure.”

For purposes of this analysis, all limits are evaluated against the Power Density limits.

Typical guidelines for determining whether Occupational/ Controlled limits can be applied include ensuring the environment (such as a rooftop) as limited/controlled access via locked doors or physical barrier that are preferably controlled by a landlord that is aware of the situation and can inform anyone going through the locked door of the existence of the RF emissions. Such notification/awareness is typically accomplished by means of signage on the door, or other access to the area of concern, as well as signage on or near the antennas. Examples of such signs include the following:

GUIDELINES	NOTICE	CAUTION	WARNING
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit.	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit.	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit.
			

NOC INFORMATION	
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.	

Standards for when to use each of the above signs for Occupational situations are as follows:

No sign required: <20% of Occupational MPE
Blue Sign, Notice: 20% to <100% of MPE
Yellow Sign, Caution: 100% to <1000% of MPE
Red Sign, Warning: ≥1000% of MPE

All MPE references are to the FCC Occupational limits.

8 Appendix B: Overview of RoofMaster® Functions and Assumptions

RoofMaster® is a RF Compliance software package designed to enable the analysis, assessment and mitigation of communications sites with respect to human exposure to radiofrequency electromagnetic fields.

RoofMaster® was developed in 2008 by Waterford Consultants to support compliance assessments performed at single and multi-operator wireless locations throughout North America and has been in service since 2008. Real-world experience in evaluating thousands of base station installations is reflected in the RoofMaster® design approach. This document provides a guide for creating simulations of RF hazard conditions through the characterization of antenna systems and site features and through FCC-specified computational analysis.

On any structure, one may encounter antennas installed by wireless service providers, public safety and other FCC-licensed and unlicensed operators. Siting constraints have resulted in diverse and complex environments accessible to people performing a variety of activities around these antennas. RoofMaster® supports the characterization of these locations to convey important information regarding RF sources and accessible areas necessary to evaluate the potential for human exposure to hazardous levels of RF energy.

RoofMaster® supports the depiction of communications sites through the display of construction drawing or aerial photography image files as well as providing line drawing tools. These representations are scalable to enable the modeling of any location.

RoofMaster® utilizes a three-dimensional spatial framework consisting of a 1000 x 1000 grid with unlimited vertical dimensions necessary for the positioning of antennas and modeling of RF conditions at each grid point throughout the space. Predictive analysis is performed on a study plane at a specified elevation. The subsequent sections of this guide provide the steps necessary to create a site representation and conduct these studies.

RoofMaster® employs several power density prediction models based on the computational approaches set forth in the Federal Communications Commission's Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, OET Bulletin 65. This guideline utilizes several antenna and operational parameters in calculating the power density contributions from each emitter at specified points throughout the study space. RoofMaster® enables antennas to be fully defined in site specific aspects as well as through the use of a library of manufacturer data. The parameters include:

- § Antenna model
- § Radiation patterns
- § Aperture length
- § Gain
- § Beamwidth
- § Antenna radiation center
- § Azimuth
- § Mechanical downtilt
- § Location
- § Frequency
- § Power into antenna

In OET-65, the Cylindrical Model is presented as an approach to determine the spatially averaged power density in the near field directly in front of an antenna. In order to implement this model in all directions, RoofMaster® utilizes the antenna manufacturer horizontal pattern data. Additionally, RoofMaster® incorporates factors that reduce the power density by the inverse square of horizontal and vertical distance beyond the near field region.

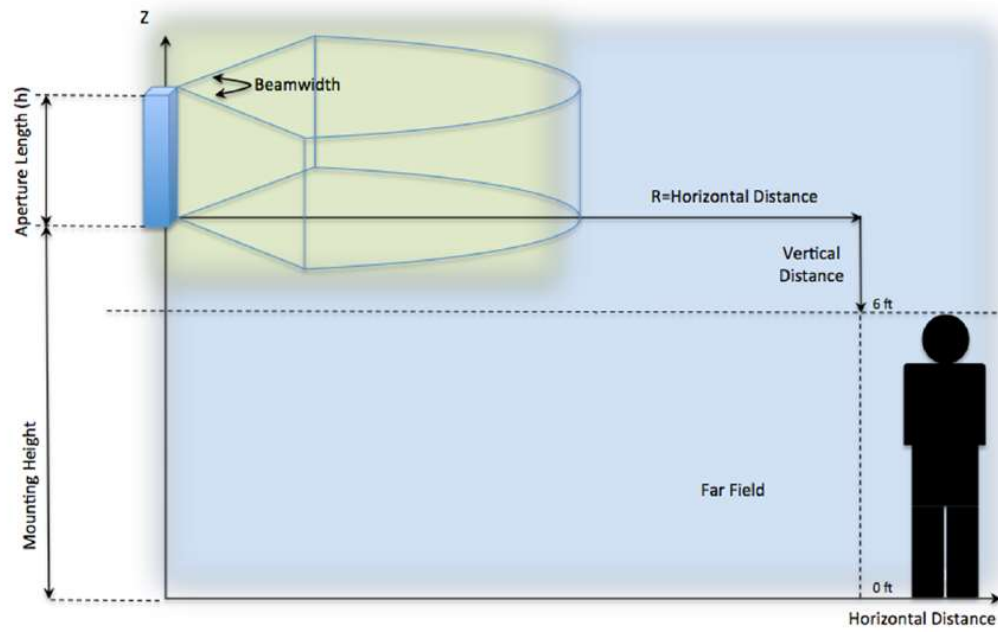
Power density is calculated as follows:

$$S = \left(\left(\frac{360}{\text{Beamwidth}} \right) \frac{P_{in} G_H H_r V_r}{2 \pi R h} \right) \frac{\mu W}{cm^2}$$

- S is the spatially averaged power density value
- R is the horizontal distance meters to the study point
- h is the aperture length in meters
- P_{in} is power into the antenna input port in Watts

RoofMaster® Implementation:

- G_H is gain offset to study point as specified in manufacturer horizontal pattern
- P_{in} is adjusted by the portion of the antenna aperture in the 0-6 ft. vertical study zone
- H_r accounts for 1/R² Far Field roll off which starts at 2*h
- V_r accounts for 1/ (vertical distance)² roll off from antenna bottom to the top of the 0-6 ft. study zone (or antenna top to bottom of 0-6 ft. study zone)



9 References

FCC (1997). “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields”; Federal Communications Commission; Office of Engineering and Technology, OET Bulletin 65, Edition 97-01, August.

Waterford Consultants, LLC (2008). RoofMaster® User Guide, Waterford Consultants, LLC.

10 Limited Warranty

Telecom Technology Services, Inc. warrants that this analysis was performed in good faith using the methodologies and assumptions covered in this report and that data used for the analysis and report were obtained by Telecom Technology Services, Inc. employees or representatives via site surveys or research of Verizon's available information. In the event that specific third-party details were not available, best efforts were made to use assumptions that are based on industry experience of various carriers' standards without violating any confidential information obtained under non-disclosure terms.

Telecom Technology Services, Inc. also warrants that this analysis was performed in accordance with industry acceptable standards and methods.

There are no other warranties, express or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose, relating to this agreement or to the services rendered by Telecom Technology Services hereunder. In no event shall Telecom Technology Services be held liable to Verizon, or to any third party, for any indirect, special, incidental, or consequential damages, including but not limited to loss of profits, loss of data, loss of good will, and increased expenses. In no event shall Telecom Technology Services be liable to Verizon for damages, whether based in contract, tort, negligence, strict liability, or otherwise, exceeding the amount payable hereunder for the services giving rise to such liability.