

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 (RBUSD), 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.