

# **BLUE FOLDER ITEM**

*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.*

## **PLANNING COMMISSION MEETING JULY 18, 2024**

- 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: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR**

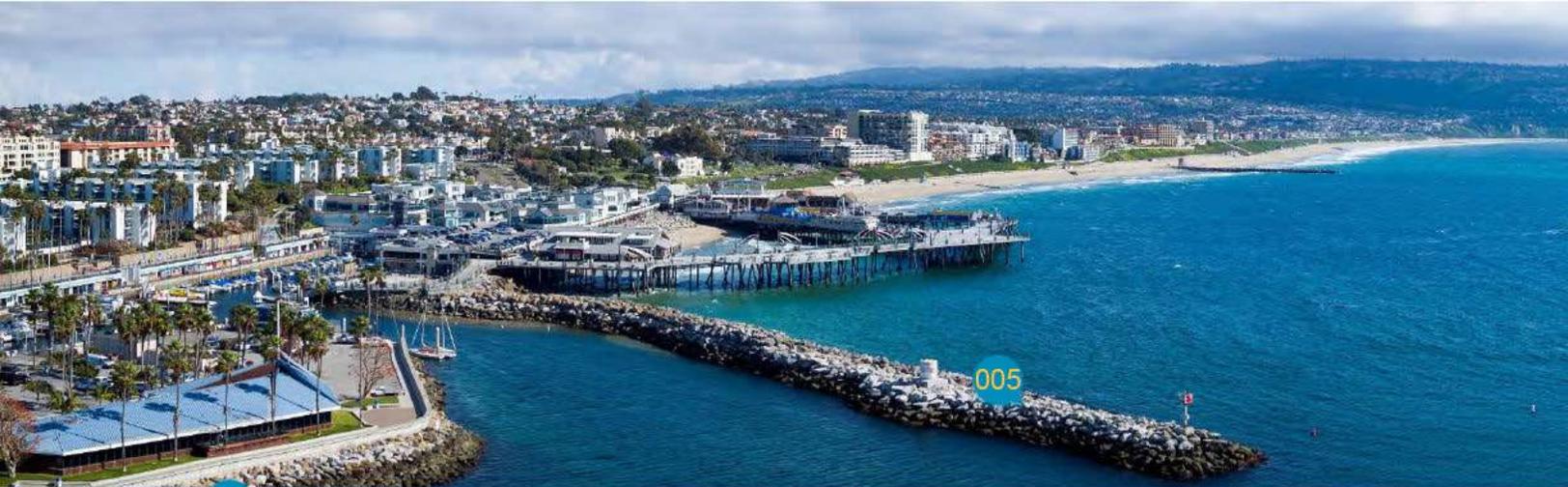
- **PUBLIC COMMUNICATIONS**

The attached public comments are separated into three (3) categories:

- 1. Public Comments Posted on the Draft Land Use, Open Space & Conservation, Noise, and Safety Elements – Interactive Website (Konveio).**
  - a. Between March 12, 2024 and April 15, 2024, the City posted the Draft Land Use, Open Space & Conservation, Noise, and Safety Elements on the City's website using an "interactive" web-based platform (Konveio) where the public could make comments directly on the draft elements. This category of "Public Comments" are all the comments received from that posting.
- 2. Public Comments Received at the March 20, 2024 General Plan Update Public Workshop.**
- 3. Public Comments Received since the March 20, 2024 General Plan Update Public Workshop.**

**1. Public Comments Posted on the Draft Land Use, Open Space & Conservation, Noise, and Safety Elements – Interactive Website (Konveio).**

- a. Between March 12, 2024 and April 15, 2024 the City posted the Draft Land Use, Open Space & Conservation, Noise, and Safety Elements on the City's website using an "interactive" web-based platform (Konveio) where the public could make comments directly on the draft elements. This category of "Public Comments" are all the comments received from that posting.



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002

CITY OF

003

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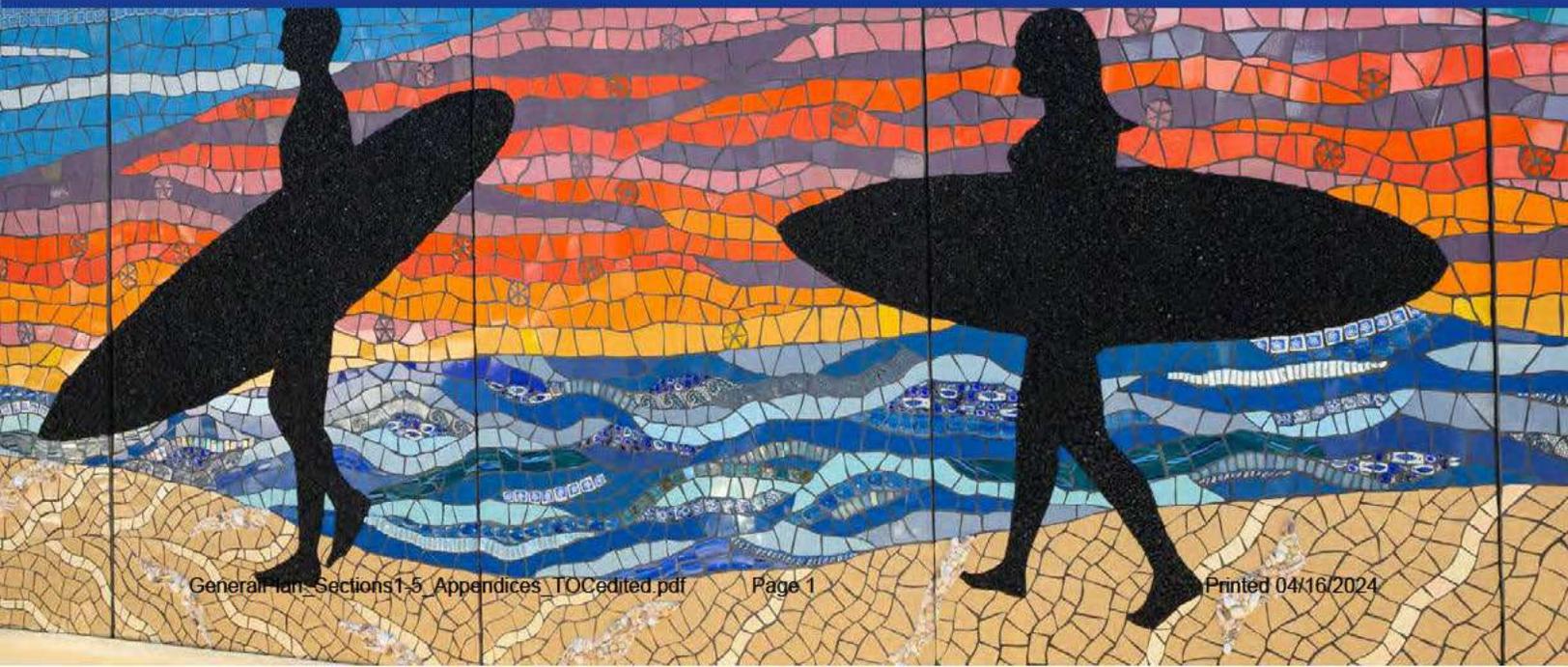
# REDONDO

004

# BEACH

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## GENERAL PLAN



## #001

Posted by **StopBCHD Community** on **04/05/2024** at **9:26pm** [Comment ID: 166] - [Link](#)  
BCHD, FAR

Agree: 0, Disagree: 0

StopBCHD Group Comment

As a simply matter of policy, Redondo Beach Public/Institutional land should be used for the benefit of residents of Redondo Beach. The simplest explanation being that Redondo Beach residents suffer the damages of noise, traffic, pollution, crime, excess lighting, overdevelopment and property value decline. As a result, it is plainly nonsensical to assume that an agency that has been granted PUBLIC land should be using it for the benefit of 91% to 97% non-resident/non-taxpayers of Redondo Beach. That is BCHD's plan.

Neither BCHD, nor any other agency with Public land should be allowed to export services and import damages using Public land.

As such, we need a firm Redondo Beach policy that parcels, such as those used by the City for the predominant value of Redondo Beach residents are granted a bonus FAR. So long as 51% of the facility is built to benefit Redondo Beach residents, it can have an FAR of 1.25 for P/I.

In the case of other Public parcels, our recommendation would be to rezone them commercial and taxable if the intent is for a majority non-resident benefit. Barring that, the minimum base FAR of 0.75 for P/I is appropriate for land that does not serve 51% residents of BCHD. In the case of joint ownership of property with other jurisdictions, service should be required to be pro rata based on population service area - that is, using the example of BCHD, 50% of service would be required to service Redondo Beach residents (population share of Redondo Beach in the District), while the rest of the services are subject to the pro-rata shares of the other ownership.

Redondo Beach residents and taxpayers will suffer the damages of development and the quid pro quo must be at a minimum the majority of the development's benefits.

## #002

Posted by **StopBCHD Community** on **04/11/2024** at **10:17pm** [Comment ID: 175] - [Link](#)  
BCHD

Agree: 0, Disagree: 0

StopBCHD Community Comment

Because BCHD has elected to make this about BCHD as witnessed by Board Member Poster writing in her capacity as a director in the ER - the following comments regarding BCHD are entered into the record:

From the perspective of HB/MB/RB resident-taxpayers, BCHD activities are only 1/5th to 1/20th "public" to District residents.

80% of the assisted living, 91% of allcove and 95% of the PACE facility are developed explicitly for NON-RESIDENTS of the District.

The District was formed by voters to provide services to the "residents who reside" in the District (District pleading to Superior Court for land condemnation INGL-C-1594)

BCHD's proposed HLC will use PUBLIC land to allow a 100% PRIVATE RCFE that will house an estimated 80% Non-residents/Non-taxpayers of the District (per BCHD's MDS consultants Exhibit 3-3)

BCHD's allcove Beach Cities services the area of LA County SPA8 of 1.4M population. Therefore, the service area of the District is less than 9% (LA County SPA8 definition, US Census Bureau data, 91.5% Non-residents/Non-taxpayers)

BCHD's proposed PACE will service 95% Non-residents/Non-taxpayers of the District (National PACE Association data (1 in 1000 seniors uses PACE,US Census Bureau data of 17,000 seniors in the District, BCHD investment banker presentation of 400 enrollees)

This is precisely why the General Plan should consider the intensity of services provision when determining FAR maximum values.

## #003

Posted by **marcio cp** on **03/19/2024** at **9:16pm** [Comment ID: 70] - [Link](#)

*FAR*

*Agree: 0, Disagree: 0*

I am in support of the 0.75 Floor Area Ratio ("FAR") limit for Public Institutional (PI) land as proposed in the draft General Plan.

## #004

Posted by **Lyn Hardy** on **03/27/2024** at **9:28am** [Comment ID: 130] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

I oppose editing the proposed Redondo Beach General Plan revision in order to acomodate the Beach Cities Heath District proposal to change the FAR restriction for development on public land. The FAR restrictions are there for a reason - to prohibit development that results in parking congestion on nearby streets. BCHD should be held to the same restrictions as every one else.

Reply by **Lyn Hardy** on **03/27/2024** at **9:31am** [Comment ID: 131] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

I oppose editing the proposed Redondo Beach General Plan revision in order to accommodate the Beach Cities Health District proposal to change the FAR restriction for development on public land. The FAR restrictions are there for a reason - to prohibit development that results in parking congestion on nearby streets. BCHD should be held to the same restrictions as anyone else.

**#005**

Posted by **Arnette Travis** on **03/20/2024** at **6:13pm** [Comment ID: 82] - [Link](#)

*BCHD*

*Agree: 0, Disagree: 0*

The GPAC recommendation that a maximum FAR of 0.75 only for BCHD is not in the best interest of our community as it would severely limit the ability of BCHD to provide quality services to residents. The Guiding Principles of GPAC uses the words "transparency, health, vitality and economic prosperity". The attempt spot zone this public health institution is to deny all of these much needed elements to residents.

# Acknowledgements

*The City would like to thank everyone involved in this effort, including members of the public and those who served in an official capacity as acknowledged below.*

## Mayor

- Bill Brand, Mayor

## City Council

- Nils Nehrenheim, Council Member, District 1
- Todd Loewenstein, Mayor Pro Tem, District 2
- Paige Kaluderovic, Council Member, District 3
- Zein Obagi, Jr., Council Member, District 4
- Scott Behrendt, Council Member, District 5

## Planning Commission

- Douglas G. Boswell, Commissioner, District 3
- Jason J. Conroy, Commissioner, District 3
- Wayne Craig, Commissioner, District 1
- Robert Gaddis, Commissioner at Large, District 2
- Gale S. Hazeltine, Commissioner at Large, District 1
- Sheila W. Lamb, Commissioner, District 4
- Roger K. <sup>007</sup>tt, Commissioner, District 5

## City Staff

- Mike Witzansky, City Manager
- Sean Scully, Acting Community Development Director
- Brandy Forbes, Former Community Development Director
- Lina Carrillo, Former Planning Analyst
- Patrick Butler, Fire Chief and Harbor Master
- Cameron Harding, Community Services Director
- Joe Hoffman, Police Chief
- Greg Kapovich, Waterfront and Economic Development Director
- Ted Semaan, Public Works Director
- Michael Webb, City Attorney
- Andrew Winje, City Engineer

## Consultant Team

### PlaceWorks – Lead Consultant

- Wendy Nowak, AICP, Principal in Charge
- Halley Grundy, Project Manager
- Mark Teague, Managing Principal, Environmental
- Jennifer Kelley, Project Manager, Environmental

### BAE Urban Economics

- Sherry Rudnak, Principal

### Fehr & Peers Transportation Consultants

- Michael Kennedy, AICP, Principal

### Fusco Engineering

- Ian Adam, VP Specialty Practice

### ECORP Consulting

- Seth Myers, Air Quality/Noise Lead

### Cogstone Resource Management

- John Gust, PhD, RPA, Principal Investigator for Archaeology
- Kim Scott, Principal Investigator for Paleontology

## Public Safety Commission

- Austin Carmichael, Commissioner, District 5
- Jeffrey Christopher Gaul, Commissioner, District 5
- Vivek Gupta, Commissioner, District 2
- Alan Klainbaum, Commissioner, District 2
- Gilbert Escontrias, Commissioner at Large, District 1
- Nancy Skiba, Commissioner, District 4

## General Plan Advisory Committee

- Nick Biro, Chair <sup>009</sup>
- Phil Sanchez, Vice-Chair
- Bhuvan Bajaj
- Todd Burke <sup>010</sup>
- Stephen Carey
- Leslie Chrzan
- Howard Eller
- Craig Funabashi
- Robert Gaddis
- Jennifer Glad
- Jim Hannon
- Kiran Hashmi
- Sam Kartounian
- Matt Kilroy
- Sheila Lamb
- Jim Light
- Sue Ludwig
- Tonya McKenzie
- Paul Moses
- Candace Nafissi
- Bob Pinzler
- Suzy Royds
- Paul Samaras
- Tarek Shaer
- John Simpson
- Eugene Soloman
- Matt Stodder
- Charlie Szymanski
- Sybilla Turner
- Chris Voisey
- Brad Waller
- Malcolm Williams

011

## #006

Posted by **StopBCHD Community** on **04/02/2024** at **11:43am** [Comment ID: 152] - [Link](#)

*Agree: 0, Disagree: 0*

TECHNICAL COMMENT - this platform does not provide formatting controls for comments. That should be updated or replace this tool with another commercially available one.

## #007

Posted by **Helene Diamond** on **03/14/2024** at **12:30pm** [Comment ID: 49] - [Link](#)

*BCHD*

*Agree: 0, Disagree: 0*

The Beach Cities Gym needs to be part of the expansion. The gym room where the classes are held is way too small to accommodate the members that want to attend the classes. Making gym members set their alarm clocks for 6:30am to get into a class for the following week is outrageous!!!! We have made suggestions like to using a larger room downstairs but was told they would have to rent one and then charge a bigger membership fee. YOU MUST BUILD A MUCH BIGGER GYM EVEN IF WITHOUT A POOL. TO ATTEACT MORE MEMBERS AND KEEP THE ONES YOU HAVE!!

## #008

Posted by **Emma** on **03/28/2024** at **12:21pm** [Comment ID: 136] - [Link](#)

*Suggestion | FAR*

*Agree: 0, Disagree: 0*

I SUPPORT the Redondo Beach Draft General Plan as proposed. Specifically, do not change the 0.75 FAR limit on non-City-owned Public Institutional (PI) land parcels.”

## #009

Posted by **StopBCHD Community** on **03/20/2024** at **5:49pm** [Comment ID: 76] - [Link](#)

*BCHD*

*Agree: 0, Disagree: 0*

StopBCHD Group Comment

Nick Biro was the Chair of GPAC and a \$10,000 to \$15,000 per month retained consultant of BCHD. Mr. Biro had both a GPAC obligation and a fiduciary taxpayer obligation via his BCHD to review all draft General Plan documents and provide comments timely.

## #010

Posted by **Mark Nelson** on **03/14/2024** at **7:02pm** [Comment ID: 55] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

I find it quite surprising that some individual GPAC members failed to review the Draft GP documents that were provided to them in the GPAC public record beginning

in March 2022 for 3 consecutive meetings in March, August and September 2022. Each draft contained the same, objective standard for P/I zoning of 0.75 to 1.25. Subjective standards were removed.

Assertions of spot zoning are unsupportable. It is fully reasonable for the City of Redondo Beach to have more intensive land use for the benefit of the residents of Redondo Beach, such as, Police, Fire, Civic Center, etc. It is also reasonable that Residents of Redondo Beach should not be required to suffer damages from intensive land use by rental property (such as P-CF Kensington with an FAR of about .75) or BCHD's RCFE that is 100% privately owned and projected for the use of 80% non-residents by BCHD's own MDS market research.

The same is true of BCHD's PACE facility that BCHD's investment bankers assert would service 400 enrollees. Of that, 95% would be non-residents. There is no reason that P/I land should be granted a higher FAR that will damage surrounding neighborhoods for the supermajority benefit of non-residents of the City of Redondo Beach and the District.

Long story short - GPAC members should have an affirmative obligation to read meeting materials, subjective FARs are unacceptable, differential FARs are acceptable for high resident benefit vs high non-resident benefit because the damages accrue expressly to the surrounding Redondo Beach neighborhoods.

## #011

Posted by **StopBCHD Community** on **03/20/2024** at **5:47pm** [Comment ID: 75] - [Link](#)  
*BCHD, FAR*

*Agree: 0, Disagree: 0*

StopBCHD Group Comment

March, August and September 2022 GPAC meetings and 2024 CEQA NOP for GP all included public notice of the P/I proposed 0.75 and 1.25 FAR. It is clear on the record that the City Council's recommendation was made to the GPAC beginning with the March 2022 meeting. It very much concerns us that so few GPAC members appeared to participated fully in the GPAC by reading the materials that were presented to them at each meeting. Several have misrepresented the FAR issue as having appeared in the January 2024 meeting materials, when that is clearly false.

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## #012

Posted by **StopBCHD Community** on **04/02/2024** at **11:46am** [Comment ID: 153] - [Link](#)  
BCHD

Agree: 0, Disagree: 0

StopBCHD Group Comment

Due to the formatting limitations of this tool, the provided link contains a formatted, detailed comment on creation of a Torrance-Redondo Beach Interface Overlay to protect the Torrance residents in the Torrance Hillside Overlay from overdevelopment on adjoining Redondo Beach parcels.

<https://www.stopbchd.com/post/protecting-torrance-hillside-overlay-property-from-redondo-beach-development-damages>

## #013

Posted by **Jane Diehl** on **03/26/2024** at **8:20pm** [Comment ID: 125] - [Link](#)  
BCHD, FAR

Agree: 0, Disagree: 0

At the open house they said the cities population is aging, if that is the case you need Beach Cities Health District to help support the additional senior population with free services as we do presently. The city does not have the ability to offer these services. The BCHD supports these programs by funds from the campus. Reducing the size due to the FAR will greatly effect the free services provided to the aging population of Redondo Beach. The reduction of services will not make Redondo Beach a better place to live.

## #014

Posted by **Denise Dangelo** on **03/31/2024** at **2:45pm** [Comment ID: 147] - [Link](#)  
BCHD

Agree: 0, Disagree: 0

We are a small town community! I have lived here for sixty-three years, and over development, especially with the BCHD monolithic design, is unconscionable! The buildings, dozens if condominiums off the Esplande in the 1970's was a horrible decision! Keep Redondo a BEACH COMMUNITY.

## #015

Posted by **Liv Guzman** on **04/15/2024** at **4:40pm** [Comment ID: 194] - [Link](#)  
Suggestion | BCHD, FAR

Agree: 0, Disagree: 0

Please allow the District's Healthy living Campus plan to go through without reducing the FAR. We are fortunate to have this public agency focused on a healthier living community in our tri-city area for which we pay taxes. I live in Redondo Beach, not far from the BCHD and use it Center for Health and Fitness. I am also a baby-boomer, who appreciates this type of organization as a resource for me and my

family to go to in my community. This is an opportunity to modernize the entire District land. They have listened to the concerns of the community and have come up with a good plan. Let's not unduly limit it without really considering its future benefit to all our residents and neighboring communities.

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Appendix A: General Plan Buildout Methodology

Appendix B: General Plan Implementation

## Documents Incorporated by Reference

The following documents are provided under separate cover but are incorporated by reference into the General Plan.

- Local Hazard Mitigation Plan
- Vulnerability Assessment

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# 1 INTRODUCTION

The Redondo Beach General Plan provides long-term policy direction to guide the physical development, conservation, and sustainability of the city through 2050. Informed by a comprehensive public engagement process, the General Plan establishes a shared vision of the community’s aspirations as a seaside community offering excitement and opportunity of a large city combined with the charm, beauty, and attitude of a small beach town. The Redondo Beach General Plan is meant to help every decision maker, stakeholder, business, and resident take the steps necessary to realize this vision.

This introductory chapter 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.

019

## #016

Posted by **StopBCHD Community** on **04/13/2024** at **11:43am** [Comment ID: 178] - [Link](#)  
BCHD, FAR

Agree: 0, Disagree: 0

BCHD Community Comment

We propose:

Base FAR 0.50 - Any PI facility with less than 50% Redondo Beach Resident services.

Enhanced FAR 0.75 - Any PI facility with at least 50% Redondo Beach Resident services

Enhanced FAR 1.25 - Any PI facility with at least 75% Redondo Beach Resident services If a facility is being developed for non-residents, its development should be severely limited to protect RESIDENTS health, safety, and property values.

The burden of effort providing the share of site use for Redondo Beach residents would be on the project proponent, and subject to Planning Commission hearings and acceptance prior to certification of the project's FAR.

Development on Public Land in Redondo Beach must be commensurate with the share of the services provided to Redondo Beach residents.

## #017

Posted by **StopBCHD Community** on **04/09/2024** at **11:27pm** [Comment ID: 168] - [Link](#)  
BCHD, FAR

Agree: 0, Disagree: 0

StopBCHD Public Comment

<https://www.stopbchd.com/post/stopbchd-s-public-response-to-poster-s-er-rant>

Ample Land for Development for the Future if USED FOR RESIDENTS

If BCHD were not hell bent on squandering Redondo Beach Public land for 80% to 95% District non-resident use, we would have generations of land available - unlike Poster's claim. BCHD is the cause of our lost Public Land. BCHD seeks to use our PUBLIC LAND (PI, P-CF) for the 80% to 95% benefit of NON-DISTRICT RESIDENTS. BCHD must return to servicing the "residents who reside" in the District.

IS FAR 0.75 TOO MUCH FOR BCHD?

BCHD plans to use 80% to 95% of the land for District Non-Resident service. Perhaps the FAR should be restructured based on a fraction of land use for Redondo Beach residents.

We propose:

Base FAR 0.50 - Any PI facility with less than 50% Redondo Beach Resident services.

Enhanced FAR 0.75 - Any PI facility with at least 50% Redondo Beach Resident services

Enhanced FAR 1.25 - Any PI facility with at least 75% Redondo Beach Resident services

If a facility is being developed for non-residents, its development should be severely limited to protect RESIDENTS health, safety, and property values.

## #018

Posted by **Carl Schlack** on **04/03/2024** at **12:40pm** [Comment ID: 157] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Create a section for the aging population such as cooling centers and ease of access.

## #019

Posted by **L. Navarro** on **04/13/2024** at **10:13am** [Comment ID: 177] - [Link](#)

*Agree: 0, Disagree: 0*

Thank you for the years of hard work. The Plan is solid, comprised of a vast representation of residents in the city. That all parties do not agree will all facets of the Plan is a testament to the fact that consensus and compromise was reached.

## 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.

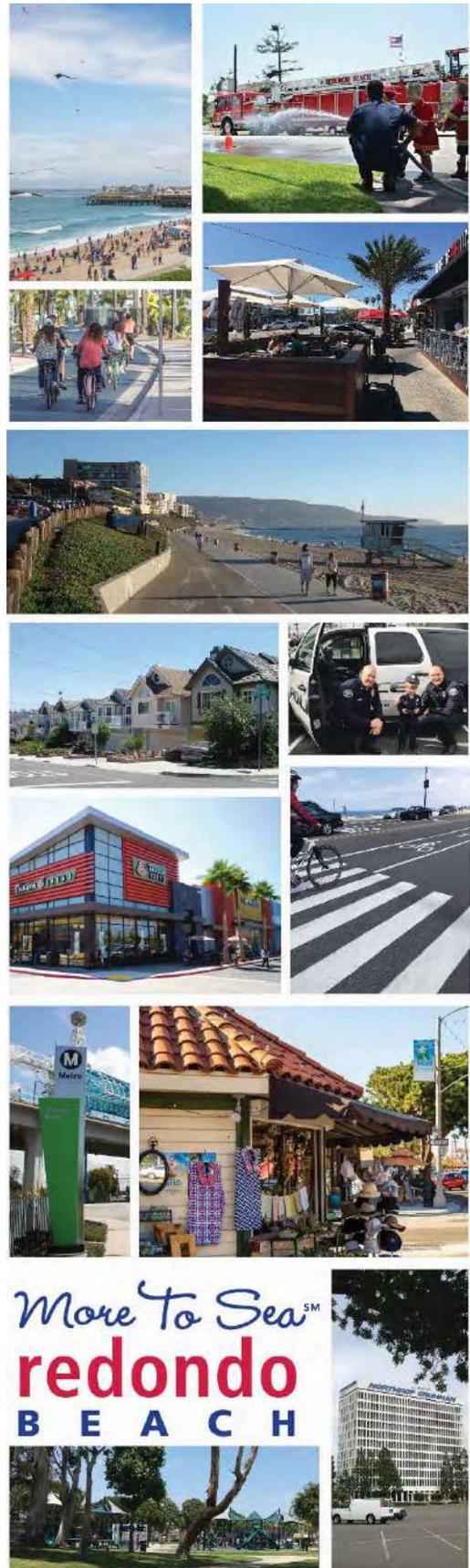
We are an **active, health-oriented community** that enjoys outdoor living. Our substantial parks and open space amenities and programs are vital components of our community. 

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.



#020

Posted by **Linda Buck** on **03/15/2024** at **1:26pm** [Comment ID: 61] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

Is this not in conjunction with what is proposed within BCHD's Healthy Living Campus? By significantly reducing the floor area ratio, all of their services will be jeopardized. This plan has already been through many stages of research, planning, public comments, and revisions to where it is now. This would definitely be a devastating loss for the health of our community.

## 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...

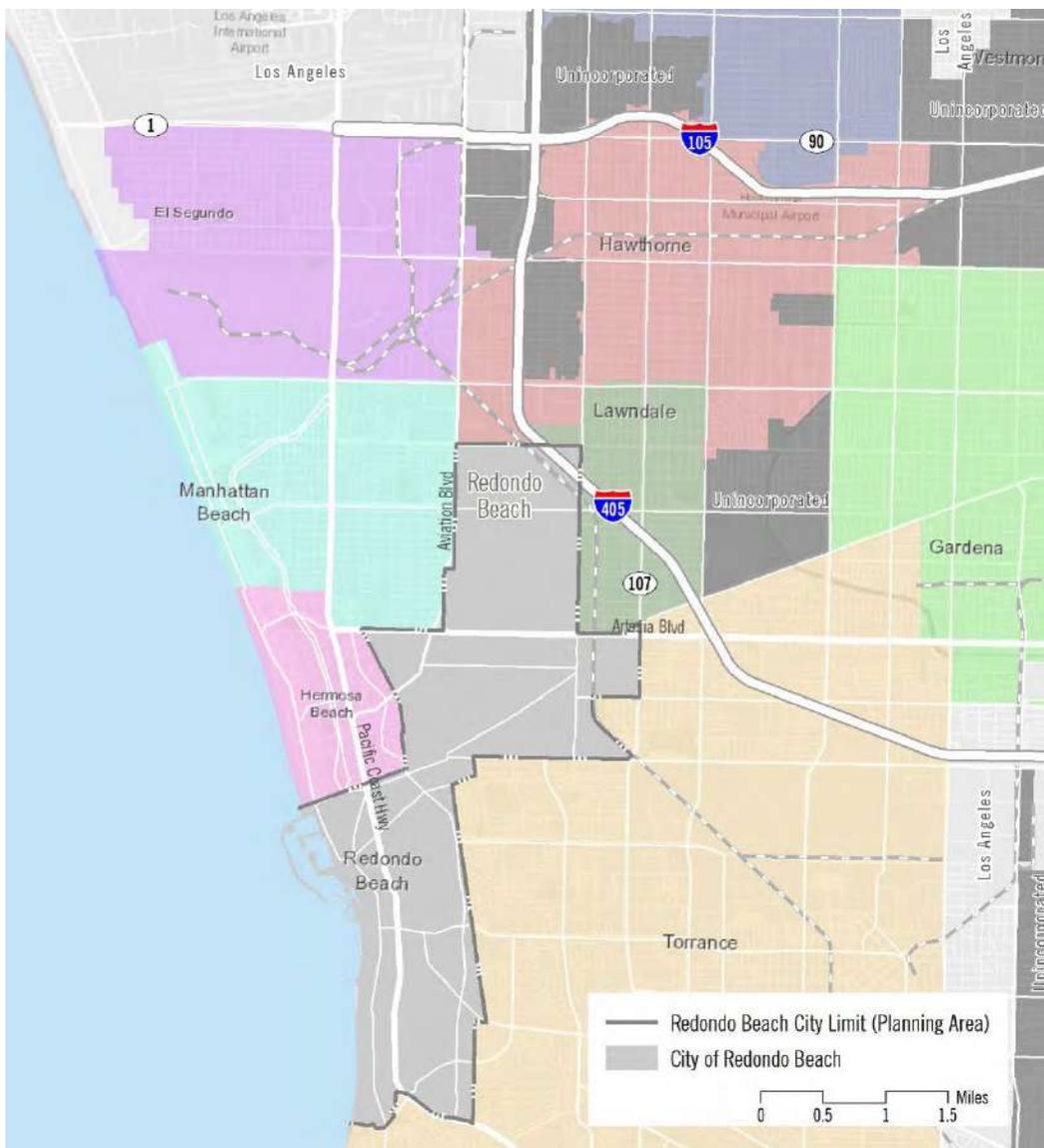
- Walkable and bike friendly interconnected neighborhoods
- Maintenance and expansion of parkland, trails, and sports facilities
- Self-sufficient neighborhoods that promote collaborative recreational and commercial uses
- Improved access to open spaces

## 1.2 Project Planning Area

The City of Redondo Beach is a Charter City originally incorporated in April 1892. It is located in Los Angeles County, approximately seven miles south of Los Angeles International Airport (LAX) and is bounded by the City of Hawthorne to the north, the Cities of Lawndale and Torrance to the east, the City of Torrance to the south and the Cities of Manhattan and Hermosa Beach and the Pacific Ocean (Santa Monica Bay) to the West.

For the purpose of this General Plan, the project planning area includes the entire geographic area of the City of Redondo Beach, which has a total land area of approximately 3,973 acres (6.2 square miles). The City's Sphere of Influence is contiguous with the City boundaries.

Figure 1.1: Regional Location Map



## 1.3 Role and Purpose of the General Plan

The General Plan provides a future vision, policies, and proposed actions to guide residents, decision-makers, City staff, project developers, and businesses in Redondo Beach. It forms the City's overarching framework for decision making, with subsequent plans, programs, and activities designed to implement the community's vision, goals and policies. The General Plan guides how the City should develop and change, and where funds and resources for infrastructure, services and programs should be directed in a manner that most effectively achieves the community vision.

The General Plan is a regulatory document that provides a framework for decision making by establishing goals and policies to guide a community in realizing its future vision. California Government Code Section 65300 requires the legislative body of each city to adopt a comprehensive, long-term general plan for the physical development of the community and provides a list of topics that must be addressed by the general plan. City councils and planning commissions use the goals and policies of a general plan to make decisions regarding land use, housing, mobility, infrastructure, and open space and parks needs. General plans focus on long-term goals and look at least 20 years into the future.

For City staff, the Redondo Beach General Plan is a guide to decide whether or not to pursue new opportunities, to evaluate projects, structure City programs, and identify funding sources. City officials will use the General Plan as the basis for decision-making and to guide the development of new policies, ordinances, programs, initiatives, and capital expenditures.

This General Plan informs and is implemented by the City's various ordinances, specific plans, programs, and ongoing activities. It sets the City's overall policies and priorities for how to use and manage its physical, social, and economic resources. This Plan has been developed through an extensive public involvement process and thorough analysis and review by the community, committees (General Plan Advisory Committee) and commissions, City staff, and elected officials. It documents a shared vision for the future and sets the policies and programs to achieve that vision for the city.

The Plan also informs community members of the ground rules that guide physical and social development within our community. Redondo Beach residents will utilize the Plan to understand the general community sentiment regarding how, when, and where the city should develop and change as a place to live, work, and invest. Current and potential business owners can utilize the Plan to understand economic development priorities and available resources, while developers use it to understand the city's development needs, preferences, and desired physical parameters.

A general plan is not to be confused with zoning. Although both the general plan and the zoning ordinance designate how land may be developed, they do so in different ways. A general plan has a broad, long-term outlook. It identifies the types of development that will be allowed, the spatial relationships among land uses, high level densities and intensities, and the general pattern of future development. A zoning ordinance is a tool to implement the General Plan and regulates development through specific standards such as lot size, building setbacks, height, and permitted and prohibited uses.

## 1.4 Overview: Organization of the Redondo Beach General Plan

State law prescribes the required topics to be covered in General Plans: land use, circulation, housing, conservation, open space, noise, safety and environmental justice. The Redondo Beach General Plan has nine elements, which serve as the “chapters” of the document.

In addition to the topics required by state law, a city or county may address other topics in its General Plan that relate to its growth over time. Common themes for optional elements include recreation, air quality, historic preservation, community design, and economic development. The City of Redondo Beach has three optional elements, which have the same force and effect as the statutory elements.

According to State law, required elements of the General Plan may only be amended a maximum of four times during any calendar year. Optional elements and amendments to the General Plan necessary to prepare a certified Local Coastal Program (LCP) do not count toward the limit of four General Plan amendments per year. Major changes to the General Plan are also subject to specific provisions of the City’s Charter.

### 1.4.1 RELATIONSHIP TO OTHER ELEMENTS AND INTERNAL CONSISTENCY

Although the General Plan is comprised of individual sections or “elements” each addressing a particular area of planning concern, the General Plan embodies a comprehensive approach, reflecting the total range of City concerns and is evaluated to ensure that all the elements are integrated and internally consistent with one another.

To avoid redundancy and to meet state-mandated requirements for internal General Plan consistency, each element contains call outs that refer to other Goal and Policy references in other sections of the General Plan that are related to the element being reviewed. All elements carry equal weight in implementation; no one element shall have precedence over another.

### 1.4.2 ELEMENTS OF THE GENERAL PLAN

The Redondo Beach General Plan is a dynamic, living document that incorporates topics, philosophies, and practices driven by the community, state law, and planning principles. The General Plan consists of a vision statement, guiding principles, 6 required elements, 3 optional elements, and this introductory section.

The City has conducted targeted and periodic updates to various elements of its general plan at the direction of the City Council. Updates respond to changing community sentiment and address new legislation that has been enacted since the plan or element was last updated. The following descriptions of the City’s General Plan Elements also note the dates when they were last adopted or amended.

## Required Elements

*Land Use (2024):* The land use element describes objectives, policies, and programs for areas within a jurisdiction's boundaries in both narrative and graphic terms and establishes development criteria and standards, including building intensity and population density. Land use categories are used to depict the general distribution, location, and extent of public and private uses of land.

*Circulation (2009 with minor amendments in 2021):* Includes the identification, location, and design of existing and proposed major thoroughfares, including Complete Streets strategies, transportation routes, measures to reduce vehicle miles travelled (VMT), pedestrian connections, bicycle facilities, public transit options, trails, and local public utilities and facilities. It also must be correlated with the land use element. The Element was amended in 2021 with minor changes to address new legislation related to VMT, but the Element has not been comprehensively updated since 2009.

**021** *Housing (2022):* The Housing Element directs the City's policies, programs, and land use planning to address the needs of both existing and future residents. This includes planning and facilitating the production of new housing; the improvement and preservation of existing housing; the promotion of affordability for current households; and the affirmative furtherance of fair housing. Unlike other elements, the Housing Element must be reviewed and certified by the state. The most recent Housing Element was adopted by City Council on July 5, 2022 and certified by the State of California, Department of Housing and Community Development (HCD) for the 6<sup>th</sup> Cycle (2021-2029) on September 1, 2022.

*Open Space and Conservation (2024):* For the Redondo Beach General Plan, the state-mandated open space and conservation topics are combined into one element. This element provides a plan for the long-term use, availability, and preservation of open space and preservation of natural resources. It must specify plans and measures for preserving open space for natural resources, for managing the production of resources, for outdoor recreation, for climate resilience and for public health and safety. It also must address access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with environmental justice policies in the general plan.

In addition, the element addresses the identification, conservation, development, and use of resources including energy and natural gas, water, and natural landforms.

*Safety (2024):* The Safety Element eliminates and minimizes risks associated with natural and human-generated hazards such as floods, earthquakes, and hazardous materials. By assessing and preparing for levels of risk, the city can endure the range of safety hazards and adapt to changes over time. This Element also incorporates (by reference) the City's Local Hazard Mitigation Plan, which is provided under separate cover.

*Noise (2024):* The Noise Element appraises noise levels in the community, prepares noise contours to guide land use decisions, and establishes measures that address current and future noise impacts. This Element works to ensure that the City limits the exposure of the community to excessive noise levels in noise-sensitive areas and at noise-sensitive times of day.

## #021

Posted by **Rutan** on **03/22/2024** at **1:43pm** [Comment ID: 106] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

The City's 6th Cycle 2021-2029 Housing Element acknowledges that elderly residents and individuals with disabilities have unique housing needs. (Housing Element, pg. 28.) In the City, disabled individuals make up 6.5% of the population, with 45% of them being aged 65 and older. (Ibid.) Independent living difficulties are common among these elderly residents. (Housing Element, Table H-18.) However, housing options for persons with disabilities, including community care facilities, are limited in the City. Indeed, the City only has six residential care facilities for the elderly, with a total capacity of 282 beds. (2021-2029 Housing Element, pg. 30.) One of these facilities is located on the BCHD Campus.

The need for suitable housing options for persons with disabilities, including community care facilities, is crucial. In fact, the staff report for the Campus' 2006 Conditional Use Permit to convert part of its full-service community center into an assisted living facility explicitly emphasizes the urgent need for a residential care facility to cater to elderly individuals who require living assistance while desiring to remain in the South Bay area. Further, the staff report for the BCHD Campus' 2010 Conditional Use Permit to expand the assisted living facility explicitly noted, "[g]iven the aging demographics of [the City's] population, it is not surprising that this facility is looking to expand and it is likely that more of these facilities will be needed in the near future." However, the proposed FAR of 0.75 for the BCHD Campus limits its ability to provide ongoing residential care for the City's elderly community, which goes against the City's commitment to addressing their specialized housing needs. Moreover, any refusal to make reasonable accommodations in rules, policies, or practices when such accommodation is necessary to afford disabled seniors equal opportunity to residential care would violate the federal Fair Housing Act (42 U.S.C. §§ 3601-3631) and/or California's Unruh Civil Rights Act.

## Optional Elements

The City of Redondo Beach General Plan contains three optional elements including:

**022** *Senior Citizen/Childcare Services (1992)*: The Senior Citizen/Childcare Services Element reinforces the City's guiding principles emphasizing community character and livability, economic prosperity and sustainability, and health and vitality and cultivates opportunities for improved quality of life for all residents. The goals and policies of this element can be made operational through partnerships with local agencies, organizations, and community business partners to provide successful childcare and senior programming to meet the needs of all community members.

*Utilities (1992)*: The Utilities Element ensures quality utility services and infrastructure are available and maintained in a sustainable and ecologically sensitive manner throughout the community.

*Solid Waste Management and Recycling (1992)*: The Solid Waste Management and Recycling Element ensures the City maintains a comprehensive strategy to manage the City's solid waste, promote participation in recycling programs, and comply with state laws related to solid waste and recycling.

### 1.4.3 STRUCTURE OF AN ELEMENT

#### Policy Framework

Each element contains a set of goals and policies on matters related to one or more topics.

*Goals*: Goals are statements of desired future conditions toward which efforts, regulations, and use of resources are directed. They are generalized ideals which provide a sense of direction for action.

*Policies*: Policies are statements that guide decision-making and specify an intended level of public commitment to a subject. The essence of the General Plan is contained within its policy statements. Policies further refine the goals and guide the course of action the City must take to achieve the associated goal. It is important to note that policies are guides for decision makers, not decisions themselves.

*Tables and Figures* **023**: Labeled tables and figures shall also be considered City policies, offering either greater detail or a visual depiction of the context or intended outcome.

Most of the improvements envisioned by this General Plan will not take place overnight. Both goals and policies are intended to be long-term in nature and are not intended to be changed frequently.

#### Implementation

Each required element also contains an implementation section that provides a list, organized by goal, of the actions to take place to make progress toward said goals and stated policies.

## #022

Posted by **Rutan** on **03/22/2024** at **1:52pm** [Comment ID: 107] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

Policy 4.2.11 of the Senior Citizen/Childcare Services Element sets forth the goal of enhancing or expanding the services offered by senior care facilities. However, the proposed FAR of 0.75 for the Campus limits its ability to provide ongoing residential care for the City's elderly community, which goes against the City's commitment to addressing their specialized needs.

## #023

Posted by **Jenny Rodriguez** on **04/03/2024** at **9:25pm** [Comment ID: 161] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Do not want this built

*Implementation Actions:* Implementation Actions describe the specific steps necessary to achieve a policy, define the level of commitment to be executed, and provide the basis for establishing priorities, scheduling, and assigning staff and other resources. Implementation actions also identify who is responsible for implementing the action item and when it should be carried out.

Implementation is often contingent upon adequate funding. While many actions can be pursued through initiatives already underway, others will require additional resources. As such, the exact mix and timing of programs the City may pursue will in part be opportunity driven, dependent on the availability of funding, staffing, and other necessary resources.

Jurisdictions sometime use this tool in their Strategic Planning Sessions with the City Council or in annual budgeting discussions. The key questions that implementation plans address for each action are:

- Which departments are responsible for implementing the action?
- When is it to be completed (short term, mid term or long term)?
- How will it be funded? (To be determined when City Council directs staff to make the action a priority so that it may be integrated into the City's annual budget)

## 1.4.4 ADMINISTRATION OF THE GENERAL PLAN

### How To Use the General Plan

#### CITY DECISION MAKERS AND STAFF

The City Council, Planning Commission, other advisory entities, and City staff will use the General Plan when considering land use and planning-related decisions, in administering regulations, and when considering investments of time, money, or other resources. All decisions made by City decision makers and staff are to be consistent with the Vision, goals, and policies of the General Plan.

#### CITY RESIDENTS AND BUSINESSES

City residents and those who operate businesses in Redondo Beach can use the General Plan to better understand current and future decisions and investments made by the City government, other agencies, service providers, property owners, and other stakeholders.

Residents and business owners can also use the General Plan as a guide to actions they can take to take part in improving their community; whether it is to simply create a better place to live and work, promote environmental health, or to protect their investment and achieve future success.

### Next steps

The vision and policy framework of the General Plan elements focus on sustaining a high quality of life in Redondo Beach. Implementation of the General Plan (Plan) and realizing its vision will require an ongoing commitment and collaboration by city leadership and the community.

Major steps toward implementing the Plan including updating the zoning codes and development standards and certifying an amendment to the local coastal program (LCP) with the California

Coastal Commission to ensure the provisions of the General Plan and updates to the zoning code and development standards can be implemented in the City's coastal zone. These updates will guide future development in all portions of the City consistent with the General Plan in a way that is reflective of the community's vision and guiding principles.

## Amending the General Plan

The General Plan is not static, but rather is a dynamic and multi-faceted document that defines and addresses the changing needs of the City. It is based on an on-going assessment and understanding of existing and projected community needs. To assure that the General Plan is kept current, short-term programs and policies may be reviewed periodically to reflect compatibility with budgetary priorities and related program status. Long-term programs and implementation measures must also be given consideration to assure timely funding and development of critical infrastructure and public services and facilities.

### TIMING

Mandatory elements of the General Plan may be amended up to four times in each calendar year. The City Council or any citizen may initiate a General Plan Amendment. It is left to the discretion of the local jurisdiction to establish an amendment schedule. State law further requires that the Housing Element be reviewed and updated at least once every eight years and the Safety Element must be updated whenever the Housing Element is updated.

### APPLICATION PROCEDURES

Applications for the amendment of the General Plan and the appropriate fees are filed with the City of Redondo Beach Community Development Department. An amendment to the General Plan constitutes a project under the California Environmental Quality Act (CEQA) and, therefore, is evaluated for its environmental effects and consistency with other elements of the General Plan. Final approval of General Plan amendments is the responsibility of the City Council subject to satisfying the environmental requirements imposed by CEQA. Some amendments to the General Plan may also qualify as a Major Change in Allowable Land Use under the provisions of Article XXVII of the City's Charter. Qualifying Major Changes in Allowable Land Use, as defined in the City Charter, are subject to the requirements of Article XXVII, including voter confirmation of City Council -approved land use changes.

### EXEMPTIONS

The State Legislature has recognized that occasions arise which require the local jurisdiction to have some flexibility in amending the General Plan. As set forth in the California Government Code, the following are exempt from the General Plan amendment schedule:

- Amendments to optional elements.
- Amendments requested and necessary for affordable housing (Section 65358(c)).
- Any amendment necessary to comply with a court decision in a case involving the legal adequacy of the general plan (Section 65358(d)(1)).
- Amendments to bring a general plan into compliance with an airport land use plan (Section 65302.3).

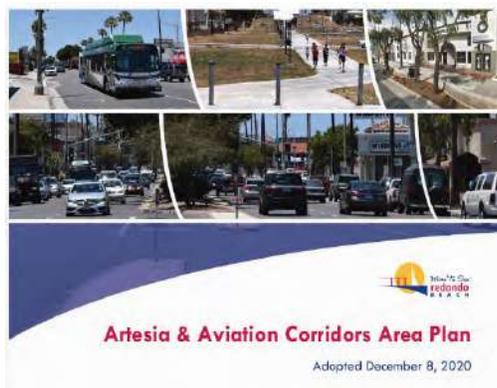
## 1.5 The Update Process

### 1.5.1 YEARS IN THE MAKING

The City's original General Plan was adopted in 1964. In early 1988, the City of Redondo Beach, in an effort to account for and reflect the changes in its physical, economic, social, and political character, formally initiated the process of updating and revising its 1964 comprehensive General Plan. The results of that effort were adopted on May 26, 1992, and have largely remained as adopted since then. The Circulation Element was updated in 2009 and the Housing Element was updated periodically (in accordance with state law), with major updates in 2009, 2014, 2017, and 2022.

The 2009 effort to update the circulation and housing elements was robust, including a 33 member Citizens' Growth Management and Traffic Committee (CGMTC) that met for 18 months.

In 2016, the City Council participated in a strategic planning retreat where they identified short- and long-term goals for the City including a short-term goal to update the General Plan to ensure ongoing sustainability, livability, and health throughout the community. To meet this objective the City initiated a "focused" and "strategic" update of its General Plan to update two elements, 1) Land Use and 2) Conservation, Recreation and Parks, and Open Space (renamed Open Space and Conservation), and to identify necessary updates to other elements through a community participation process. A General Plan Advisory Committee (GPAC) was formed to provide community guidance in the development of the Land Use and Open Space and Conservation Elements. The GPAC included 27 members from the community. The Mayor selected two (2) members, one of which was the Chair, with each City Councilmember selecting five (5) members



Between spring of 2017 and spring of 2019, The GPAC convened 19 times to establish a vision and guiding principles, provide input on open space and conservation issues, advise the City on the development of the Artesia and Aviation Corridors Area Plan (AACAP), consider the Local Hazard Mitigation Plan, and examine and debate recommended land use changes. In May of 2019, the GPAC finalized recommendations for a new land use plan. The recommended land use plan included significant reductions in the City's residential capacity, and specifically addressed areas designated as mixed-use in the 1992 plan, reducing the intensity and density allowed in some areas and eliminating the mixed-use designation in others.

024 In the fall of 2019, however, a number of new housing bills were signed into law, including Senate Bill (SB) 330, which among other requirements, prohibited all jurisdictions from reducing the total amount of housing that could be built within the City. Because the GPAC's recommended land use plan included significant reductions in the residential capacity of mixed-use areas, the recommendations needed to be revised so there was not an overall loss in the amount of housing allowed to be built. Shortly after SB 330 was signed into law, another state directive related to the Housing Element required the City to further reexamine and reevaluate the 2019 GPAC recommended land use plan.

## #024

Posted by **Rutan** on **03/22/2024** at **2:00pm** [Comment ID: 109] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

Governor Gavin Newsom enacted the Housing Crisis Act of 2019 (“HCA”), also known as SB 330 (Chapter 654, Statutes of 2019), on October 9, 2019, as a response to the housing crisis in California. The provisions of the HCA were later extended through SB 8 (Chapter 161, Statutes of 2021), signed by Governor Newsom on September 16, 2021.

One aspect of the HCA involves limitations on making changes to land use or zoning that would reduce residential density or the intensity of land uses compared to what was allowed under the regulations in effect on January 1, 2018. The law includes various factors in its definition of “less intensive use,” including reductions in FAR.

Currently, the Campus permits residential care facilities. In fact, the City has identified potential locations for such facilities on the BCHD Campus to ensure compliance with SB 330. However, the proposed 0.75 FAR, which imposes stricter limitations on the Campus beyond what was allowed on January 1, 2018 likely violates the HCA.

## #025

Posted by **Rutan** on **03/22/2024** at **2:23pm** [Comment ID: 114] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

BCHD's Campus serves as a vital hub for public services, offering preventative health care, educational programs, community events, and outreach initiatives. These activities contribute significantly to the well-being of the community. Restricting BCHD's ability to replace outdated and seismically deficient buildings on the Campus would inevitably result in a loss of space and resources needed to deliver these essential services, significantly diminishing the overall quality of life in the area. There is no justification or rationale for imposing the proposed 0.75 FAR on BCHD's Campus, particularly when other properties with the same land use designation and zoning are permitted a higher FAR of 1.25.

When the City kicked off updating the Land Use and Open Space and Conservation Elements in 2016, jurisdictions in southern California anticipated that the sixth cycle (2021-2029) Regional Housing Needs Assessment (RHNA) would be similar in scale to allocations in prior cycles. In late 2019, however, shortly after SB 330 necessitated a reevaluation of the GPAC's recommended land use plan, the State Department of Housing and Community Development (HCD) assigned a RHNA of 1.34 million to the Southern California Association of Governments (SCAG) region. In March 2020, SCAG finalized its RHNA allocation, assigning Redondo Beach a RHNA of 2,490 units (78% increase from prior cycles), meaning the City would need to find appropriate sites to house 2,490 new units (most of which were required to be suitable for affordable housing). Additional provisions of state law, described in the Housing Element, set specific parameters for the types of sites that could be used to accommodate these units. Many of the State requirements, however, mandated changes that conflicted with the GPAC's land use priorities, such as requiring that high-density housing be allowed on sites suitable to the development of new housing.

The project team spent most of 2020 identifying potential sites that would be considered suitable for housing under State Law in a manner that would promote the Vision, adhere to the Guiding Principles, and honor GPAC's land use priorities to extent possible while complying with State Law. The project team's initial recommendations for qualifying housing sites where high density housing would be allowed to facilitate the development of affordable units were presented to GPAC in December of 2020. In that meeting GPAC voted to change the 2019 recommended land use plan to accommodate Housing Element sites. A subset of GPAC members, however, felt the State's requirements and the changes to the land use plan that resulted from the December 2020 meeting were counter to the recommendations the GPAC agreed upon in 2019 and were not an accurate representation of GPAC and community desires. The same subset of GPAC members issued a letter to the City Council urging them to disregard the results of the GPAC's December 2020 meeting.

### General Plan Advisors

The GPAC was instrumental in providing guidance and insights on the changes to the General Plan to ensure that revisions represented the needs and desires of the local community while balancing mandates from the State.



The letter did not result in an action from City Council, so the 2020 GPAC recommended land use plan, including the Housing Element sites identified in the December 2020 meeting, were presented to the public in April of 2021 via a virtual open house and online forum. Members of the public were invited to comment on the recommended land use map, and all comments were packaged for review by the Planning Commission and City Council. The land use plan and public input was reviewed by the Planning Commission in April of 2021, who made recommendations to the City Council, but did not take official action. The land use plan was subsequently reviewed by the City Council at five (5) meetings between April and June of 2021. Over the course of the five (5) meetings the City Council carefully considered the 2020 recommended land use plan, appropriate housing element sites, community feedback from the April 2021 meeting, and Planning Commission recommendations, voting to accept some of the GPAC recommendations, confirm initial Housing Element sites, and address new land use considerations that had not been incorporated into the 2020 GPAC recommended land use plan and land use definitions. GPAC issued a letter to City Council in the Spring of 2022 requesting they reconsider some of the GPAC recommended land use definitions that were not confirmed by City Council, but the letter did not result in a City Council action.

The project team spent the second half of 2021 and the first half of 2022 preparing and revising the Housing Element, which required much more analysis and faced much harsher scrutiny from HCD than anticipated at the beginning of the General Plan update effort. During consultations with HCD, the City's sites inventory was further refined. The City's Housing Element was adopted on July 5, 2022 (a letter from HCD confirming substantial compliance with State Law was issued on September 1, 2022).

The draft land use plan approved by City Council in 2021 was updated again in 2022 to reflect the Housing Element sites. Because the additional capacity required by the Housing Element offset reductions in some of the mixed-use areas, the resulting 2022 draft land use plan complied with SB 330.

The Housing Element also triggered requirements set forth under Assembly Bill (AB) 162 and SB 5, which mandated that a city's Safety Element be updated concurrent with the Housing Element. The City's 1992 plan combined the required topics of safety and noise into a single element. In the 2024 effort, the topics were updated as separate elements. The development of the Safety and Noise Elements was guided by community input from the Public Safety Commission.

Following completion of the Housing Element and the 2022 draft land use plan, the City began work on technical analyses and environmental studies, including an examination of how the provisions of Measure DD, voted into law in 2008 as Article XXVII of the City's Charter, would apply to the 2022 draft land use plan. Measure DD not only required major changes in allowable land use to be confirmed by a vote of the people, but it also mandated rigorous analysis of growth and traffic impacts based on the proposed changes. Measure DD was written to help residents understand the cumulative impacts of changes associated with specific development projects and to ensure that land use changes conformed to the will of the people. Because the initiative was written to address concerns related to specific projects, the application to a citywide programmatic plan required some interpretation.

## #026

Posted by **Rutan** on **03/22/2024** at **1:57pm** [Comment ID: 108] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Notably, at the City Council's meeting on May 18, 2021, starting around 5:22:41 (accessible via the link: <https://youtu.be/tD1-pjXohCE?t=19362>), Council Member Nehrenheim essentially asked if public land use designations could be spot-zoned, to which City staff gave no answer.

The City examined the implications of Measure DD for the General Plan update work effort in the first half of 2023 and determined that the methodology for projecting growth, the required level of traffic analysis, and the type of traffic mitigation assessment necessary to comply with Article XXVII would not align with all of the requirements and best practices of CEQA, due to changes in CEQA law and an evolution in best practices since 2008. As a result, two separate analyses, one addressing CEQA and one addressing Article XXVII would be required to comply with State and City laws. The remainder of 2023 and much of 2024 was spent preparing both the environmental analysis pursuant to CEQA and completing the growth and traffic analysis pursuant to Article XXVII.

## 1.5.2 COMMUNITY PARTICIPATION IN THE CREATION OF THE GENERAL PLAN

To promote greater community awareness and ensure proper public input during the creation, review, and approval of the General Plan and to meet state guidelines for citizen participation in formulating such plans, the Redondo Beach City Council appointed a twenty-seven (27) member General Plan Advisory Committee (GPAC).

This group represented a varied cross section of the business, government, and resident population of the city. This diverse volunteer group of local citizens and civic leaders was asked to convene regular formal public meetings with the city planning officials and consultant team to discuss and advise on issues and policies to be addressed in the Plan, assist in interpreting public input and formulating and drafting the general plan elements.



This dedicated and diverse volunteer group, with assistance from City of Redondo Beach staff and the consultant team, conducted a series of twenty-seven (27) public meetings between 2017 and 2024 to deliberate land use changes; interpret public input; formulate and draft the City's Vision and Guiding Principles; and review and comment on the Land Use and Open Space and Conservation Elements, the *Artesia and Aviation Corridors Area Plan*, and the City's Local Hazard Mitigation Plan (conducted as separate but parallel efforts); to ensure that proposed General Plan changes and their related issues were adequately disclosed to and discussed by the members of the community.

In addition to the GPAC meetings, citywide public workshops were held in-person and virtually. Workshops were held at the outset of the general plan update effort to gain feedback on the General Plan 2050 Vision and Guiding Principles and share findings regarding existing market conditions and issues the City was facing and should plan for in the future. Subsequent public meetings were held to gain input on land use options for Special Policy Areas and to review the draft general plan elements before they were presented to Planning Commission and City Council for final review and to recommend the Plan contents that would be placed on the ballot for community vote in 2025. Following the outcome of the vote, should the proposed amendments to the general plan receive community support, they will then be forwarded to the California Coastal Commission for their review and adoption of the Local Coastal Program Amendments.

## 1.6 Community Engagement

Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process. Thoughtful public participation efforts help foster trust in the City, creating a collaborative relationship with the City that will ultimately lead to productive dialogues that result in compromise and solutions that reflect a balance of the community's interest. This is the premise that Article XXVII was built upon and the community and GPAC felt that this was an important enough topic that the General Plan should include goals and policies to memorialize how important it is to ensure the public's feedback contribution will influence future decisions. Public outreach generates sustainable decisions that are supported and reinforced by the community because it acknowledges and communicates the needs and interests of all stakeholders and participants, including decision makers.

### GOAL 1 COMMUNITY ENGAGEMENT

A transparent community where city leaders foster meaningful civic engagement to ensure decisions related to the future of the city are informed, transparent, and reflective of citizens' views.

**Policy INT-1 Actively Connect.** Proactively seek the involvement of and meaningfully engage those potentially affected by or interested in a decision.

**Policy INT-2 Provide Opportunities for Input.** Ensure appropriate opportunities are in place for members of the community to participate in the decision-making process.

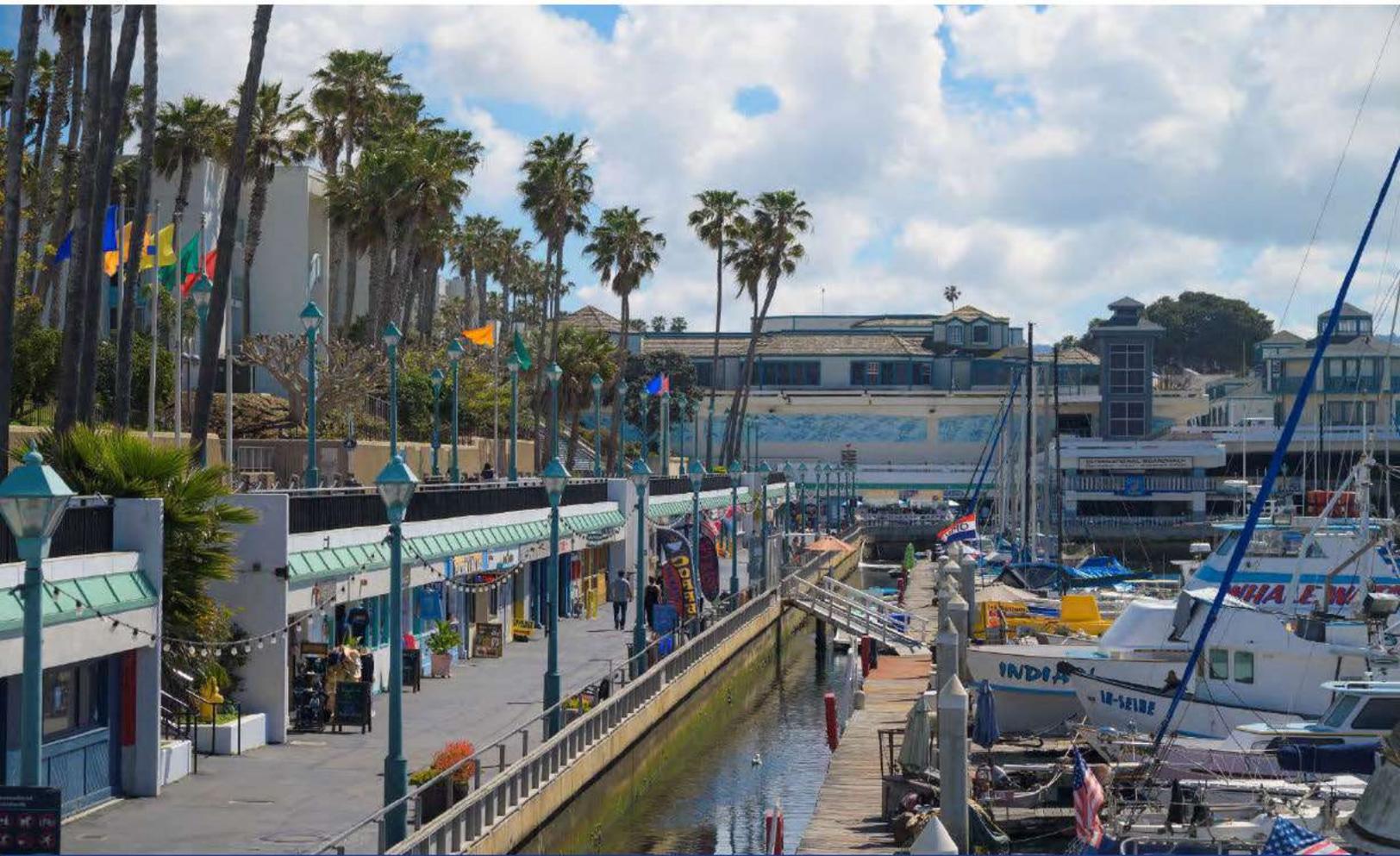
**Policy INT-3 Availability of Information.** Provide constituents with the information they need to participate in a meaningful way.

**Policy INT-4 Diversity in Methods.** Utilize a diversity of communication methods to "meet people where they are" to ensure the broadest constituency possible is made aware of opportunities to review relevant information and participate in decision-making processes that affect them.

**Policy INT-5 Expand City's Reach and Network.** Connect with and maintain collaborative working relationships with partner agencies, non-profits and community groups to increase coordination, awareness, and public accessibility to information and City Hall.

**Policy INT-6 Maximize Use of Available Resources.** Coordinate with City departments and outside agencies to maximize efficiency using existing communication options and resources, such as utility bill mailers and parent notification systems at schools to reach as many community members as possible.

**Policy INT-7 Communicate Outcomes.** Communicate results to participants of community engagement efforts regarding how their input affected the decision.



## 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

## #027

Posted by **Roslyn Fanello** on **04/15/2024** at **12:07pm** [Comment ID: 188] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

BCHD property should be given a Max FAR 1.25 in the same way it is given to City Hall property. BCHD serves all of the Beach Cities and Redondo Beach should not impede BCHD services to the greater community.

Thank You!

## #028

Posted by **Judith G Alves** on **03/14/2024** at **12:34pm** [Comment ID: 50] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

You would be doing a huge disservice to our community Redondo Beach implements a maximum floor area ration in its general plan on BCHD's campus. More space, not less, is needed to increase healthy living in the South Bay.

I'm urging you to please don't move forward with this.

Respectfully,

Judith Alves

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

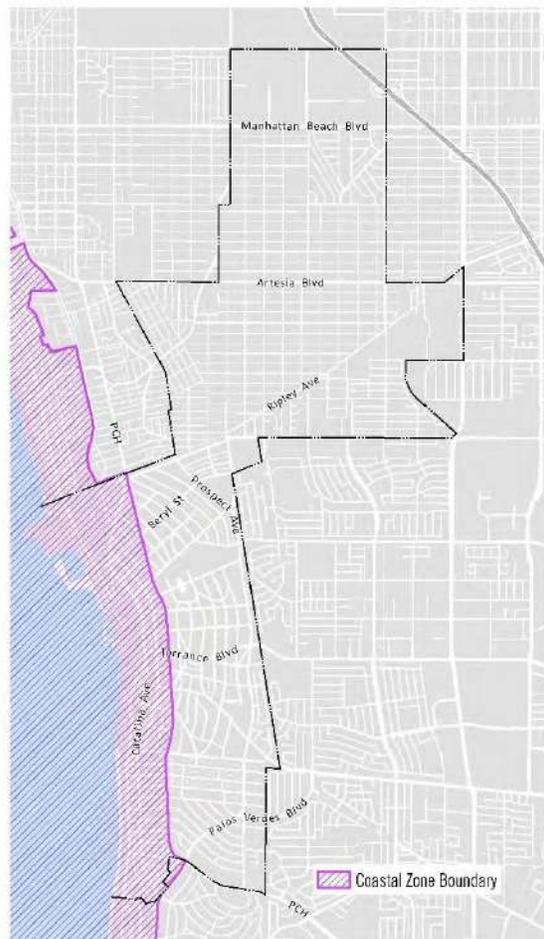
The Land Use Element is one of several elements of the Redondo Beach General Plan. Social, economic, political, safety, and aesthetic factors must be considered and balanced when developing a land use strategy. The Land Use Element must be consistent with these other plans and programs to minimize conflicts 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 029

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. 030

**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).

## 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).



#### 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).

## #029

Posted by **Rutan** on **03/22/2024** at **11:33am** [Comment ID: 90] - [Link](#)

*Suggestion | BCHD*

*Agree: 0, Disagree: 0*

Notably absent from the list of agencies that the City coordinated with in preparing this General Plan Amendment is the Beach Cities Health District (“BCHD”), a public agency that provides a wide range of preventive health services to South Bay residents, including those in the City of Redondo Beach (the “City”).

According to Government Code § 65351, the City is required to involve public agencies in the preparation of any amendment to the General Plan. Furthermore, Government Code § 65352 mandates that the City refer any proposed action to amend the General Plan to specified governmental entities, including any special district, such as BCHD, that may be significantly affected by the proposed amendment. Each of these governmental agencies must be given a minimum of 45 days to review and comment on the proposed amendment.

BCHD did not receive any notice of the General Plan update, including the proposed maximum FAR until being served with the Notice of Preparation of Draft EIR. By failing to involve BCHD in the process, the City allowed land use practices that will compromise BCHD’s ability to continue its mission of providing necessary public services, including preventative health care to the City and surrounding community, to be included in the proposed General Plan update that is being submitted for environmental review.

## #030

Posted by **Rutan** on **03/22/2024** at **11:43am** [Comment ID: 94] - [Link](#)

*Question | BCHD, FAR*

*Agree: 0, Disagree: 0*

Why did the City not involve BCHD and thereby Hermosa Beach and Manhattan Beach in developing the proposed maximum FAR for the BCHD Campus that provides and facilitates health services for all three cities?

## 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

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.



### 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).

## #031

Posted by **Rutan** on **03/22/2024** at **1:39pm** [Comment ID: 105] - [Link](#)

*Question | BCHD, FAR*

*Agree: 0, Disagree: 0*

How has the City addressed the likely loss of assisted living options for seniors in the City resulting from the proposed maximum FAR of 0.75 on the BCHD Campus? How is that loss consistent with the City's Housing Element, which identifies a general lack of suitable housing options for disabled seniors in the City?

## #032

Posted by **Rutan** on **03/22/2024** at **2:03pm** [Comment ID: 110] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

The proposed FAR of 0.75 for the BCHD Campus limits its ability to provide ongoing residential care for the City's elderly community, which goes against the City's commitment to addressing their specialized housing needs.

## 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.

033

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.

#033

Posted by **Michael Martin** on **03/27/2024** at **7:25pm** [Comment ID: 133] - [Link](#)

*FAR*

*Agree: 0, Disagree: 0*

The 0.75 FAR is more than adequate for PI as defined, 0.5 would be more appropriate.

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

## Redondo Beach General Plan

the maximum buildout is not a goal; it is simply a capacity analysis that identifies the maximum allowable development potential that could occur with 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.

## #034

Posted by **Barbara Kiyokane** on **03/29/2024** at **9:56am** [Comment ID: 141] - [Link](#)

*FAR*

*Agree: 0, Disagree: 0*

Our family fully supports the Redondo Beach Draft General Plan as proposed. Specifically, do not change the 0.75 FAR limit on non-City-owned Public Institutional (PI) land parcels.

## #035

Posted by **Jill Klausen** on **03/31/2024** at **7:23pm** [Comment ID: 150] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

I am writing to express my deep concern over the proposed zoning change from residential to allow commercial development at the intersection of Pacific Coast Highway where both Ruby Street and South Guadalupe Avenue criss cross over it.

I believe this would be a dangerous mistake.

This intersection has seen numerous very bad accidents, including a man nearly bleeding to death from having had his leg severed into three pieces and his 12-year-old daughter suffering a compound fracture of her femur and having her heel sliced off, requiring multiple surgeries to repair the damage.

Video: LAPD Detective Loses Leg in New Year's Motorcycle Crash/Redondo Beach  
<https://youtu.be/7R8xmMLn0gY>

The accidents at that intersection have been so bad that CalTrans approved a study, conducted it, and determined that protected left-turn arrows were warranted, which were scheduled for installation but never happened. CalTrans also wrote to the police department requesting additional enforcement at that intersection, which we also never received, leaving that intersection just as dangerous as before.

I cannot imagine how much worse it would be with drivers trying to enter and exit parking lots in or around that intersection in addition to the crazy 6-way criss-crossing we already have there.

And that's not to mention that all of the existing homes on the south-east side of that intersection are 100-year-old original beach cottages. Those should be preserved, not torn down to put up whatever business would potentially go in there.

I beseech you to undo this recommended zoning change and maintain it as residential only.

Thank you,  
Jill Klausen

Redondo Beach resident since 1994, homeowner since 2002

Table 2.1: General Plan Land Use Designations

Land Use Designation	Maximum Density/Intensity	Description
<b>Residential*</b>		
R-1	Up to and including 8.8 du/ac	Single-family residential uses <span style="color: blue;">038</span>
R-1-A	Up to and including 17.5 du/ac	Single-family residential uses <span style="color: blue;">041</span>
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
* Notes:		
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.		
<b>Commercial</b>		
Neighborhood Commercial (CN)	Max. <span style="color: blue;">037</span> 0.50 <span style="color: blue;">036</span> 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 <span style="color: blue;">040</span> "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 <span style="color: blue;">042</span>
C-4	FAR 1.00	Same uses as C-2

039

## #036

Posted by **briannaje** on **04/15/2024** at **11:03pm** [Comment ID: 198] - [Link](#)

*FAR, Housing*

*Agree: 0, Disagree: 0*

I would like to see neighborhood commercial have an increased FAR and decreased parking requirements to encourage revitalization of our commercial zones. Mixed-use overlays with FAR of 1.5 and higher would also encourage walkable neighborhoods with 2-3 stories of housing over retail.

## #037

Posted by **Dean S** on **03/13/2024** at **1:33am** [Comment ID: 22] - [Link](#)

*Suggestion | FAR*

*Agree: 0, Disagree: 0*

Support 0.50 FAR or similar for any development in Neighborhoods.

## #038

Posted by **Jeff Earnest** on **03/20/2024** at **6:04pm** [Comment ID: 81] - [Link](#)

*FAR*

*Agree: 0, Disagree: 0*

I am in support of the 0.75 Floor Area Ratio ("FAR") limit for Public Institutional (PI) land as proposed in the draft General Plan.

## #039

Posted by **Brian Wolfson** on **04/14/2024** at **9:53pm** [Comment ID: 181] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

Focused General Plan Update - Public Comments

I am writing to express my support for the .75 FAR for Public Institutional land use designations in the city of Redondo Beach. I believe it is important to have a clear understanding of how future development of the city's limited public spaces is evaluated. It is essential to protect public zoned areas from the overdevelopment that will occur when officials fail to define the policies that govern these scarce areas.

It is incumbent upon the Redondo Beach community and its elected representatives to do everything possible to protect its limited public lands and to preserve its open spaces for current and future generations.

Adopting the zoning recommendations within the draft General Plan is right for the community and for the environment.

I also strongly oppose any effort to carve out an exemption to the proposed

regulations for Beach Cities Health District and urge the city to reject Policy LU 4.7. The BCHD has not made a detailed argument explaining why an exception to the proposed FAR is necessary. Contrary to statements made by the district opposing the .75 FAR, the draft general plan doesn't prevent the district or other agencies from future development. It does however, prevent overdevelopment and defines the appropriate scale of what can be built to ensure the character of the surrounding neighborhoods. This is consistent with what the community has expressed for its public spaces.

Increasing the FAR for the BCHD would set a damaging precedence for overdevelopment on public land now, and for the future. No single public entity should be given an exception to the limit.

Additionally, table 5 under Appendix A section 3.6 must be modified or removed. The BCHD's commercial RCFE project is not a grandfathered use as outlined and is not permitted. The number of units and square footage shown far exceeds what was originally approved by the city when the CUP for the existing RCFE was approved. To date, the increase referenced to in the BCHD EIR has not been submitted for review by the Planning Commission Design Review and has not been presented to the City Council.

Contrary to some public comments, the .75 PI FAR designation has been in the plan since 2022 and was subject to review for three GPAC meetings between 2022 and 2024. Even GPAC Chair Biro, who is a highly paid consultant and has advocated on behalf of BCHD, approved the plan in 2024. He and his firm have been working on the draft general plan with the specific P/I zoning of .75 without objections. □

In written comments made regarding the draft general plan GPAC member and now Redondo Beach Mayor Jim Light writes... "Redondo residents have demonstrated their commitment to major parkland and open space expansion in this area in a referendum against the 2002 Heart of the City plan, in a second referendum against creating a "redevelopment area" out of the harbor area, in a 2005 land use vote between parkland and mixed use development of the site, in the 2010 Measure G vote which added park as the only "permitted use" of the power plant parcels, and in the 2015 vote against AES's Measure B which attempted to rezone the power plant property to zoning for 650 residential units and commercial development with no commitment to any public parkland."

It makes no sense to conclude from these comments that the same people would support the development of one of the last public parcels in the City and would not support its protection as open space.

Furthermore to adopt the proposed .75 FAR is consistent with Policy LU-4.8 Quality of Life and Livability. Create an active, health-oriented community, that benefits from outdoor living amenities and activities residents and visitors can enjoy due to the proximity to the coast.  
Health and land use. Seek to incorporate health considerations into land use

planning decisions in a manner that improves health and well-being.

New Open and Parkland Space Opportunities. Preserve, invest in, and expand parkland and open space 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.

Help offset the increased density that will occur in the future by strengthening protections for the scarce public open spaces that are zoned for public use. Memorialize a .75 FAR for Public/Institutional designations. It's good for all who live, work and invest in the city of Redondo Beach.

## #040

Posted by **Tom Bauer** on **04/10/2024** at **2:54pm** [Comment ID: 170] - [Link](#)

*Suggestion | Nonconforming Lots*

*Agree: 0, Disagree: 0*

Zoning for commercial lots should have a "Grandfather Clause" added that allows for the rebuild of what is currently there after a disaster. This would free up money for improvements to "nonconforming" properties and encourage owners to make investments in their properties. This would have a large impact on the quality of the Aviation, Artesia and PCH corridors.

Currently, if there are residential units on a commercial lot (a situation that is common on Artesia, PCH and Aviation), it makes that use "non conforming". This make it nearly impossible to get a lender to loan money for that property as if a fire (or other disaster) were to destroy more than 50% of the building(s), what could be built there is restricted to the current commercial zoning. Many of these lots are long, narrow lots precluding the building of anything that would net much income (especially compared with the non conforming use). This makes this situation is a non starter for most lenders as it means that if there were a disaster, the value of that property would decrease dramatically. It also increases the effort and cost of getting insurance for these properties.

Residential lots in Redondo have long had a "Grandfather Clause" that allows the rebuilding of what is currently on the property to be re-built. If there are 4 apartment units on a lot where the current zoning only allows 2 units, the original 4 units can be rebuilt after a disaster. That protects an owners investment in the property and encourages the maintenance and improvement of the property.

Commercial lots deserve the same consideration as Residential lots. This one change will spur drastic improvements along the Artesia, Aviation and PCH corridors.

## #041

Posted by **Margaret Tephany Healy** on **03/31/2024** at **6:44pm** [Comment ID: 148] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

I believe Floor Area Ratios have not had adequate public disclosure and discussion. The limitations are not what the public wants. I'm especially concerned that our Council would unilaterally limit the BCHD floor area ration without discussing with that organization, which is a very respected and valuable partner in our community. The Council knows that BCHD has worked with the community for years on a plan that would exceed the Council's arbitrary and capricious limit on that public land. The .75 ration is not what the community wants and it will prevent the BCHD from offering the much-needed services to our community. Drop the attempt to limit or increase FARs until that subject has been thoroughly vetted by our community. The public should be included in these decisions and the City should be more transparent and objective in this process.

## #042

Posted by **Tom Bauer** on **04/10/2024** at **3:03pm** [Comment ID: 171] - [Link](#)

*Suggestion | Nonconforming Lots*

*Agree: 0, Disagree: 0*

I wanted to add that State Regulations may already allow the rebuilding of residential, nonconforming housing units (for example Government Code section 65852.24). However, the fact that Redondo Beach does not have an explicit statement allowing the rebuild a non conforming housing units in our zoning regulations still dramatically limits financing on these properties. Lenders hate any indication of risk and not having a Grandfather clause in our commercial zoning code inflates risk. Redondo should make the effort to clearly state that residential units on commercial lots (a nonconforming use) may be rebuilt if a disaster destroys those units. Thank you.

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)
<b>Mixed-Use</b>		
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.

## #043

Posted by **Dean S** on **03/13/2024** at **1:31am** [Comment ID: 21] - [Link](#)

*Suggestion | FAR*

*Agree: 0, Disagree: 0*

This is an excellent discussion of the use of FAR to protect residential. For ANY LAND USE, the FAR should be limited to 0.70 if it is in a residential area, including all commercial and public uses. That minimizes the blight caused by high FAR development.

## #044

Posted by **Marianne Padden** on **04/13/2024** at **9:27pm** [Comment ID: 179] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

I strongly support the FAR 0.75 to protect the well being of our City. Please do not show deference to special interests such as BCHD, who have no regard for the quality of life of their neighbors.

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 exceed 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.
<b>INDUSTRIAL</b>		
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.
<b>Public/Institutional/Open Space</b>		
Public/Institutional	Max. FAR 1.25 at City Hall bounded by PCH, Broadway, Carnelian St, and Diamond St Max. FAR 1.25 at the Annex Northeast Corner of PCH and Vincent St Planning Commission Design Review	Provide governmental administrative and capital facilities, schools, health and associated local offices, public cultural facilities, and other public uses, and 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 (DR).
Public/Utility (U)	Max. FAR 0.10	Provides for utility uses including easements with public access for recreation and parking. Maximum FAR 0.10.

## #045

Posted by **Mark** on **03/14/2024** at **8:34pm** [Comment ID: 60] - [Link](#)

FAR

Agree: 0, Disagree: 0

INFORMATION:

GPAC's agenda packets for meetings from March 2022 through September 2022 all contained this proposed OBJECTIVE FAR 0.75 to 1.25

## #046

Posted by **Mark** on **03/15/2024** at **1:29pm** [Comment ID: 62] - [Link](#)

BCHD

Agree: 0, Disagree: 0

See this comment with formatting at <https://www.stopbchd.com/post/far-0-75-protects-surrounding-residents-of-redondo-beach>

In response to BCHD's continued claim that it is the ONLY parcel impacted by the 0.75 FAR, the following Letter to the Editor and Public Comment was submitted:

NO. Redondo Beach did NOT only place a 0.75 floor area ratio (FAR) on the BCHD parcel. THAT IS SIMPLY FALSE and BCHD continues to email out that false claim over and over.

All Public/Institutional (P/I) zoned land was designated 0.75 FAR except for a limited area of City-owned land that is held for development for the BENEFIT of CITY OF REDONDO BEACH RESIDENTS. All other similarly zoned P/I land, including the failed South Bay Hospital campus (assumed by BCHD) was zoned for 0.75 FAR.

Why would the City take this action? It's quite simple. The taller, larger and denser a development is, the more damage to surrounding health, quality-of-life, and property values it creates. That's a development fact. By limiting the FAR to 0.75, the City is protecting the health, quality-of-life, and property values of surrounding residents. In the special case where all the benefits of municipal development accrue almost exclusively to residents of Redondo Beach, the City increased the density of development to 1.25 FAR.

This isn't just about BCHD. But even if it were, BCHD's Healthy Living Campus is for the benefit of a supermajority of non-Redondo Beach residents. The HLC is 91% to 97% non-residents of Redondo Beach. So quite clearly, the damages of dense development overwhelm any benefits to nearby Redondo Beach neighborhoods as BCHD develops to house 91% non-RB resident tenants in the assisted living, 95% non-RB resident participants in allcove and 97% non-RB resident enrollees in PACE.

The City must create objective standards for development. The prior standard is no

longer acceptable, and it was loosely "whatever the Planning Commission decided". That could have been an FAR of 0.1 to 2.0 or higher. Now, the FAR is 0.75 for all P/I development except a limited amount of City-owned land to be developed for resident benefit.

This is a Redondo Beach General Plan for the benefit of Redondo Beach residents. The City has no obligation to make any concessions to commercial developers like PMB LLC as they consume our precious P/I land on the BCHD campus for 95 years. We need local, not regional benefits in exchange for the give generations of residents who reside in Redondo who will be denied use of taxpayer owned land by BCHD as it services a supermajority of non-residents of the City,

## #047

Posted by **Mark** on **03/14/2024** at **8:06pm** [Comment ID: 57] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

INFORMATION: BCHD's current 0.72 FAR with average height of less than 52-feet has reduced surrounding residential property values by \$74M per the same data source as BCHD's MDS consultants and independent econometric modeling. <https://www.stopbchd.com/post/proposed-p-cf-far-0-75-causes-74m-in-surrounding-neighborhood-property-value-damage>

## #048

Posted by **Mark** on **03/13/2024** at **11:28am** [Comment ID: 41] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

The reason that high FAR is restricted is due to the documented damages to surrounding neighborhoods from high density development. Surrounding RB residents alone have suffered \$74M in home value degradation due to being close to the current district development. Any future development will likely FURTHER DEGRADE values in Torrance and Redondo Beach adjacent neighborhoods for the purpose of servicing 80% to 95% non-residents of the District and 91% to 97% non-residents of Redondo Beach.

<https://www.stopbchd.com/post/redondo-property-values-within-1-2-mile-of-bchd-show-estimated-74m-value-loss>

## #049

Posted by **Mark** on **03/14/2024** at **7:53pm** [Comment ID: 56] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

Information item: BCHD's current FAR is 0.72 based on BCHD's CEQA EIR NOP filing with the State's OPR.

BCHD's existing buildings are 312,900 sf per BCHD's CEQA NOP

BCHD's site is 433,422 sf per BCHD's CEQA NOP

BCHD's existing FAR is 312,900/433,422 or 0.72

1) There is a law change requiring OBJECTIVE STANDARDS so the current standard of whatever the Planning Commission approves is no longer valid.

2) The proposed 0.75 freezes BCHD damages to surrounding property at its current level and still exceeds BCHD's 0.72

## #050

Posted by **Mark Nelson** on **03/14/2024** at **6:49pm** [Comment ID: 54] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

It is no longer possible to have NO OBJECTIVE STANDARDS for FAR. That is no longer acceptable to the State. Recall that we spent substantial time revising the RDGs as well.

Objective design standards are defined under State law as “standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal” (California Government Code, Section 65913.4).

It is no longer acceptable to have the FAR be anything the Planning Commission allows.

BCHD is planning to allow a 3rd party to lease P/I land for 95 years for a 100% private assisted living facility. Per BCHD's consultant, that would be 80% non-resident/non-taxpayer use. Other property owners in the City need to be protected AHEAD OF BCHD's rental use of the site for NON-RESIDENTS.

Also, allcove is on a C-2 lot an is irrelevant to this discussion.

PACE however will be in the P/I zoning and will be 95% NON-RESIDENT use according to National PACE Assoc data. So clearly, it should not be allowed to further damage surrounding neighborhoods.

All said, having NO FAR is unacceptable.

## #051

Posted by **Mark Nelson** on **03/14/2024** at **3:17pm** [Comment ID: 52] - [Link](#)

BCHD, FAR

Agree: 0, Disagree: 0

Proposed P-CF FAR 0.75 Causes \$74M in Surrounding Neighborhood Property Value Damage

Any increase in FAR to 1.25 would further damage both Redondo Beach and Torrance property values of surrounding residential property as demonstrated using the same data as BCHD's MDS market study.

See full public comment to PlanRedondo at <https://www.stopbchd.com/post/proposed-p-cf-far-0-75-causes-74m-in-surrounding-neighborhood-property-value-damage>

## #052

Posted by **Dean S** on **03/13/2024** at **1:44am** [Comment ID: 26] - [Link](#)

*Suggestion*

Agree: 0, Disagree: 0

Must recognize that Public/Institutional should be for the majority benefit of Redondo Beach residents.

## #053

Posted by **Rolf Strutzenberg** on **04/04/2024** at **9:38am** [Comment ID: 164] - [Link](#)

*FAR*

Agree: 0, Disagree: 0

The comment under Description indicates that only sites with 1.25 are subject to Planning Commission review, however here that review appears to apply to all PI sites. Needs to be clarified to resolve discrepancy.

## #054

Posted by **dantheelder@gmail.com** on **04/15/2024** at **4:29pm** [Comment ID: 193] - [Link](#)

*Suggestion | FAR*

Agree: 0, Disagree: 0

Inconsistent and discriminatory PI FAR between sites makes no sense and needlessly restricts future use of sites. Consistent and equitable zoning is critical that allows for future use of sites, a FAR of 1.25 should be used at all PI sites.

## #055

Posted by **Rolf Strutzenberg** on **04/04/2024** at **9:28am** [Comment ID: 162] - [Link](#)

*Suggestion | FAR*

Agree: 0, Disagree: 0

A Max. FAR of 0.75 for PI is too high.

A Max. FAR of 0.50, or at the most 0.70, is appropriate here as these types of properties within Redondo Beach are more in line with the Commercial (C-) zoning

with those FAR designations.

The Max. FAR of 1.25 for the City Hall and Annex areas is appropriate.

## #056

Posted by **Jean Adelsman** on **03/26/2024** at **7:36pm** [Comment ID: 122] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

I applaud the proposed FAR as it would impact the plans that the Beach Cities Health District has for its campus. For so many reasons, its proposal is outrageous and your FAR will put the kibbosh to it. The BCHD is asking people -- including me -- to reach out to you and try to encourage you to not do this. Please put me in the category of people supporting the new limiting FAR.

## #057

Posted by **Rutan** on **03/29/2024** at **3:25pm** [Comment ID: 142] - [Link](#)

*BCHD, FAR, RBUSD*

*Agree: 0, Disagree: 0*

The City should ensure a consistent FAR of 1.25 across all P/I properties, including those owned by RBUSD and BCHD. Uniformity will promote fairness and clarity in land use planning.

## #058

Posted by **Vincent Tipaldo** on **03/17/2024** at **3:40pm** [Comment ID: 67] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

I just became aware of the proposed reduction of the Max FAR ratio as specifically affecting the Beach Cities Health District's classification. I am strongly against this reduction. I am a BCHD volunteer, and see first hand how the services of this institution benefit the south bay community. These services are increasingly rare for any community in the state and provide immeasurable value to Redondo Beach, Hermosa Beach and Manhattan Beach. I believe compromising BCHD's vision for the future is an extreme detriment to our community. Please reconsider the 0.75 ratio and make it 1.25 - equitable to other public or institutional land use designations. Thank you, Vincent Tipaldo

## #059

Posted by **Rutan** on **03/22/2024** at **12:02pm** [Comment ID: 95] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

The proposed FAR requirements violate the uniformity requirements of the Planning & Zoning Law. As required under Section 65852 of the Government Code, with regards to zoning districts: "All such regulations shall be uniform for each class or kind of building or use of land throughout each zone, but the regulation in one type

of zone may differ from those in other types of zones.” In *Neighbors in Support of Appropriate Land Use v. Tuolumne County* (2007), the courts held that “the foundations of zoning would be undermined. . .if local governments could grant favored treatment to some owners on a purely ad hoc basis. Cities and counties unquestionably have the power to rezone and their decisions to do so are entitled to great deference; but rezoning, even of the smallest parcels, still necessarily respects the principle of uniformity. This is because a rezoning places a parcel within a general category of parcels (those in the new zone), all of which are subject to the same zoning regulations. The county’s action in this case, by contrast, placed the [landowner’s] land in a class by itself.”

Similarly, there appears to be one parcel of its size with a public or institutional (P) land use designation and P-CF zoning designation subject to this proposed maximum FAR of 0.75 – the BCHD Campus. Why? Because the other similarly sized properties in the City with a public or institutional (P) land use designation and P-CF zoning designation are owned and controlled by the City, for which there is a different maximum FAR of 1.25. In essence, the City is seeking to establish a parcel-specific land-use restriction that limits the BCHD Campus to a unique 0.75 FAR not shared by its own public or institutional (P) designated properties of a similar size and use.

## #060

Posted by **Deanna Lapen** on **03/26/2024** at **9:33pm** [Comment ID: 129] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

I am for the renovations to the BCHD Healthy Living Campus. Please do not change the FAR to .75.

## #061

Posted by **Brand1208** on **03/20/2024** at **2:21pm** [Comment ID: 72] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

Where did this new 0.75 Floor Area Ratio (FAR) for Public/Institutional properties in the Redondo Beach General Plan updates come from? Why was it not reviewed with the General Plan Advisory Committee?

Page 2-11 of the Redondo Beach General Plan states that, aside from the City Hall complex and the Police Annex which have a FAR of 1.25, all other Public/Institutional are subject to Planning Commission Design Review. Therefore, there will be no standards for other Public/Institutional properties, just arbitrary judgements. In reviewing the 2.1 General Plan Land Use Designations, I could find no other categories of Land Use Designations for homes, commercial properties, etc. where the FAR is subject to Planning Commission Design Review. Why is that? Also, why is the Beach Cities Health District which performs a valued public service being subjected to a FAR of 0.75 that other Public Institutions are not?

Beach Cities Health District states that “The proposed 0.75 FAR equals less than Phase 1 of the District’s Healthy Living Campus Plan, significantly limiting the ability to modernize our campus and would compromise the ability to provide preventive

health programs and services to the community.”

My husband Irv Brand and I bought our home in Redondo in 1995. He died last year at the age of 94. Neither one of us expected that he would live to that age. We both believed that he lived such a long and full life because of the unique programs offered by Beach Cities Health District which kept him healthy and gave us a social group that became family to us. We took a cruise from Dubai to Singapore two months before his death as Irv Brand believed it was important to always keep learning, have new experiences, and enjoy life to the fullest.

I plan to live in our home in Redondo another 20-25 years and hope to rely on Beach Cities Health District’s unique programs to help me achieve this goal. I recommend that all Public/Institutional properties noted in the General Plan have a uniform FAR of 1.25.

Joan Edelmann-Brand

## #062

Posted by **Jeff Lander** on **03/13/2024** at **11:28am** [Comment ID: 42] - [Link](#)

*Suggestion | BCHD*

*Agree: 0, Disagree: 0*

Why has this been changed for existing location. I am a cardiac rehab patient and make great use of the BCHD Fitness center. It has aided me greatly in my recovery but the facility is cramped and in need of updating. We need health facilities more than ever with the rise in obesity and inactivity. We should be promoting efforts to improve these important services not restricting them. How about apply that restriction to city hall instead of exempting that and allow the public health center to expand.

## #063

Posted by **lauren nakano** on **03/31/2024** at **11:07pm** [Comment ID: 151] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

Like the City, other governmental administrative and capital facilities (public institutions) should be allowed to develop up to a maximum 1.25 FAR. Some of these public institutions, like BCHD, schools, libraries, etc., often in partnership with the City, achieve and align with the City's Vision (family-friendly, health-oriented, highly desirable place to live, work, play) and Guiding Principles (enhancement of our community character and livability, maintaining a high-quality level of services and infrastructure, and achievement of greater health and vitality) and therefore, should benefit from the same max FAR. There is no rationale for the discrepancy in max FARs across sister public agencies serving the same constituents, with aligned organizational goals and the same fundamental responsibility to be effective stewards of the taxpayers' money.

## #064

Posted by **Rutan** on **03/22/2024** at **12:06pm** [Comment ID: 96] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

If the City were to adopt the proposed 0.75 FAR for the BCHD Campus, its actions would be arbitrary and irrational and would constitute an abuse of power, subjecting it to liability under the Due Process Clause of the Fourteenth Amendment to the United States Constitution. In *Arnel Development Co. v. City of Costa Mesa* (1981) 126 Cal.App.3d 330, 337, the court ruled that the enactment of an initiative measure downzoning property was arbitrary and discriminatory where enacted without considering appropriate planning criteria and for the sole and specific purpose of defeating a single development. (See also *Fry v City of Hayward* (N.D. Cal. 1988) 701 F.Supp. 179 [zoning restrictions applicable to just one of several open space areas in City invalidated for denial of equal protection], *Del Monte Dunes, Ltd. v. City of Monterey* (9th Cir. 1990) 920 F.2d 1496, 1508 [allegations that city council approved a 190 unit project with conditions that had been substantially met, then same council members abruptly changed course and rejected the project motivated not by legitimate regulatory concerns, but by political pressure from neighbors to preserve property as open space, could constitute arbitrary and irrational conduct] and *Herrington v. County of Sonoma* (9th Cir. 1987) 834 F.2d 1488 [denial of subdivision and subsequent downzoning of property violated property owner's due process rights given evidence that county's general plan/subdivision inconsistency determination was irrational and arbitrary and aimed at defeating particular development project].)

Here, if the City were to adopt the proposed 0.75 for the BCHD Campus, it would be engaging in the same conduct that the court invalidated in the *Arnel* and *Fry* cases. Specifically, approval of the proposed 0.75 FAR would constitute irrational and arbitrary conduct not based on appropriate planning criteria and for the sole and specific purpose of defeating the proposed modernization of the BCHD Campus.

A planning regulation cannot be aimed at or discriminate against a particular property owner or applicant. (See, e.g., *G&D Holland Construction Co. v. City of Marysville* (1970) 12 Cal. App.3d 989, 994 [when the police power has been exercised in such a manner as to oppress or discriminate against an individual or individuals or a particular parcel of land, it will be overturned]; see also *Lockary v. Kayfetz* (9th Cir. 1990) 917 F.2d 1150, 1155-1156 [if agency's moratorium on the issuance of new water hookups based on a water shortage was pre-textual, as alleged, owners could state viable substantive due process and equal protection claims].) The proposed 0.75 FAR here is plainly and unmistakably aimed at blocking redevelopment of the BCHD Campus. Because the proposed 0.75 FAR is an arbitrary and discriminatory action aimed at one particular user, it is not reasonably related to a legitimate state interest. (See, e.g., *Lockary*, supra, 917 F.2d at 1155 [court observes that the reasonable relationship test "will not sustain conduct by state officials that is malicious, irrational or plainly arbitrary."].)

In sum, enactment of the proposed 0.75 FAR, which subjects the BCHD Campus to different or more burdensome requirements than imposed on similarly situated properties, would deprive BCHD of its constitutionally protected right to due process.

**#065**

Posted by **Bill Lee** on **04/10/2024** at **2:12pm** [Comment ID: 169] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

Having such a low FAR for BCHD is unfair and massive negative for Redondo Beach and the entire South Bay. All of us will be able to enjoy and benefit from the new BCHD facility. And all of us will all get old and many of us have children. BCHD will benefit all of us for years to come. Please allow them to build their new facility.

## #066

Posted by **League of Women Voters of the Beach Cities** on **04/15/2024** at **3:11pm**

[Comment ID: 191] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

The League of Women Voters of the Beach Cities is concerned about Redondo Beach's new draft of its General Plan, specifically Table 2.1: General Plan Land Use Designations under "Public/Institutional/ Open Space."

Beach Cities Health District's main campus at 514 N. Prospect, as well as other facilities for community health and safety, should be given a Max FAR 1.25 in the same way it is given to City Hall property.

BCHD is paid for by three cities even though it is located in Redondo Beach. Redondo Beach should not have a unilateral decision on these requirements without consulting Manhattan Beach and Hermosa Beach as it affects resident health outcomes of all three areas. The proposed Max FAR effectively downzones the public's ability to use BCHD property and would hinder the modernization of an outdated campus and potentially lead to a reduction of health services.

Thank you for your consideration,  
Teri Neustaedter. President, LWV Beach Cities

## #067

Posted by **THERESA LYNN CANNON** on **03/20/2024** at **2:28pm** [Comment ID: 74] - [Link](#)

*Suggestion | BCHD*

*Agree: 0, Disagree: 0*

Why should other public/institutional buildings be less dense than the city hall and police annex. This does not make sense and will prohibit other public agencies from building cost effective projects that are sustainable. This seems to have been added specifically to stop Beach Cities Health District from going forward with the project to upgrade their facilities and provide more services to the community. I believe in this project and object to this tactic to stop its development. The FAR should be the same as for City Hall and the police annex.

## #068

Posted by **Rutan** on **03/22/2024** at **12:08pm** [Comment ID: 97] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

The term spot zoning is used to describe a zoning action that violates the principle of equal protection because of its discriminatory nature. (See, e.g., *Ross v. City of Yorba Linda* (1991) 1 Cal. App.4th 954 [denial of rezoning to allow property owner to develop their property at densities similar to those on surrounding parcels, was arbitrary and discriminatory and thus unlawful]; and *Kissinger v. City of Los Angeles*, 161 Cal.App.2d 454, 460 (1958) [downzoning of island surrounded by multi-family residential and commercial uses to single-family use found to be improper].)

Here, the BCHD Campus is designated for public use by the General Plan and zoned P-CF. The only other parcels of comparable size in the City that are likewise improved or designated for such uses are City-owned properties. However, the proposed General Plan update carves out an exemption to the proposed 0.75 FAR for those City-owned properties. As in *Ross*, “the City’s arbitrary line-drawing is antithetical to the individual right to equal protection of the law.” (1 Cal.App.4th at 962.) Enactment of the proposed 0.75 for the Campus would thus constitute arbitrary and discriminatory spot zoning in violation of BCHD’s right to equal protection.

Considering the foregoing, enactment of the proposed 0.75 for the BCHD Campus, which subjects the BCHD Campus to different or more burdensome requirements than imposed on similarly situated properties, would deprive BCHD of its constitutionally protected right to equal protection under the law.

## #069

Posted by **Rutan** on **03/22/2024** at **11:38am** [Comment ID: 92] - [Link](#)

*Question | BCHD, FAR*

*Agree: 0, Disagree: 0*

Is the City aware of any other properties comparable in size to BCHD’s Campus (approx. 9.5 acres) that have public or institutional (P) land use designation and are zoned as a community facility (P-CF) that have a proposed maximum FAR of 0.75?

## #070

Posted by **Susan Brilliant** on **03/23/2024** at **5:56pm** [Comment ID: 120] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

As a resident of Redondo Beach District 5 and long time volunteer at BCHD, I oppose the max limit of FAR 0.75 on the area BCHD plans to use for its Health Living Campus. This arbitrary limit will make it impossible for the District to realize its vision for the future to serve the community. Valuable health and wellness programs for young and old will be at risk. The Healthy Living Campus plans include green, open spaces and climate smart buildings to provide a home for classes, groups, and other supports benefiting our neighbors now and in the future. Please reconsider and remove this barrier. Thank you.

## #071

Posted by **Rutan** on **03/22/2024** at **11:36am** [Comment ID: 91] - [Link](#)

*Question | BCHD, FAR*

*Agree: 0, Disagree: 0*

What is the justification for assigning a proposed maximum Floor Area Ratio (FAR) of 1.25 to the City-owned property located at the northeast corner of Pacific Coast Highway and Vincent Street, while BCHD's Campus, which shares the same land use designation, has a proposed maximum FAR of only 0.75?

## #072

Posted by **Rutan** on **03/22/2024** at **11:39am** [Comment ID: 93] - [Link](#)

*Question | BCHD, FAR*

*Agree: 0, Disagree: 0*

Please explain the reasoning behind maintaining a proposed maximum Floor Area Ratio (FAR) of 1.25 for the City's civic center, in contrast to the proposed reduction of BCHD's Campus FAR to 0.75, given that both properties share the same Public or Institutional (P) land use designation?

## #073

Posted by **Ronette Cerofeci** on **03/13/2024** at **9:39am** [Comment ID: 34] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Public space is important for people to feel comfortable enough to explore the available services.

## #074

Posted by **Beach Guy** on **03/14/2024** at **8:31pm** [Comment ID: 58] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

Is this legal? Why is there specific FAR for City Hall and the Annex but a different specific FAR for Beach Cities Health District? This is spot zoning and is illegal, and it is subject to a lawsuit against the City of Redondo Beach. Besides that, it will result in BCHD not being able to implement their certified EIR, which results in a seismically unsafe building having to stay up.

## #075

Posted by **League of Women Voters of the Beach Cities** on **04/15/2024** at **3:14pm**

[Comment ID: 192] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

Beach Cities Health District property should be given a Max FAR 1.25 in the same way it is given to City Hall property. BCHD serves the 3 Beach Cities. Redondo Beach

should not impede BCHD services to the greater community. Thank You, Teri Mufic Neustaedter, 918 9th Street, Hermosa Beach

## #076

Posted by **StopBCHD Community** on **03/20/2024** at **5:57pm** [Comment ID: 77] - [Link](#)

FAR

Agree: 0, Disagree: 0

StopBCHD Group Comment

The State mandate for objective (not subjective) standards requires the city abandon the PCDR chosen FAR and it be replaced by objective standards. This proposal is consistent with State mandate.

## #077

Posted by **StopBCHD Community** on **03/31/2024** at **7:03pm** [Comment ID: 149] - [Link](#)

BCHD

Agree: 0, Disagree: 0

StopBCHD Group Comment

No PCDR should be required for City of Redondo Beach projects that service residents of the City.

## #078

Posted by **briannaje** on **04/15/2024** at **11:00pm** [Comment ID: 197] - [Link](#)

Suggestion | BCHD, FAR

Agree: 0, Disagree: 0

The restriction to max FAR 0.75 is unnecessarily restrictive and limits the use of public lands for public programs and institutions. This restriction greatly limits the ability for Beach Cities Health District to proceed with their redevelopment plans which will hurt their ability to deliver programs and services to Redondo Beach. Please change this to max FAR 1.25 (or higher to 1.5 or 1.75) for all public/institutional properties, inclusive of the BCHD site.

## #079

Posted by **Mark** on **03/13/2024** at **11:16am** [Comment ID: 39] - [Link](#)

Suggestion | BCHD

Agree: 0, Disagree: 0

Since BCHD is choosing to make this about themselves - here are the FACTS of the Healthy Living Campus from (1) LA County Dept of Public Health, (2) National PACE Association and (3) BCHD's MDS Assisted Living Market Study

BCHD's HLC is being built for 80% to 95% NON-RESIDENT/NON-TAXPAYERS of the District. That's the ONLY REASON BCHD proposes nearly 800,000 sqft (larger than all Beryl Heights homes added together).

If BCHD wants a 1.25 FAR (like the City of Redondo proposes for RESIDENT FACILITIES), then BCHD MUST COMMIT to RESIDENT FACILITIES FOR THE DISTRICT RESIDENTS. Otherwise, the 0.75 seems wholly appropriate to avoid a massive, COMMERCIAL development of PUBLIC LAND leased to PRIVATE DEVELOPERS.

ALLCOVE services LA County Health's SPA8 area - that's 1.4M residents and only 120,000 are District. ALLCOVE is 91% NON-RESIDENT/NON-TAXPAYER on PI public land.

PACE is 400 enrollees per BCHD's investment bankers (Cain). But, the District only needs 17 of those spots, since only 1-in-1000 seniors uses PACE and there's fewer than 17,000 seniors in the District. The other 383 enrollees will be NON-RESIDENT/NON-TAXPAYERS on PI public land.

ASSISTED LIVING has 3 studies from BCHD's MDS consultants that show BY ZIP CODE that 80% of tenants will be from outside 90254/90266/90277/90278. Furthermore the assisted living is 100% privately developed/owned/operated in a PI public land area. That's 80% NON-RESIDENT/NON-TAXPAYER

Here's a summary page with all the details and sources.  
<https://www.stopbchd.com/post/bchd-cannot-be-allowed-high-density-development-f-or-it-s-non-resident-project>

## #080

Posted by **Mark** on **04/15/2024** at **12:51pm** [Comment ID: 189] - [Link](#)

*FAR*

*Agree: 0, Disagree: 0*

THIS COMMENT SUPERCEDES ALL PRIOR IF IN CONFLICT WITH ANY OF MY PRIOR COMMENTS - I support the StopBCHD proposal for FAR of 0.5, 0.75, and 1.25 for PI for under 50% Redondo Beach Resident facility use, 50-75% Resident use and over 75% Resident use, respectively.

## #081

Posted by **Rolf Strutzenberg** on **04/04/2024** at **9:36am** [Comment ID: 163] - [Link](#)

*Suggestion | FAR*

*Agree: 0, Disagree: 0*

This seems to conflict with the notation at the bottom of the listed FAR's, that notation indicates that all PI is subject to Planning Commission design review however here it is limited to just the 1.25 FAR. This needs to be resolved to avoid future conflict/misinterpretation.

## #082

Posted by **StopBCHD Community** on **03/21/2024** at **8:54am** [Comment ID: 85] - [Link](#)

*BCHD*

Agree: 0, Disagree: 0

### StopBCHD Group Comment

From a policy perspective, P/I land should be used primarily for the benefit of Redondo Beach residents. Based on BCHD's consultant's work, Kensington (P-CF zoned) likely services 80% non-residents on 3 acres of P/I land. The use of Redondo Beach public land is unsustainable if it is consumed for non-resident use.

## #083

Posted by **CBurgess** on **03/13/2024** at **1:29pm** [Comment ID: 44] - [Link](#)

*Suggestion | FAR*

Agree: 0, Disagree: 0

I am concerned about the proposed FAR cap of 0.75 for development in Public/Institutional/Open Space areas. It seems unnecessarily restrictive. There will be plenty of opportunity for public input in the design process for future development. I would recommend a cap of 1.25

## #084

Posted by **Andy Shelby** on **03/13/2024** at **2:20pm** [Comment ID: 46] - [Link](#)

*Suggestion | FAR*

Agree: 0, Disagree: 0

Change max FAR to 1.25 and du/ac to 30. Want to encourage building and growth but to try to keep a lid on the density.

thanks

## #085

Posted by **Andy Shelby** on **03/13/2024** at **2:18pm** [Comment ID: 45] - [Link](#)

*Suggestion | BCHD, FAR*

Agree: 0, Disagree: 0

For the location where the BCHD is going to be located, approve the max FAR from .75 to 1.0 or 1.25.

thanks

## #086

Posted by **Dean S** on **03/13/2024** at **1:28am** [Comment ID: 20] - [Link](#)

*FAR*

Agree: 0, Disagree: 0

The FAR 1.25 facilities are City of Redondo Beach use and will be for the benefit of the residents of Redondo Beach. As such, the higher density is a direct benefit. Other parcels that can demonstrate that the facilities will have majority use by Redondo Beach residents should be allowed the FAR 1.25 as well. Facilities that will provide their services to a majority non-residents should be required to conform to

0.75. Property that is leased to private entities must conform with 0.75 also.

## #087

Posted by **MarieP** on **03/30/2024** at **6:33pm** [Comment ID: 145] - [Link](#)

*Question | BCHD, FAR*

*Agree: 0, Disagree: 0*

Why is BCHD being targeted with a FAR of 0.75 all of the sudden? Who decided this is/was fair? Why is BCHD just finding this restriction out now? By doing this, is our City Council majority (Nils, Zein and Todd) putting Redondo at risk for builder's remedy again? It seems to me that BCHD has every right to fight this, as it clearly seems like a last ditch effort to "stop" BCHD as this number clearly negatively impacts only the Healthy Living campus. I would like clarification on exactly who came up with this number, when and why. In an Easy Reader article it states "We're the final decision makers, as city council," Nehrenheim said. "We take the responsibility." My understanding is residents are the final decision makers for the plan, not City Council. Does Mr. Nehrenheim beg to differ? Does he think City Council decides, but not the voters? What happens if voters side with BCHD?

## #088

Posted by **Colleen Soulis** on **04/15/2024** at **11:12am** [Comment ID: 187] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

BCHD property should be given a Max FAR 1.25 in the same way it is given to City Hall property. BCHD serves all of the Beach Cities and Redondo Beach should not impede BCHD services to the greater community.

## #089

Posted by **Jonathan C Wright** on **04/15/2024** at **5:03pm** [Comment ID: 196] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

I fully support the downsizing of the BCHD concept and the accompanying FAR cap. It's simple common sense.

## #090

Posted by **Robert Caplan** on **03/15/2024** at **5:31pm** [Comment ID: 63] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

From: Robert Caplan, 402 S. Lucia Ave. Redondo Beach CA 90277

TO: City of Redondo Beach

Re: Comments on the draft General Plan for the City of Redondo Beach

[I have lived in Redondo Beach for 25 years and have watched it, Hermosa, and Manhattan Beaches grow economically, in quality of life, and health during that time through sound government management and policy and input from those who live

here.]

The draft General Plan for the City of Redondo Beach notes the plans support of “community health,” “health orientation in the community,” “increased physical activity,” and “health partnerships” in keeping with meeting the needs of “existing and future population.” The Plan notes exception for the .75 FAR for “governmental, administrative, and capital facilities....” SOURCES: Land Use Element Section 2-1, 2-1.3, (Section 2.2.2 General Approach / Key Considerations, pages 2-6 and 2-11, or Table 2.1 General Plan Land Use Designations), LU 1.13, LU 4.5, & LU 4.7.

I would like the General Plan Land Use Designations to make specific that Beach Cities Health District is one of the exceptions to the .75 FAR.

REASONS:

1. Per the Plan’s exceptions, it is a nonprofit administrative capital facility. (The table describes those properties subject to the FAR reduction)
2. It is the largest and only facility in the Beach Cities Health District is designated by the State of California to use earmarked taxes from the Beach Cities to support them in maintaining and improving key health and quality of life elements of the Plan:
  - a. Community health
  - b. A high health orientation (for which our three cities have been declared a Blue Zone)
  - c. Increase physical activity (in addition to adults, advises our schools and has shown measurable effects regarding child)
  - d. Health partnerships in the Beach Cities. (Partnering with numerous nonprofits including those addresses health needs of our underserved populations.)
  - e. Data-based planning for projected needs of the Beach Cities future as well as current population.
  - f. General Plan should include Beach Cities Health District in Section 2-1.3 as a partner and a key agency in alignment with the City and the Beach Cities.

## #091

Posted by **Cougarlew** on **03/26/2024** at **8:08pm** [Comment ID: 124] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

As a long term resident of Redondo Beach, I have come to depend on the Center for Health and Fitness on the campus of BCHD. Though well maintained, it’s easy to see the campus is in need of renovation to better serve our community. BCHD has been planning to improve the campus to serve our community today and well into the future. If the proposed General Plan calls for restrictions uniquely applied to their property, the mission of BCHD will be stifled to the point of denying my fellow residents of health services they have enjoyed for decades. Perhaps the current plan FAR recommendation is a typo? Logic suggests the FAR standard for the BCHD of 1.25 would match our proud City Hall in Redondo Beach. I’m confident this can and will be corrected rather than impose an arbitrary and unfair requirement of BCHD. Both institutions are vital elements of our community.

Lew Wright, Sr.  
2600 Armour Lane  
Redondo Beach, CA 90278

## #092

Posted by **Judith Ward** on **03/23/2024** at **10:32am** [Comment ID: 119] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

I am very supportive of the Beach Cities Health District plan for renovation of its Prospect site. It has been responsive to community reactions and changed its plan after a long public dialogue. The FAR requirements in the new planning document would prevent the current health district plan from moving forward. The community needs the facilities currently in the Beach Cities Health District plan. The FAR should be amended with respect to the Prospect site.

## #093

Posted by **Pamela Absher** on **04/11/2024** at **9:34am** [Comment ID: 173] - [Link](#)

*Suggestion | FAR*

*Agree: 0, Disagree: 0*

"I SUPPORT the 0.75 FAR limit on Public Institutional (PI) land for all non-City-owned parcels, as written in the Draft General Plan."

Developers should not be controlling our city!

## #094

Posted by **Dency Nelson** on **03/14/2024** at **4:12pm** [Comment ID: 53] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

This proposed reduction to Max. FAR 0.75 for certain Public/Institutional properties seems to be unprecedented and directly aimed at the proposed Healthy Living Campus at the BCHD property on Prospect Avenue. What a HUGE mistake this would be by the City of Redondo Beach to approve this reduction, as it would prevent the full development of Phase I of the Healthy Living Campus or any development of Phase II (Community Wellness Pavilion, Aquatic Center, Center for Health and Fitness). Just listing all of the benefits that the Healthy Living Campus will provide for the community that will not happen if this restriction to FAR 0.75 is implemented literally brings tears to my eyes! As a Senior, 72-years old, there are so many things provided for me by BCHD that I can only find at that marvelous facility. And as I have become more and more involved at BCHD and see all of the intergenerational services, services for infants to the elderly, providing a community meeting place where a healthy mind, body and spirit can be improved and thrive, I long for the promises of the Healthy Living Campus to become a reality. Please, please reconsider this proposed reduction of Max. FAR for this one area of development and let it remain consistent and uniform with all other properties with a public or

institutional land use designation noted in the General Plan, that being Max. FAR 1.25. It's the right thing to do for a better, healthy and happy community!

## #095

Posted by **Arinna Shelby** on **03/21/2024** at **7:08pm** [Comment ID: 89] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

In the Land Use Element, please do not lower the FAR to .75. It is really important for BCHD to build the campus as planned to provide senior housing, open space, a gym, and youth facilities. BCHD has put years into this planning, and lowering the FAR would implode those plans. The community needs this campus. Please allow it to be built as it has been envisioned.

## #096

Posted by **Mark** on **03/13/2024** at **11:19am** [Comment ID: 40] - [Link](#)

*Suggestion | BCHD*

*Agree: 0, Disagree: 0*

Since the program doesn't seem to hold formats - making it HORRIBLE to read, here's a link to a comment. <https://www.stopbchd.com/post/comment-p-i-and-bchd>

## #097

Posted by **Dean S** on **03/13/2024** at **1:45am** [Comment ID: 27] - [Link](#)

*Suggestion | FAR*

*Agree: 0, Disagree: 0*

Sites do not have 1.25 "by right" if subject to PCDR. Therefore, "by right" is limited to 0.75 for P/I

## #098

Posted by **Nancy Skiba** on **03/16/2024** at **5:01pm** [Comment ID: 65] - [Link](#)

*BCHD*

*Agree: 0, Disagree: 0*

Sorry but Redondo residents are appalled by the proposed giant build and the fact that non-taxpayers from outside our city will be using the BCHD facilities/senior housing/programs mostly, leaving only a small percentage available to RB residents.

This is our town. We do not need people from outside the area flooding the BCHD while our tax-paying citizens get short shrift. We don't want or need an oversized facility that will be a magnet for strangers to come here and take the most advantage of these facilities in our back yard. PS it is offensive to think of huge build that will dwarf existing homes, block the light and views and create much more traffic. Prospect is already well enough traveled and cars backed up. This is a residential neighborhood. Stop expanding. Build a giant facility elsewhere.

## #099

Posted by **Richard Morse** on **03/26/2024** at **7:48pm** [Comment ID: 123] - [Link](#)

BCHD

Agree: 0, Disagree: 0

It would be a waste of space (not well suited to aesthetic or recreational use) to limit the use of land surrounding the Beach Cities Health District facilities. I am informed that the District's planned expansion to provide a vital service to the community could not be constructed under the proposed density limits. Please include the District in the same category of "Public Institutions" as City Hall.

## #100

Posted by **Christine Cronin-Hurst** on **04/14/2024** at **11:06pm** [Comment ID: 182] - [Link](#)

Suggestion | BCHD, FAR

Agree: 0, Disagree: 0

BCHD property should be given a Max FAR 1.25 in the same way it is given to City Hall property

## #101

Posted by **Mary Dillon** on **04/14/2024** at **2:30pm** [Comment ID: 180] - [Link](#)

Suggestion | BCHD, FAR

Agree: 0, Disagree: 0

BCHD property should be given a Max FAR 1.25 as it is given to City Hall property. This facility and program services all three of the Beach Cities and not just the community of Redondo Beach.

## #102

Posted by **Candace Nafissi** on **03/28/2024** at **5:44pm** [Comment ID: 139] - [Link](#)

Suggestion | BCHD, FAR

Agree: 0, Disagree: 0

I SUPPORT the Redondo Beach Draft General Plan as proposed. Specifically, do not change the 0.75 FAR limit on non-City-owned Public Institutional (PI) land parcels.

FAR 1.25 for City of Redondo Beach facilities in P/I due to the direct benefit to residents offsetting the damages to surrounding neighborhoods

Current loss of nearly \$100M in property value in Redondo Beach within 1/2-mile of P-CF zoned BCHD

Estimated loss (work underway) of Torrance within 1/2 mile also (expected to be about \$50M)

Resident vs Non-Resident use of various P/I and P-CF parcels and resulting relative damages.

## #103

Posted by **Ronson Chu** on **03/13/2024** at **10:55am** [Comment ID: 38] - [Link](#)

Suggestion | BCHD, FAR

Agree: 0, Disagree: 0

Please reconsider as the FAR criteria for public spaces would hinder development at Beach Cities Health District. BCHD provides much needed services to the community. As a Redondo Beach resident, I am looking forward to seeing them expand. There are many programs on the horizon that involves partnerships with BCHD. Important programs such as an Alternative Crisis Response being piloted with the Police Departments of Hermosa and Redondo Beach may need to rely on space at BCHD.

## #104

Posted by **Susan Kawamoto** on **03/27/2024** at **8:52pm** [Comment ID: 135] - [Link](#)

*FAR*

*Agree: 0, Disagree: 0*

I SUPPORT the Redondo Beach Draft General Plan as proposed. Specifically, do not change the 0.75 FAR limit on non-City-owned Public Institutional (PI) land parcels

## #105

Posted by **Ann Wolfson** on **04/15/2024** at **12:01am** [Comment ID: 183] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

Public Comment to the Draft General Plan

I would like to add my comments to the record for the Draft General Plan for consideration pertaining to the FAR on Public Institutional land.

First, I state my strong support to keep the 0.75 maximum FAR limit on Public Institutional (PI) land. This issue is important for the future of the City. Public institutional land should be preserved and responsibly guided by city policy. Any development on public land should be compatible with the character, mass, and scale of the surrounding neighborhoods, and used for the benefit of residents. Allowing an increased level of density and intensity on public institutional land could easily lead to mis-use and abuse resulting in permanent damages to the City and our quality of life.

In 2021, the State mandated that “objective” rather than “subjective” standards be put in place. The 0.75 standard for future development on public land meets that objective standard responsibly, without subjecting the City to the constant threat of future development that is not compatible in character, land use and surrounding neighborhoods.

No single public agency should be given an exception. But unfortunately, Beach Cities Health District (BCHD) is blaming the City and making the FAR on public land a big issue.

Why it’s important to preserve the 0.75 FAR limit for all Public Institutional land:

- The current FAR provides ample room for growth while preserving open space and adding protections for the City, the environment, and residents. The 0.75 FAR will help to ensure compatibility with surrounding areas.

- Increasing the FAR would set a precedence for overdevelopment on public land now, and for the future.

- We've seen what happens when no limits are prescribed for development. In the early 1970s, two buildings rose to 70+ plus ft. high along the ocean (Delphi and Ocean Plaza).

- Today BCHD is pushing hard to have a massive, 100% privately owned RCFE structure built up against the edge of its 30 ft. elevated site. This proposed project fails the Redondo Beach municipal code regarding compatibility. See Figure 1.

- The first four tenets of the Redondo Beach General Plan Vision 2050 & Guiding Principles are:

- Quality of Life & Beach Culture

- Small Town Feel

- Community & Family

- Preservation of Neighborhoods

The BCHD plan violates these principles.

- No single public entity should be given an exception to the limit. There are ~ 20 public institutional properties that fall under the 0.75 FAR. However, BCHD demands it should be treated like the City. However, far from having the City's responsibilities for the critical infrastructure and services (Police, Fire, City maintenance, etc.) for its residents, BCHD provides optional, non-essential services. There is no reason for them to receive favored treatment.

- Public land is designated to serve the residents, not private developers and a majority of non-residents.

- BCHD's development plans have always been in conflict with Redondo Beach municipal code in scale, mass and compatibility with the surrounding neighborhoods that encompass the site. They have already proven to have no regard for surrounding neighborhoods and residents.

- The Public Institutional 0.75 FAR limit has been in the plan and was subject to review for three GPAC meetings between 2022 and 2024.

- The Chair of the GPAC approved the plan in January 2024. He is also currently a paid consultant to BCHD contracted to help usher through a conditional use permit for its proposed HLC project through the City of Redondo Beach.

- The General Plan includes an Adjacent Planned Land Use consideration for development's relationship to uses in adjacent cities. Consideration to the neighborhood directly to the east of the BCHD site is covered by the Torrance Hillside Ordinance, which provides protections for residents on light, privacy, mass, scale of construction.

For these reasons, I urge the Planning Department, Planning Commission, and City

Council to and preserve the current 0.75 FAR. Preserve the integrity of the City now and for the future.

## #106

Posted by **V. Wilcox** on **03/13/2024** at **1:11pm** [Comment ID: 43] - [Link](#)

*Suggestion | BCHD*

*Agree: 0, Disagree: 0*

What a complete shame this would be to miss the opportunity to expand the Beach Cities property with the much needed additional facilities, especially Phase II (Community Wellness Pavilion, Aquatic Center, Center for Health & Fitness).

## #107

Posted by **Paul Ruby** on **03/13/2024** at **9:46am** [Comment ID: 36] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

In my opinion, the reduction of Floor Area Ratio for the proposed BCHD campus is both a detriment to the community and highly prejudicial.

This organization serves the community, and the new campus would allow that mission to expand and grow.

The aging, noncompliant existing facility has hamstrung BCHD from continuing to serve the public, as thousands of square feet remain unleased due to the cloud of uncertainty hanging over the old building.

Please grant BCHD's request to increase the FAR to 1.25, in line with other public-use buildings.

## #108

Posted by **charlotte leblanc** on **03/13/2024** at **9:34am** [Comment ID: 33] - [Link](#)

*Question | BCHD*

*Agree: 0, Disagree: 0*

The Beach Cities Health District (BCHD) is looking to upgrade its existing facilities to comply with earthquake codes and provide facilities to serve the youth and beach cities community. This plan also includes environmental considerations such as significant green space. The current Max. FAR of 0.75 is not economically feasible and seems disproportionately disadvantaged based on its location. Why is the BCHD property not granted an exception similar to other properties that have a Max. FAR 1.25 or 1.50 given the intended use of the property? Reconsideration of the Max.FAR for the BCHD property should be given.

## #109

Posted by **Tricia Paulsen** on **03/26/2024** at **8:41pm** [Comment ID: 128] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

I think it is a big mistake to place a .75 restriction on the size of the Proposed BCHD

site.

## #110

Posted by **J. julius** on **03/13/2024** at **4:36pm** [Comment ID: 47] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

Is it possible to modify far and include a carve out that allows full development of BCHD Phase 1 of the Healthy Living Campus and development of Phase II (Community Wellness Pavilion, Aquatic Center, Center for Health & Fitness)? These projects are important to all of the Beach Cities.

## #111

Posted by **mkoo** on **03/26/2024** at **8:36pm** [Comment ID: 126] - [Link](#)

*FAR*

*Agree: 0, Disagree: 0*

I strongly disagree with the lowered FAR on public/institutional/open space and believe it to be illegal spot zoning.

## #112

Posted by **Chris Ng** on **03/16/2024** at **6:47pm** [Comment ID: 66] - [Link](#)

*Suggestion | FAR*

*Agree: 0, Disagree: 0*

It is not fair that some Public/Institutional Max Floor Area Ratio be lower (0.75) than others (1.25) depending on location and politics. This will limit the amenities needed for the public. All Public/Institutional FAR should be 1.25.

## #113

Posted by **Mark Ford** on **03/15/2024** at **8:59pm** [Comment ID: 64] - [Link](#)

*Question | BCHD*

*Agree: 0, Disagree: 0*

Public/Institutional/Open Space: So City Hall and the Annex are exempt from these rules, but the BCHD complex is not? The comment section says "hospitals". The BCHD complex plans have already undergone years of review, public comment, downsizing and approvals--at considerable time and expense. You going to make them go through more of that? No wonder people don't have much confidence in the government anymore.

## #114

Posted by **StopBCHD Community** on **03/20/2024** at **6:00pm** [Comment ID: 78] - [Link](#)

*BCHD*

*Agree: 0, Disagree: 0*

StopBCHD Group Comment

At least one P/I site, the BCHD campus, no longer has a hospital, therefore, "associated medical" are no long permitted uses. The can be allowed to remain until their natural sunset lifespans.

## #115

Posted by **StopBCHD Community** on **03/20/2024** at **6:02pm** [Comment ID: 79] - [Link](#)

*Agree: 0, Disagree: 0*

StopBCHD Group Comment

It should be explicitly stated that P/I land use should be for at least a majority benefit of the residents of Redondo Beach. The damages accrue 100% to Redondo Beach residents, therefore, they should receive a minimum level of a majority of benefits from the land use.

## #116

Posted by **StopBCHD Community** on **03/20/2024** at **6:03pm** [Comment ID: 80] - [Link](#)

*Agree: 0, Disagree: 0*

StopBCHD Group Comment

Sites developed by the City of Redondo Beach for the majority benefit of residents should not require any an PCDR process. They should be assumed compliant.

## #117

Posted by **StopBCHD Community** on **03/20/2024** at **7:08pm** [Comment ID: 83] - [Link](#)

*BCHD*

*Agree: 0, Disagree: 0*

StopBCHD Group Comment

The PCDR requires that new developments are subject to protecting property values. The 0.72 FAR of BCHD site damages surrounding property by \$100M. The current 0.75 proposed FAR will result in increased property value damage.

## #118

Posted by **StopBCHD Community** on **03/20/2024** at **7:15pm** [Comment ID: 84] - [Link](#)

*BCHD*

*Agree: 0, Disagree: 0*

StopBCHD Group Comment

BCHD's HLC is supermajority benefit of non-residents

RCFE - BCHD's MDS consultant demonstrates 91% non-Redondo Beach resident tenants by zip code for the assisted living

PACE - BCHD's PACE will be 97% non-Redondo Beach resident enrollees.

allcove - BCHD's allcove services LA County SPA8 (1.4M population) and is 95% non-Redondo Beach residents.

While the damages of P/I fall entirely to Redondo Beach, the benefits of BCHD proposed HLC accrue to 91% to 97% non-Redondo Beach residents.

Residents should NOT have damages to service NON-RESIDENTS on P/I land

## #119

Posted by **StopBCHD Community** on **03/21/2024** at **9:01am** [Comment ID: 86] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

StopBCHD Group Comment

The impact of being within 1/2-mile of BCHD campus has been estimated for Torrance residences, using the Redondo Beach model as a proxy. The property value damage from proximity to the 312,000 sf, 99.7% under 52-foot tall existing campus is \$65M. Greater FARs and denser development will undoubtedly create larger losses for surrounding property values and property owners.

<https://www.stopbchd.com/post/torrance-property-value-loss-within-1-2-mile-of-bchd-campus-is-65m>

## #120

Posted by **StopBCHD Community** on **03/21/2024** at **9:22am** [Comment ID: 87] - [Link](#)

*BCHD*

*Agree: 0, Disagree: 0*

StopBCHD Group Comment

The property value decline (\$97M) in Redondo Beach surrounding the 312,000 sf, 99.7% under 52-foot tall campus is estimated by econometric models and the dataset used by BCHD's MDS consultants for market analysis (purchased and licensed by StopBCHD).

<https://www.stopbchd.com/post/redondo-beach-property-value-loss-within-1-2-mile-of-bchd-campus-over-97m-2024-update>

## #121

Posted by **StopBCHD Community** on **03/21/2024** at **9:36am** [Comment ID: 88] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

StopBCHD Group Comment

Consolidated property damage values from existing 0.72 FAR P-CF site on RB/Torrance border:

\$97M Redondo Beach property value declines within 1/2-mile

\$65M Torrance property value declines within 1/2-mile

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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 coast-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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Residential uses in the overlay area may be stand-alone projects, horizontal mixed use, or vertical mixed use.</p> <p>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.</p>

122

## #122

Posted by **Virginia Minami** on **04/12/2024** at **6:30am** [Comment ID: 176] - [Link](#)

*FAR*

*Agree: 0, Disagree: 0*

I SUPPORT the 0.75 FAR limit on Public Institutional (PI) land for all non-City-owned parcels, as written in the Draft General Plan.

## #123

Posted by **April Spencer** on **04/15/2024** at **10:13am** [Comment ID: 186] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

BCHD property should be given a Max FAR 1.25 in the same way it is given to City Hall property

## #124

Posted by **Dean S** on **03/13/2024** at **1:22am** [Comment ID: 19] - [Link](#)

*Suggestion | FAR*

*Agree: 0, Disagree: 0*

It's possible that an FAR of 0.20 is too high for Parks and Open Space. OS should consider 0.1 as a maximum and if facilities are needed, then they should use "P" parcels.

## #125

Posted by **briannaje** on **04/15/2024** at **11:05pm** [Comment ID: 199] - [Link](#)

*Suggestion | Housing*

*Agree: 0, Disagree: 0*

I support the residential overlays, especially in the Kingsdale area and adjacent to the transit center and South Bay Galleria. This area is especially suited for transit-oriented and car-light development.

I oppose residential overlays in polluted areas near the 405 freeway as locating homes to freeways is shown to expose people to pollution and particulate matter that impairs respiratory and neurological health.

## #126

Posted by **Jillwklausen** on **03/14/2024** at **12:36pm** [Comment ID: 51] - [Link](#)

*Suggestion | BCHD*

*Agree: 0, Disagree: 0*

I am opposed to the BCHD's proposed "Healthy Living Campus" in its entirety.

\* It transfers public land to private developers and operators for their profit, not for public benefit.

- \* It would be a major eyesore, soaring over the surrounding community, casting wide shade, harming trees, gardens, and wildlife.
- \* It would primarily serve people from outside of the Beach Cities, up to 98%.
- \* Obviously the Beach Cities doesn't need this type of facility, since we won't even be living there or using it.
- \* It falls entirely outside of their authority and charter.
- \* It would actually be a health hazard, flying in the face of all scientific evidence that access to green space in urban areas improves cognitive development and functioning, reduces symptom severity of ADHD, reduces obesity, has positive impacts on mental health, and lowers the mortality rate due to cardiovascular, respiratory and other non-accidental causes.

First of all, most seniors prefer to age in place. A Health District should be focusing its efforts on making this a possibility for more local residents, not luring out-of-community people into a massive structure that's disruptive to our environment.

American Advisors Group recently polled more than 1,500 seniors ages 60-75, for its "Importance of Home Survey," to gain a deeper understanding of exactly just how meaningful "home" is to America's senior population.

"Our studies have shown that seniors in this country have a strong attachment to their home and the pandemic only strengthened that bond,"

The report found that most of America's seniors do not intend to sell their home, and have no plans of ever moving, with 82% of seniors polled saying they want to live in their home for the rest of their lives and 92% of seniors saying they would prefer to live their later years in their current home instead of moving to an assisted living facility.

<https://themreport.com/daily-dose/09-29-2021/most-seniors-are-choosing-to-remain-in-their-home>

In addition, the very best thing we can do to improve the health and longevity of people in our community, as shown by scientists in numerous studies, is to provide trees and open spaces.

"In a new study led by the US Department of Agriculture (USDA) Forest Service, researchers found that

"On top of that, the study's authors conclude

"Previous studies have linked exposure to nature with an array of human health benefits. Wilderness provides a natural environment that is restorative and beneficial to human health. Wilderness provides a natural environment that is restorative and beneficial to human health."

"For their study, Dadvand and his colleagues capitalized on a well-documented tree-planting campaign that unfolded in Portland, Oregon, between 1990 and 2019. During those three decades, the nonprofit group Friends of Trees planted 49,246 street trees in Portland. ...

"Using data from the Oregon Health Authority, they then associated each census tract's tree data with its mortality rate, due to cardiovascular, respiratory, or non-accidental causes.

"Trees planted in the prior one to five years were linked with a 15 percent drop in mortality, while trees planted in the prior 11 to 15 years were linked with a 30 percent drop. ..."

"Trees planted in the prior one to five years were linked with a 15 percent drop in mortality, while trees planted in the prior 11 to 15 years were linked with a 30 percent drop. ..."

<https://www.sciencealert.com/people-in-portland-planted-trees-decades-later-a-stunning-pattern-emerged>

So if BCHD really cared about the health of seniors in our community, the science dictates that they should plant trees, not pour concrete.

And lastly, other cities around the country such as Atlanta and Denver have had enormous success converting public spaces into food forests instead of buildings.

The residents of Globeville, Colorado, had a vision for 5.5 acres of land as being an open park that anyone in the community could enjoy. "Once a dumping ground for trash and industrial pollution in Globeville, the development of Platte Farm Open Space (in collaboration with) community members ... the city of Denver, and Groundwork Denver, a nonprofit organization that works to create green spaces to help improve community health" is now filled with native grasses and pollinator gardens that are teeming with bees, butterflies, and wildflowers that offer vast health benefits to all visitors.

"In fact, a growing body of evidence shows that access to green space in urban areas can bring considerable benefits to the health and well-being of city residents. These benefits may include improved cognitive development and functioning, reduced symptom severity of attention deficit hyperactivity disorder, reduced obesity, and positive impacts on mental health."

<https://www.yesmagazine.org/environment/2021/04/27/denver-community-health-green-space>

Then there's Atlanta, which turned a 7-Acre vacant lot into the largest free food

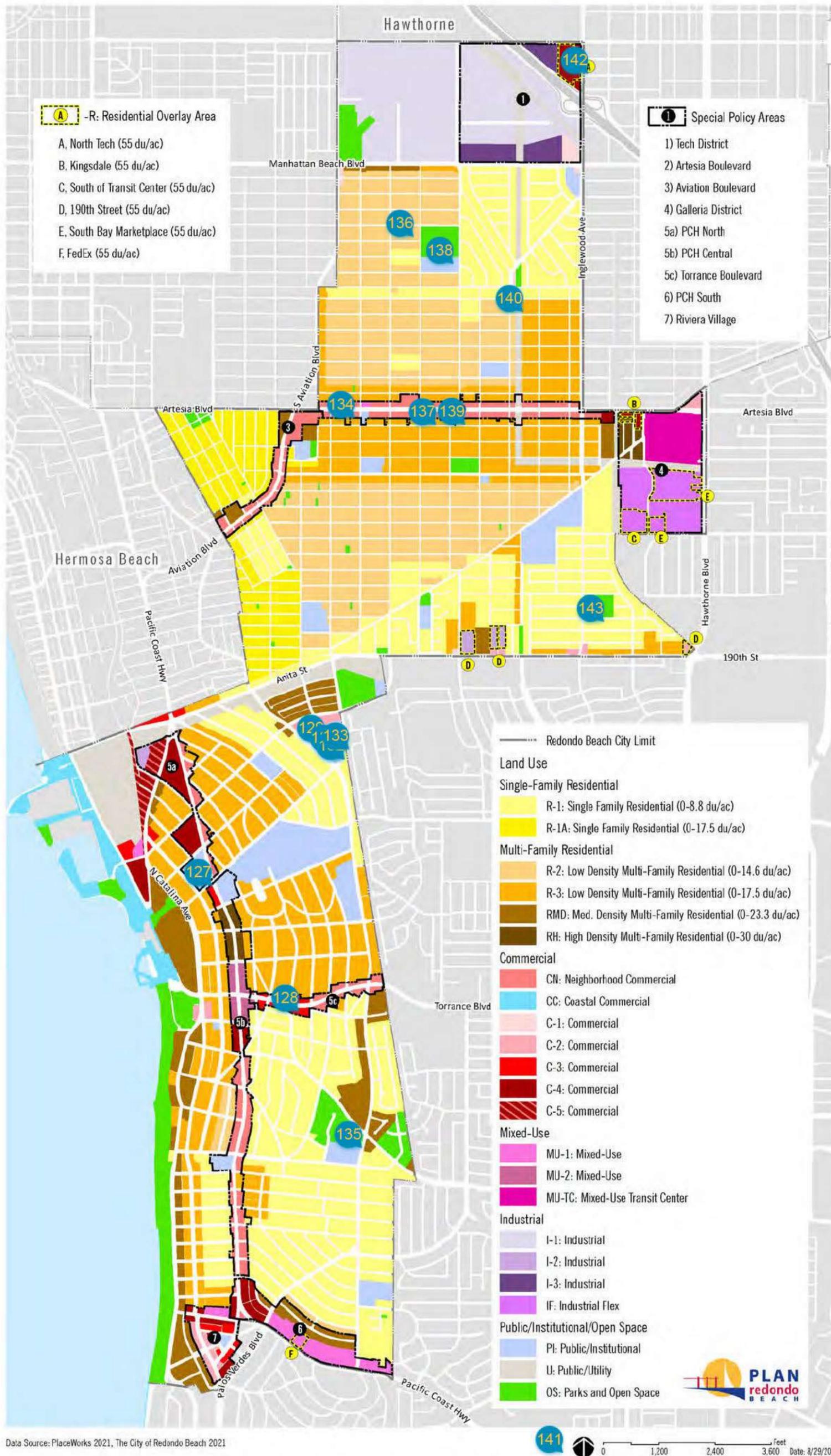
forest In the country that is providing citizens with free organic fruits, nuts, vegetables, mushrooms and herbs, and includes a community composting facility, rainwater collection system, and an apiary to house bees for pollination.

<https://returntonow.net/2019/06/27/atlanta-turns-7-acres-vacant-lot-into-largest-free-food-forest-in-the-country/>

Redondo Beach needs to follow these other cities in safeguarding public health through green space, not massive building projects that won't even serve local residents.

Thank you,  
Jill Klausen  
30-year Redondo Beach resident.

Figure 2.1: Land Use Plan



Data Source: PlaceWorks 2021, The City of Redondo Beach 2021

## #127

Posted by **Dean S** on **03/13/2024** at **1:41am** [Comment ID: 25] - [Link](#)

*Suggestion | FAR*

*Agree: 0, Disagree: 0*

FAR 1.25 is appropriate for Redondo Beach city use in mixed use area adjacent to Whole Foods strip mall.

## #128

Posted by **briannaje** on **04/15/2024** at **11:10pm** [Comment ID: 201] - [Link](#)

*Housing*

*Agree: 0, Disagree: 0*

Torrance Blvd would be a great place for residential or mixed use overlay for pedestrian-oriented development.

## #129

Posted by **Dean S** on **03/13/2024** at **1:37am** [Comment ID: 23] - [Link](#)

*FAR*

*Agree: 0, Disagree: 0*

VONS PLAZA (Beryl between Prospect and Flagler) predominantly services local area (Vons, Dollar Tree, Laundry, etc.) Low FAR is appropriate.

## #130

Posted by **briannaje** on **04/15/2024** at **11:32pm** [Comment ID: 214] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

In addition to an increase in the FAR on this site (BCHD), I would also support a residential overlay for independent senior living units. As the community ages, we will need more senior housing of all types (memory care, residential care, and independent living).

## #131

Posted by **Patricia Bellas MD** on **03/27/2024** at **3:20pm** [Comment ID: 132] - [Link](#)

*Suggestion | BCHD*

*Agree: 0, Disagree: 0*

I am a Redondo Beach home owner, and I am also a member of the Community health committee for the BCHD. I have been made aware that this land use designation presents an obstruction to the BCHD ongoing plans to renovate their structures. BCHD has been planning this update for a long time and to suddenly get blind sided by the limitations of this document is very sad. We have been fortunate to have BCHD services to our community and preventing the much needed update will severely limit the ability to provide the type of needed preventive services available to all residents in the beach cities AND the support they provide for the most vulnerable members of our community. I cannot in good conscience recommend approving this section of the plan and strongly encourage a discussion /dialog to see if changes can be made.

## #132

Posted by **Dean S** on **03/13/2024** at **1:40am** [Comment ID: 24] - [Link](#)

*Suggestion | FAR*

*Agree: 0, Disagree: 0*

Bounds Beryl Heights and Torrance R-1. Area was previously an ER hospital and is now being developed as "regional health" per BCHD. Should be required to maintain FAR of 0.75 for regional. If use is majority Redondo Beach (or exclusively "district" perhaps) then eligible for 1.25 since neighborhood damages would be directly offset by benefits.

## #133

Posted by **Beach Guy** on **03/14/2024** at **8:33pm** [Comment ID: 59] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

No downzoning here! EIR is certified.

## #134

Posted by **briannaje** on **04/15/2024** at **11:10pm** [Comment ID: 200] - [Link](#)

*Suggestion | Housing*

*Agree: 0, Disagree: 0*

The Artesia/Aviation Corridor would be a great place for residential or mixed use overlay for pedestrian-oriented development.

## #135

Posted by **Rutan** on **03/29/2024** at **3:30pm** [Comment ID: 144] - [Link](#)

*Suggestion | RBUSD*

*Agree: 0, Disagree: 0*

This property is owned by RBUSD. Under the current General Plan (Current GP), all RBUSD properties are designated as Public and Institutional ("P"). This designation includes lands owned by public agencies, special use districts, and public utilities. (Current GP, p. 2-88.) The P designation recognizes these areas as suitable for governmental

administrative and capital facilities, schools, libraries, hospitals, associated medical offices, public cultural facilities, and other public uses, including ancillary parks, recreation, and open spaces. (Updated GP, p. 2-11.) Despite RBUSD alerting the City's consultant (Placeworks) to this error in its response to their letter dated September 11, 2023, the proposed land use designation map still incorrectly designates this property as Park and Open Space. Notably, Figure 3.1 in the Open Space and Conservation Element of the proposed Updated General Plan correctly identifies this property as a public school facility. Therefore, the Land Use designation map should be consistent by designating these sites as Public/Institutional. This designation recognizes them as "schools [with] ancillary parks, recreation, and open spaces." (Updated GP, p. 2-11.) RBUSD, as an educational entity of the State of California, operates under the Education Code and California Regulations. Its ability to use its property for educational facilities is governed by these regulations. To the extent that the City's land use designations inhibit RBUSD from utilizing its property for educational purposes, RBUSD may exempt itself from these land use regulations (see Government Code § 53094). Therefore, it is inappropriate to identify these properties as anything other than school property, i.e., Public/Institutional. In short, this property should be designated as P/I. Doing so will support the educational mission of RBUSD and maintain consistency with the existing land use definitions.

## #136

Posted by **Ronnie Hon** on **03/26/2024** at **8:38pm** [Comment ID: 127] - [Link](#)

*BCHD*

*Agree: 0, Disagree: 0*

I support the BCHD plans to update our campus in order to continue their excellent services on promoting preventive healthcare to the community. I am willing to put up with the inconveniences from the construction in my neighborhood as soon as possible so the new facility can be enjoyed by residents before it become outdated again. The plans had been revised so much that I am afraid further delay may render it obsolete due to population growth and may fail to fully address the anticipated issues from the 'greying America'.

## #137

Posted by **Avery Shaham** on **03/20/2024** at **2:24pm** [Comment ID: 73] - [Link](#)

*Suggestion | Density*

*Agree: 0, Disagree: 0*

I would like to see Artesia and the surrounding streets with a higher level of density, as well as MU-1 and MU-2 zoning, especially as it's the major corridor connecting to the recently constructed Transit Center.

## #138

Posted by **Rutan** on **03/29/2024** at **3:30pm** [Comment ID: 143] - [Link](#)

*Suggestion | RBUSD*

*Agree: 0, Disagree: 0*

This property is owned by RBUSD. Under the current General Plan (Current GP), all RBUSD properties are designated as Public and Institutional ("P"). This designation includes lands owned by public agencies, special use districts, and public utilities. (Current GP, p. 2-88.) The P designation recognizes these areas as suitable for governmental administrative and capital facilities, schools, libraries, hospitals, associated medical offices, public cultural facilities, and other public uses, including ancillary parks, recreation, and open spaces. (Updated GP, p. 2-11.) Despite RBUSD alerting the City's consultant (Placeworks) to this error in its response to their letter dated September 11, 2023, the proposed land use designation map still incorrectly designates this property as Park and Open Space. Notably, Figure 3.1 in the Open Space and Conservation Element of the proposed Updated General Plan correctly identifies this property as a public school facility. Therefore, the Land Use designation map should be consistent by designating these sites as Public/Institutional. This designation recognizes them as "schools [with] ancillary parks, recreation, and open spaces." (Updated GP, p. 2-11.) RBUSD, as an educational entity of the State of California, operates under the Education Code and California Regulations. Its ability to use its property for educational facilities is governed by these regulations. To the extent that the City's land use designations inhibit RBUSD from utilizing its property for educational purposes, RBUSD may exempt itself from these land use regulations (see Government Code § 53094). Therefore, it is inappropriate to identify these properties as anything other than school property, i.e., Public/Institutional. In short, this property should be designated as P/I. Doing so will support the educational mission of RBUSD and maintain consistency with the existing land use definitions.

## #139

Posted by **Liam Walsh** on **04/15/2024** at **11:41pm** [Comment ID: 215] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

I would like to see the Artesia corridor zoned for mixed-use development. I believe this is in line with the goals set out in the AACAP to make this corridor more walkable.

## #140

Posted by **Brian Andrew Fagan** on **04/03/2024** at **3:32pm** [Comment ID: 158] - [Link](#)

*Suggestion | Housing*

*Agree: 0, Disagree: 0*

the NW corner intersection of Aviation and Stanford Ave. shows that APN 4185-027-013 (currently a Big Lots store) is designated for C2 zoning. Given Aviation is one of the key artery streets in Redondo Beach, we suggest the zoning for APN 4185-027-013 be modified to Mixed Use Low (MU-1) to enable commercial and future residential to be both an opportunity to improve the existing conditions and also be consistent with the adjacent residential properties with multi-family dense zoning.

## #141

Posted by **Vishal Bamba** on **03/20/2024** at **8:01am** [Comment ID: 71] - [Link](#)

*Suggestion | FAR*

*Agree: 0, Disagree: 0*

Hi,

I am writing to voice my support for the 0.75 Floor Area Ratio ("FAR") limit for Public Institutional (PI) land as proposed in the draft General Plan.

I am against high-density high-rises that damage our community.

Sincerely  
Vishal Bamba

## #142

Posted by **briannaje** on **04/15/2024** at **11:11pm** [Comment ID: 202] - [Link](#)

*Housing*

*Agree: 0, Disagree: 0*

Again I am vary wary about siting higher density residential next to freeways which would bring smog and particulate pollution to residents. We should site infill housing along quieter streets and near transit.

## #143

Posted by **Rutan** on **04/09/2024** at **9:33am** [Comment ID: 167] - [Link](#)

*Agree: 0, Disagree: 0*

This property is owned by RBUSD and is currently being developed as a child care, educational and development service center for students and young adults, including particular focus on students and young adults with special needs. This facility will provide a transitional program designed to equip students with special needs with essential life skills for independence. Under the current General Plan (Current GP), all RBUSD properties are designated as Public and Institutional ("P"). This designation includes lands owned by public agencies, special use districts, and public utilities. (Current GP, p. 2-88.) The P designation recognizes these areas as suitable for governmental administrative and capital facilities, schools, libraries, hospitals, associated medical offices, public cultural facilities, and other public uses, including ancillary parks, recreation, and open spaces. (Updated GP, p. 2-11.) The proposed land use designation map still incorrectly designates this property as Park and Open Space. Notably, Figure 3.1 in the Open Space and Conservation Element of the proposed Updated General Plan correctly identifies this property as a public school facility. Therefore, the Land Use designation map should be consistent by designating these sites as Public/Institutional. This designation recognizes them as "schools [with] ancillary parks, recreation, and open spaces." (Updated GP, p. 2-11.) RBUSD, as an educational entity of the State of California, operates under the Education Code and California Regulations. Its ability to use its property for educational facilities is governed by these regulations. To the extent that the City's land use designations inhibit RBUSD from utilizing its property for educational purposes, RBUSD may exempt itself from these land use regulations (see Government Code § 53094). Therefore, it is inappropriate to identify these properties as anything other than school property, i.e., Public/Institutional. In short, this property should be designated as P/I. Doing so will support the educational mission of RBUSD and maintain consistency with the existing land use definitions.

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#144

Posted by **Russell Miller** on **03/27/2024** at **8:22pm** [Comment ID: 134] - [Link](#)

*Suggestion | FAR*

*Agree: 0, Disagree: 0*

Overall I support the Redondo Beach Draft General Plan as proposed. Specifically, do not change the 0.75 FAR limit on non-City-owned Public Institutional (PI) land parcels.

Table 2.2: Buildout Estimates

Land Use Designation	Maximum Density/Intensity <sup>1</sup>	Acres	% Total Acres	Dwelling Units <sup>2</sup>	ADUs <sup>3</sup>	Population <sup>4</sup>	Non-Res Bldg SQ FT <sup>5</sup>	Employment <sup>6</sup>
<b>Single-Family Residential</b>								
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
<b>Multi-Family Residential</b>								
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
<b>Mixed Use</b>								
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
<b>Housing Element Residential Overlays</b>								
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	-	-
<b>Commercial</b>								
CN: Neighborhood Commercial	FAR 0.50	33.5	147%	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: Commercial <sup>1</sup>	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
<b>Industrial</b>								
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
<b>Public / Open Space</b>								
PI: Public/Institutional <sup>1</sup>	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%	-	-	-	-	-
<b>Total</b>		<b>3973.0</b>	<b>100%</b>	<b>34,763</b>	<b>624</b>	<b>78,978</b>	<b>17,508,276</b>	<b>36,627</b>

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

## #145

Posted by **Steve Goldstein** on **03/13/2024** at **9:43am** [Comment ID: 35] - [Link](#)

*Suggestion | BCHD*

*Agree: 0, Disagree: 0*

Please do NOT reduce the FAR limit on this development. That would severely hinder BCHD's ability to service the community in a manner that the community needs and deserves. Why tie their hands like this? Seems like sabotage.

## #146

Posted by **wolf007** on **03/13/2024** at **10:24am** [Comment ID: 37] - [Link](#)

*Suggestion | BCHD*

*Agree: 0, Disagree: 0*

Beach Cities Health District should not be treated differently than other businesses. Their proposed plan is reasonable and they have listened to the public in modifying the plan. Their mission has always been to benefit the public and create a healthier lifestyle for the beach cities.

## #147

Posted by **Steve Lapen** on **03/31/2024** at **11:34am** [Comment ID: 146] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

BCHD is a positive force in our community. I support their plans to update and improve the facility. The proposal to restrict FAR to levels lower than other city buildings is obstructing a positive opportunity to improve this facility, and should be dismissed.

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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.

## #148

Posted by **Rutan** on **03/22/2024** at **2:04pm** [Comment ID: 111] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

The proposed FAR of 0.75 for the BCHD Campus limits its ability to provide ongoing residential care for the City's elderly community, which goes against the City's commitment to addressing their specialized housing needs.

## #149

Posted by **Vickie Vega** on **03/14/2024** at **12:02pm** [Comment ID: 48] - [Link](#)

*Suggestion | BCHD*

*Agree: 0, Disagree: 0*

I am a 68 year resident of Redondo Beach and a member of the BCHD gym for over 6 years now. I have seen the original proposed plans to rebuild and as I understood those plans, there was a great outline for BCHD gym. Now I understand that those specific plans may be cut back significantly. That is wrong. We are a community at BCHD and I implore you that the gym needs to be a priority, just as the Teen Mental Health should be a priority too. A group of us will be at the Marxh 20th meeting as well.



**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.

150  
151

**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.

## 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.

## 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.

## #150

Posted by **Rutan** on **03/22/2024** at **12:11pm** [Comment ID: 98] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

The BCHD Campus is a public and institutional use that provides health and wellness services and facilities to the community, and it must be allowed to expand and accommodate the growing and changing needs of the Beach Cities residents. The proposed FAR of 0.75 would undermine this policy by substantially limiting the amount of floor area that can be used for these purposes.

## #151

Posted by **Rutan** on **03/22/2024** at **1:28pm** [Comment ID: 104] - [Link](#)

*Question | BCHD, FAR*

*Agree: 0, Disagree: 0*

How is the proposed maximum FAR of 0.75 on the BCHD Campus, which would prevent its modernization and expansion, consistent with this policy?

**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. 153

**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. 152

**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.

## #152

Posted by **Stephanie Ishioka** on **03/28/2024** at **1:44pm** [Comment ID: 137] - [Link](#)

*FAR*

*Agree: 0, Disagree: 0*

I am in support of the 0.75 Floor Area Ratio (FAR) limit on non-city-owned Public Institutional (PI) land as proposed in the Redondo Beach draft General plan.

## #153

Posted by **briannaje** on **04/15/2024** at **11:13pm** [Comment ID: 203] - [Link](#)

*Suggestion | Circulation*

*Agree: 0, Disagree: 0*

I would add "protected and safe bicycle infrastructure" to this

## #154

Posted by **briannaje** on **04/15/2024** at **11:14pm** [Comment ID: 204] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

These are subjective statements. I don't think new buildings need to match existing buildings as long as they are up to code and standards and have been designed by a licensed architect.

## Redondo Beach General Plan

**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. <sup>157</sup>

**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.

<sup>155</sup>**Policy LU-4.2 Health and Land Use.** Seek to incorporate <sup>158</sup>th considerations into land use planning decisions in a manner that improves health and well-being. <sup>156</sup>

**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

## #155

Posted by **Rutan** on **03/22/2024** at **12:12pm** [Comment ID: 99] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

The BCHD Campus is a project that exemplifies this policy by creating a hub that promotes health and well-being for all generations. The proposed FAR of 0.75 would undermine this policy by restricting the floor area that can be allocated for health-related programs and facilities, such as the youth wellness center, a program for all-inclusive care for the elderly (PACE), a community wellness pavilion, and an aquatics center.

## #156

Posted by **Rutan** on **03/22/2024** at **1:27pm** [Comment ID: 103] - [Link](#)

*Question | BCHD, FAR*

*Agree: 0, Disagree: 0*

How is the proposed maximum FAR of 0.75 on the BCHD Campus, which would prevent its modernization and expansion, consistent with this policy?

## #157

Posted by **briannaje** on **04/15/2024** at **11:15pm** [Comment ID: 205] - [Link](#)

*Suggestion | Circulation*

*Agree: 0, Disagree: 0*

I support this and would also emphasize the need for protected bike lanes, diverters, slow streets, and safe crossings.

## #158

Posted by **Vanessa Poster** on **04/04/2024** at **4:42pm** [Comment ID: 165] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

Dear Redondo Beach City Councilmembers:

Over the many years I have served this community as an elected official, I have seen the evolution of health care and health services, as well as changes in the way municipal services are offered.

- Who would have thought, more than a quarter century ago, that we would close hospitals because in-patient care was no longer the norm?
- Who would have thought, more than a quarter century ago, that health care districts and cities would be joining forces to promote wellness in the workplace to reduce absenteeism, decrease healthcare costs and improve job satisfaction?
- Who would have thought, more than a quarter century ago, that schools and cities

and health care districts would have found common ground in supporting the mental health of young people with a facility as innovative as allcove? Or be able to significantly reduce childhood obesity with gardening, nutrition, and exercise programs in the schools?

The world changes. Housing needs change. Healthcare needs change. And the need to replace aging infrastructure and accommodate new community needs continues to change.

We did know, however, a quarter century ago, that an aging population would require more and more services, including safe places to live within sight of their families. So, we started to prepare. At BCHD, we worked with the City of Redondo Beach to obtain a Conditional Use Permit (one that remains in place) to provide safe residential services to older adults with memory disorders at Silverado Assisted Living on the BCHD campus.

The need for residential services for the elderly continues to grow. Even though BCHD has extensive programs in place to help Redondo Beach and other Beach Cities residents to age-in-place, that isn't always possible. Our older adults will need someplace to live that can meet their needs for socialization, safety, and healthcare.

BCHD's historic and remarkable partnership with the City of Redondo Beach has meant that we as a community have been able to meet the challenges that an unprecedented world-wide pandemic forced us to face.

BCHD's historic and remarkable partnership with the City of Redondo Beach has meant that we as a community have, up until now, been able to meet the challenges of an aging population and an aging infrastructure.

BCHD's historic and remarkable partnership with the City of Redondo Beach has meant that we as a community must be ready to meet the challenges of the next 20-30 years.

Innovations, such as the Silverado CUP, allcove, Workplace Wellness Programs, Gardens in the Schools, Walking School Bus, and bike paths happen when we, as municipalities and special districts work together to solve problems, find solutions, and build infrastructure.

Safeguards are in place to provide the city with a voice in concerns about design in local building during the Conditional Use Permit process.

The Proposed Redondo Beach General Plan already contains the wisdom to see that a supportive, healthy partnership between BCHD and the City of Redondo Beach is in the best interest of the community: See Policy LU-4.2, which says the City should, "seek to incorporate health considerations into land use planning" (page 2-20) and LU-4.7, the City should "build and maintain partnerships" with organizations such as,

“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” (page 2-21).

It pains me that the City of Redondo Beach, my city, a city that I love and have called home for more than 30 years, has chosen to make a recommendation in the city’s general plan that constrains all of us in finding creative solutions to meet our communities’ needs into the future.

I urge the City Council and the Planning Commission to make the FAR limitation on the BCHD Campus equal to and commensurate with the FAR cap on the Redondo Beach Civic Center at 1.25. It is the healthy choice. Thank you.

Sincerely,

Vanessa Poster  
Beach Cities Health District Board Member

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.

**159 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. **161 162**

**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.

## #159

Posted by **Rutan** on **03/22/2024** at **12:13pm** [Comment ID: 100] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

The BCHD Campus is a project that reflects this policy by partnering with BCHD, a public agency that provides a wide range of preventive health services to South Bay residents, including those in the City. The proposed FAR of 0.75 would run contrary to this policy by limiting the Campus' ability to efficiently connect City residents with health and wellness services, programs, and facilities. By proposing this restrictive FAR, the City is essentially dismantling and disregarding any partnership it has with BCHD to accomplish the goal of promoting health in the City.

## #160

Posted by **Rutan** on **03/22/2024** at **1:27pm** [Comment ID: 102] - [Link](#)

*Question | BCHD, FAR*

*Agree: 0, Disagree: 0*

How is the proposed maximum FAR of 0.75 on the BCHD Campus, which would prevent its modernization and expansion, consistent with this policy?

## #161

Posted by **Rutan** on **03/22/2024** at **1:25pm** [Comment ID: 101] - [Link](#)

*Suggestion | BCHD*

*Agree: 0, Disagree: 0*

When that paragraph came up for discussion by the GPAC at its August 31, 2022 meeting, the consultant indicated that she had at Sheila Lamb's suggestion, removed the reference to Beach Cities Health District ("BCHD") in this paragraph. The rationale given was that references to specific entities should be replaced with more generic language "to make the document more timeless." The implication was that despite being a public entity - just like the City, BCHD is somehow a short-lived or transitory agency. Notably, all other public agencies that have an interest in the General Plan are named throughout this document, but BCHD was singled out for omission. This merely represents the anti-BCHD bias that was baked into this document. Indeed, for several years, GPAC members Ms. Lamb and Bob Pinzler have expressed frequent and ardent opposition to BCHD and advocated against it. Their bias against BCHD, which does not represent the best interest of the entire City, is reflected throughout the proposed General Plan update.

## #162

Posted by **Linda Buck** on **03/18/2024** at **9:57am** [Comment ID: 68] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

BCHD and the City of Redondo Beach have a good partnership that would be jeopardized by changing the FAR requirements for the Healthy Living Campus so late

in the planning and developing stages. Also, contradicts health goals as stated in this section.

## Redondo Beach General Plan

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.

## #163

Posted by **Khiem Luu** on **04/15/2024** at **1:33am** [Comment ID: 185] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

All the services and opportunities BCHD has been providing to our communities over these years have been vital to all ages, including LiveWell Kids for elementary school kids in learning about nutrition and healthy habits through gardening lessons at their school; community members accessing the Health and Fitness gym and classes, ranging through seniors; allcove for mental health support in adolescents; numerous health clinics and programs such as hypertension screenings, yoga classes, Mental Health First Aid Certification course, Suicide Prevention Training; and etc. In a state of emergency, such as during the Covid-19 pandemic, BCHD has also shown how its partnership with other organizations strengthened the effort to help provide vaccinations and care for our community to stay safe and informed. Especially after the COVID-19 pandemic lockdown, we need to support BCHD's plan complete the development of Healthy Living Campus by renovating the seismically-outdated current BCHD building and building the permanent allcove building, to empower BCHD to continue partnering with more organizations to support our communities with its public space and services. I would like to suggest NOT to reduce the FAR in the development of Healthy Living Campus because we need all the space possible to promote health and peace for all ages. This space would allow more healthy habits and socializing events/activities, and minimize/prevent illnesses or crimes from untreated mental and physical health.

## 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)

164

### *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

## #164

Posted by **StopBCHD Community** on **04/02/2024** at **11:48am** [Comment ID: 154] - [Link](#)  
*BCHD*

*Agree: 0, Disagree: 0*

StopBCHD Group Comment

A Special Policy Area for Torrance-Redondo Beach that impact the Torrance Hillside Overlay should be developed. See full details (public comment) at <https://www.stopbchd.com/post/protecting-torrance-hillside-overlay-property-from-redondo-beach-development-damages>

## 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 166 tail) 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.



## #165

Posted by **JPawlicki** on **04/03/2024** at **9:10pm** [Comment ID: 160] - [Link](#)

*Agree: 0, Disagree: 0*

Excellent idea. We need to draw in some high-tech, white-collar-type of businesses.

## #166

Posted by **JPawlicki** on **04/03/2024** at **9:09pm** [Comment ID: 159] - [Link](#)

*Question | Housing*

*Agree: 0, Disagree: 0*

Is there a reason that mixed-use will not be allowed along Artesia? It would seem that some limited mixed use would make sense, with people renting apartments over retail buildings (if developers were to build these).

- **Parking.** Integrate creative parking solutions including shared parking, parking structures, flexible parking development standards, and other strategies to incentivize investment and remove impedments in the corridor. Encourage pedestrian access between currently separated onsite parking lots. 167
- **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.

#167

Posted by **briannaje** on **04/15/2024** at **11:17pm** [Comment ID: 206] - [Link](#)

*Suggestion | Circulation*

*Agree: 0, Disagree: 0*

I support flexible parking solutions and also the creation of a Residential Parking District in surrounding neighborhoods.

## 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

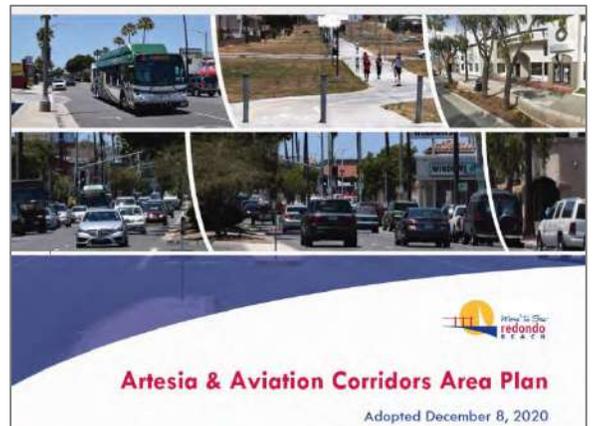
**Goal:** An active and revitalized corridor that provides local serving commercial and office uses and prioritizes improvements that generate connectivity to the surrounding neighborhoods through thoughtful implementation of placemaking, mobility, parking, land use and economic development strategies.

- **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.
- **P168g.** 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.



## #168

Posted by **Liam Walsh** on **04/15/2024** at **11:54pm** [Comment ID: 216] - [Link](#)

*Suggestion | Circulation*

*Agree: 0, Disagree: 0*

The City should eliminate parking minimums from the municipal code. For commercial and multi-family residential buildings, requiring 1 space per 250 sq ft and 2 spaces per unit respectively results in much of our land used as parking lots. This is an unwelcoming environment for anyone on foot or bike, and not in the policy direction of these revitalized corridors. Concerns about traffic can be put to rest by focusing on transit-oriented development and building protected bike lanes.

## GALLERIA (SPA-4)

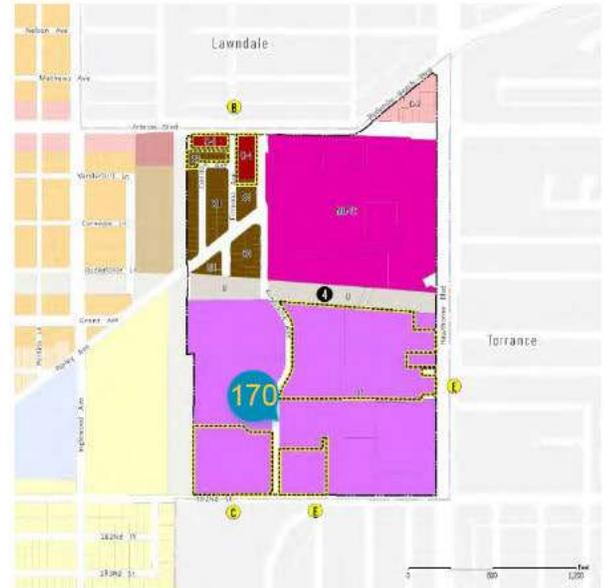
The Galleria Special Policy Area is envisioned as a transit-oriented center of commerce and creativity with a focus on regional commercial and residential uses on the Galleria site, an industrial flex uses south of the Galleria Mall, and higher-density housing throughout in areas identified with a Residential 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 <sup>169</sup>
- **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.

## #169

Posted by **briannaje** on **04/15/2024** at **11:18pm** [Comment ID: 207] - [Link](#)

*Suggestion | Circulation*

*Agree: 0, Disagree: 0*

This is an important component! The Galleria site is our ideal opportunity for transit-oriented and car-light development. Pedestrian and bicycle connections to this area is important as well.

## #170

Posted by **dantheelder@gmail.com** on **04/15/2024** at **5:02pm** [Comment ID: 195] - [Link](#)

*Suggestion | Housing*

*Agree: 0, Disagree: 0*

The continued efforts to concentrate all very low and low income housing in a single portion of the City and not utilize other areas such as the AES site go against significant resident feedback:

Planning Commission Minutes -  
<https://redondo.legistar.com/View.ashx?M=F&ID=9408839&GUID=D3C046B9-766E-4894-97BC-873AC899863C>

SocialPinpoint Comment Summary Analysis -  
<https://redondo.legistar.com/View.ashx?M=F&ID=9320380&GUID=8193B7A5-BEAE-4F42-908B-47318B82931D>

Submitted Comments for Housing Planning -  
<https://redondo.legistar.com/View.ashx?M=F&ID=9305045&GUID=3CFFFE0F-D82A-4664-923B-8CE67E48B3B5>

Submitted Comments after Planning Commission Agenda Published -  
<https://redondo.legistar.com/View.ashx?M=F&ID=9320379&GUID=B68ED237-BC37-4FBA-B4AF-16DFB005DBE5>

## 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.

171

**#171**

Posted by **briannaje** on **04/15/2024** at **11:19pm** [Comment ID: 208] - [Link](#)

*Suggestion | Circulation*

*Agree: 0, Disagree: 0*

We need more pedestrian safety measures on these streets with improvements like bulbouts, raised and painted crosswalks, roundabouts, and enhanced pedestrian lighting.

## 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 (SPA-7)

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.

### Policy Direction

#### 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 <sup>172</sup> 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. <sup>173</sup>



### Examples of Village Character

- 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.

## #172

Posted by **John Apoian** on **04/03/2024** at **10:26am** [Comment ID: 156] - [Link](#)

*Suggestion | FAR*

*Agree: 0, Disagree: 0*

"I SUPPORT the 0.75 FAR limit on Public Institutional (PI) land for all non-City-owned parcels, as

## #173

Posted by **briannaje** on **04/15/2024** at **11:20pm** [Comment ID: 209] - [Link](#)

*Suggestion | Circulation*

*Agree: 0, Disagree: 0*

Reduce parking requirements for businesses in this area.

Redondo Beach General Plan

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### 3 OPEN SPACE & CONSERVATION

The City's parks, recreational facilities, public spaces, and natural resources play a fundamental role in supporting the overall wellness and quality of life for Redondo Beach residents, enhancing the physical environment and livability of the City. In addition, the City's open spaces can provide habitat areas, reduce the urban heat island effect, encourage groundwater recharge, forward conservation efforts, enhance the City's visitor-serving brand, and increase property values. Because of the many benefits of open spaces, there is a high demand for new and expanded park facilities in the City, but there are limited opportunities to expand the traditional open space network because most of the City's land is already developed or privately owned.

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.

## 3.1 Introduction

### 3.1.1 PURPOSE

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]; see also 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 sets goals for Redondo Beach parks, public spaces, recreational facilities and programs, community events, and the conservation of natural resources. The Goals and Policies 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.

#### Recreation and Events

While State law does not require a city to include recreation and events in a general plan, the City of Redondo Beach has identified it as a priority topic and has elected to include policy guidance in this element



## 3.2 Open Space, Parks & Recreation

The City’s open spaces (parks and public spaces) and recreational resources play a pivotal role both in helping Redondo Beach residents lead healthier lifestyles and in defining the physical, social, and cultural character of the community. These resources provide residents and visitors opportunities for participating in community programming, playing sports, getting out on (or in) the water, and enjoying the outdoor environment. A wide variety of parks, public spaces, recreational facilities, and coastal resources offer opportunities for passive and active recreation. These open spaces are transformed into community places by promoting interaction through shared activities, experiences, and impressions. The City’s park facilities, park planning initiatives, and strategies for management of the park and recreational system are described in the sections below.

### 3.2.1 PARKS, BEACHES, AND RECREATIONAL FACILITIES

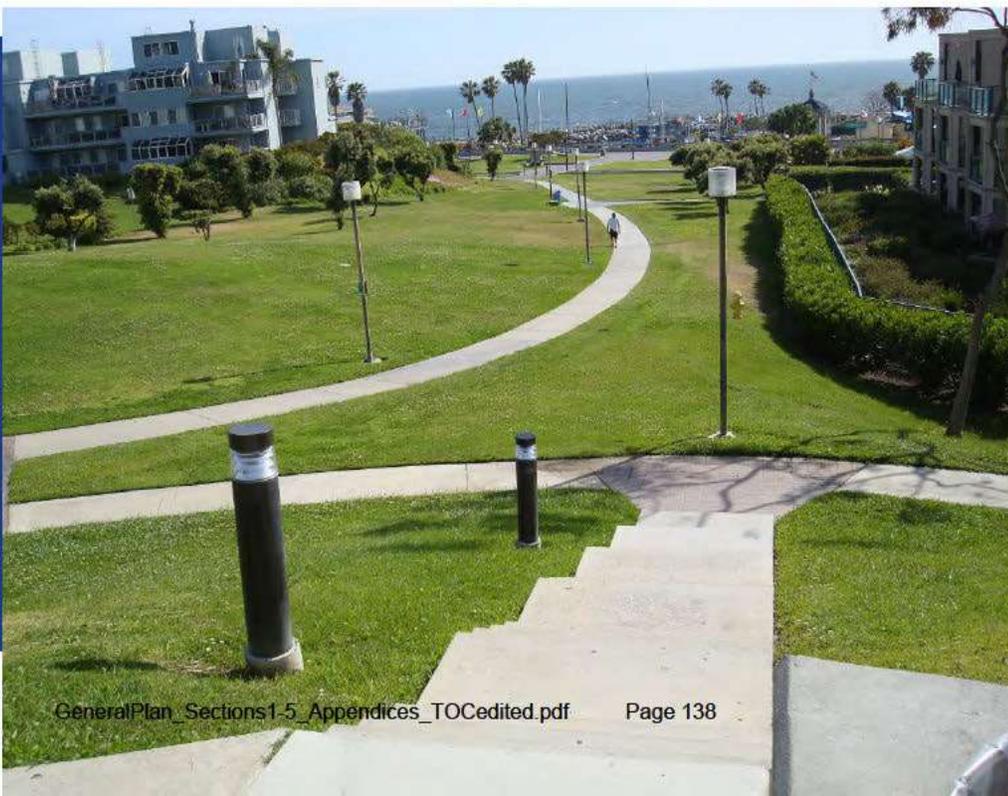
The Redondo Beach community desires to maintain, and expand where possible, its existing parks and recreation facilities and create more parkland that provides access to recreational and natural resources for residents of all ages, abilities, and incomes, serves to enable healthy lifestyle choices, offers additional opportunities for social interaction, and instills pride in the community. The City features a purposefully diverse portfolio of community recreation amenities available within limited park acreage. In addition to City Parks, the County Beaches provide valuable open space areas and recreational opportunities that serve City residents and visitors.



#### Definitions

**Passive Recreation.**  
Refers to recreational activities that do not require prepared facilities (like sports fields or pavilions) and place minimal stress on a site’s resources. Examples include walking, running, cycling and habitat experiences.

**Active Recreation.**  
Refers to recreational activities that require the use of special facilities (like sports fields and equipment). Examples include most sports, skateboarding, and boating.



#### Czuleger Park

Czuleger Park, sometimes referred to as Plaza Park, links Catalina Avenue to the International Boardwalk and Pier.

## Regional Parks

**Regional Park Definition.** Parks intended to serve residents and visitors from all areas of the City and the broader South Bay Region. Regional parks are typically 4-11 acres in size and defined by the unique and distinctive recreational and educational opportunities they provide.

The regional parks in Redondo Beach provide public access to unique resources for City residents as well as visitors. There are three existing regional parks in the City (shown on Figure 3.1 Parks, Open Spaces, and Recreational Facilities). The parks range in size from 4 to 11 acres, but they are generally defined by distinctive recreational opportunities that are unique to each park and the large area that is served by the facilities rather than by size. Each regional park provides residents from across the City and visitors from outside the City with opportunities to experience different aspects of the Redondo Beach environment, community, and culture.

### Regional Parks

**Service Area:** Citywide

**Typical Size:** 4-11 acres

### Veterans Park

This seaside park serves all Redondo Beach residents as well as visitors. The variety of amenities available in the park make it a popular location for large-scale community events, such as the annual Memorial Day and Veterans' Day ceremonies.

- **Veterans Park.** A 7.4-acre park that links the beach promenade, Pier, and Esplanade together. The park includes a Senior Center and the Historic Library, which hosts banquets, weddings, and other special events.
- **Seaside Lagoon.** A 4-acre sand bottom swimming facility that offers a zero-water entry and protected beach, play structures, and picnic areas in addition to the public swimming and water play opportunities.
- **Hopkins Wilderness Park.** An 11-acre natural preserve that includes four ecological habitats, as well as walking trails, camping facilities, picnic areas with outdoor cooking, a visitor center, and an amphitheater. Native plant species restoration and natural resource education are also unique activities at this park.

### Hopkins Wilderness Park

Opened in 1977, Hopkins Wilderness Park offers a wilderness experience within the City including forests, meadows, streams, a pond, and native plant species attracting California bird and butterfly species.



## Community Parks

**Community Park Definition.** Parks intended to serve residents within 3-miles of park access points. Community parks are typically larger than 4 acres in size and provide a range of opportunities for both passive and active recreation. They may also include recreational facilities.

The City’s five community parks provide opportunities for passive and active recreational uses and typically feature larger and more numerous amenities such as sports fields, senior centers, tennis and basketball courts, and other recreation facilities (described under recreational facilities) that may be rented out for special events or organized sports and recreational programs. Community parks include Alta Vista Park, Anderson Park, Aviation Park, Dominguez Park, and Perry Park (See Community Parks on Figure 3.1 Parks, Open Spaces, and Recreational Facilities.).

## Neighborhood Parks

**Neighborhood Park Definition.** Parks intended to serve residents within 1/2-mile of park access points. Neighborhood parks are typically 0.5-4 acres in size and provide a range of opportunities for passive and/or active recreation.

The City’s nine neighborhood parks offer smaller areas of respite from the urban environment and afford residents the opportunity to experience community and neighborhood gatherings, spend time outdoors, enjoy play equipment, and partake in active recreation such as sports. Amenities may include picnic areas, playgrounds, sports fields, and walking paths. Neighborhood parks in Redondo Beach include Andrews Park, Czuleger Park, Dale Page Park, Franklin Park, Fulton Playfield, Lilienthal Park, Perry Allison Playfield, Vincent Park, and Moonstone Park (See Neighborhood Parks on Figure 3.1 Parks, Open Spaces, and Recreational Facilities.).

## Parkettes

**Parkette Definition.** Parkettes are small parks, typically 0.1-0.5 acres in size, intended to serve residents within 1/4-mile of park access points. Typical parkettes occupy one residential-sized lot and provide opportunities for one passive or active recreational or educational use.

Several parkettes have been established throughout the City to provide more residents with convenient access to park facilities and open spaces. These provide a safe and inviting environment for residents to gather and enjoy natural or recreational amenities. Parkettes provide play areas for children, spaces for relaxing or

### Community Parks

Service Area: 3 miles

Typical Size: 4+ acres



#### Alta Vista Park

Alta Vista Park offers multi-purpose sports fields, a little league field, a Community Center, a Picnic Shelter, outdoor tennis courts, indoor racquetball courts, and a dog run.

### Neighborhood Parks

Service Area: 10-minute walk (½ mile)

Typical Size: 0.5-4.0 acres



#### Lilienthal Park

Lilienthal Park offers play equipment, restrooms, shade trees, and a multipurpose trail to serve both the active and passive needs of nearby residents.

### Parkettes

Service Area: 5-minute walk (¼ mile)

Typical Size: 0.1-0.5 acres



#### Bringing Green Spaces and Play Closer to Home

Many existing parkettes include play equipment to meet the recreational needs of families in close proximity to the park.

#174

Posted by **briannaje** on **04/15/2024** at **11:21pm** [Comment ID: 210] - [Link](#)

*Suggestion*

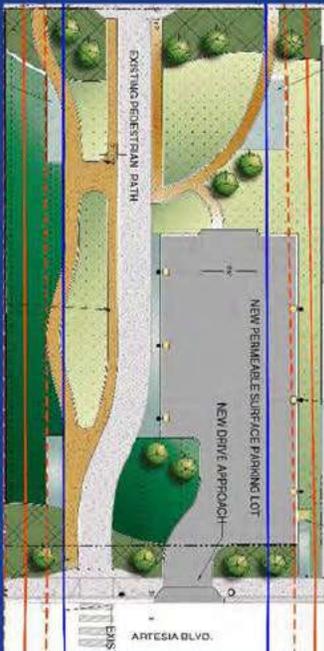
*Agree: 0, Disagree: 0*

Parkettes should include the definition of pocket parks on street corners and stormwater capture gardens and bioswales. These enhancements can be added to virtually any street to add more green space and habitat.

**Right-of-Way Parks**

**Service Area:** 5 minute walk (¼ mile)

**Typical Size:** n/a



**Improving the Existing ROW Park**

In May 2019, the City acted to improve the existing ROW Park by approving construction of a parking area, benches, landscaping, a pathway and lighting improvements on the two SCE segments of the Park adjacent to Artesia Boulevard (plan for northern segment shown above).

**Beaches**

**Service Area:** Citywide

**Typical Size:** n/a



**County Beaches**

The County Beaches within the City of Redondo Beach support a broad range of active recreational activities including surfing, fishing, swimming, diving, and hiking.

meeting friends, and neighborhood connectivity. The City has 15 existing parkettes (See Figure 3.1 Parks, Open Spaces, and Recreational Facilities).

**Right-of-Way Parks**

**Right-of-Way Parks Definition.** Right-of-Way (ROW) Parks are parks within a utility right-of-way intended to serve residents within 1/4 or 1/2 miles of park access points, with service area dependent on the level of improvements within the park segment. ROW Parks with a 1/4-mile service area typically provide multi-purpose trails for walking and biking, benches, lighting, and landscaping. ROW Parks with a 1/2-mile service area provide additional amenities to facilitate public use of a larger portion of the ROW area.

Like parkettes, right-of-way (ROW) parks provide residents convenient access to parks and recreational facilities. They occupy utility rights-of-way, and they are typically long and narrow. However, they differ from a trail by offering additional features such as benches, nighttime lighting, landscaping, areas to relax, and other amenities.

The North Redondo Bike Path occupies the north-south portions of the Southern California Edison ROW between Dale Page Park and Rockefeller Lane and an east-west segment between Phelan and Perkins Lanes, as shown on Figure 3.1 Parks, Open Spaces, and Recreational Facilities. It includes natural trails, class 1 bike facilities, lighting, landscaping, and benches. Because the existing ROW Park offers limited amenities, it currently serves residents within a 5-minute walk (1/4-mile), similar to the service area for parkettes. As the existing ROW park and any new ROW park segments are improved, it is envisioned that the ROW parks will ultimately serve residents within a 10-minute walk (1/2-mile).

**Beaches**

**Beach Definition.** The expanse of sandy or rocky land between the shoreline and coastal bluffs or urban development. Beach areas may include recreational improvements like bike paths as well as ancillary amenities to support public enjoyment (restroom facilities, lifeguard towers, etc.).

The beaches in Redondo Beach are under the jurisdiction of and operated by the County of Los Angeles. They are, however, the most-visited public open space in the City, offering numerous amenities, including bike and pedestrian paths, restrooms, lifeguard facilities, sand volleyball courts, and outdoor showers.

## Summary of Existing Facilities

Table 3.1 lists the acreage of each park and beach and the associated community recreational facilities located within each park. There are 148.8 acres of parks and beaches within City limits.

Table 3.1: Existing Parks, Beaches, and Recreational Facilities

<b>Regional Parks</b>	<b>22.2 Acres</b>
Hopkins Wilderness Park <i>(Includes Education Center)</i>	10.9 Acres
Seaside Lagoon	4.0 Acres
Veterans Park <i>(Includes Senior Center and Historic Library)</i>	7.3 Acres
<b>Community Parks</b>	<b>51.7 Acres</b>
Alta Vista Park <i>(Includes Community Center &amp; Tennis Center)</i>	8.3 Acres
Anderson Park <i>(Includes Scout Houses; Senior Center, located on school district property south of the park)</i>	6.0 Acres
Aviation Park <i>(Includes Gymnasium, Track, Field, and Redondo Beach Performing Arts Center)</i>	13.7 Acres
Dominguez Park <i>(Includes Historical Museum and Morrell House Museum)</i>	19.6 Acres
Perry Park <i>(Includes Teen Center and Senior Center)</i>	4.1 Acres
<b>Neighborhood Parks</b>	<b>15.1 Acres</b>
Andrews Park	1.0 Acres
Czuleger Park <i>(Includes Plaza)</i>	3.1 Acres
Dale Page Park	1.2 Acres
Franklin Park	3.7 Acres
Fulton Playfield	1.2 Acres
Lilienthal Park	1.4 Acres
Moonstone Park	1.8 Acres
Perry Allison Playfield	0.6 Acres
Vincent Park	1.1 Acres



### Parks and Beaches At-A-Glance

**148.8** acres of parkland & beaches *(included in the City's Existing Parkland Ratio)*

**70,311** population in 2023

**2.1** acres of parkland & beaches per 1,000 residents

The county average is 3.3 acres of parkland per 1,000 residents.\*

\*Source: LA County Parks Needs Assessment, which did not include large state, national, and regional open spaces such as beaches in park acreage calculations to ensure apples-to-apples comparison across every jurisdiction in the County.

Table 3.1 continues on next page



### Recreational Facilities

#### Redondo Beach Performing Arts Center (Aviation Park)

The Performing Arts Center, located at Aviation Park, includes a grand lobby, special event spaces, and a 1,453-seat theater. The Theater regularly features the Los Angeles Ballet and other distinguished arts organizations. The Center can be rented out for public and private cultural, corporate, and entertainment events. Additionally, the adjacent parking area is utilized for outdoor community events, such as the Annual Springfest Carnival & Community Festival.

Table continued from prior page

**Table 3.1: Existing Parks, Beaches, and Recreational Facilities**

**Definitions**

**Existing Parkland Ratio.**

The existing ratio of parkland (in acres) per 1,000 residents is used to determine the maximum parkland standard that can be required under the Quimby Act (see section 3.5.1 *Related State Laws and Plans*).

<b>Parkettes (includes parkettes adopted by City Council Ordinance)</b>	<b>3.2 Acres</b>
Beverly Parkette	0.2 Acres
Bike Path Parkette	0.1 Acres
Ensenada Parkette	0.2 Acres
Flagler & Ripley Parkette	0.3 Acres
Ford Parkette	0.1 Acres
General Eaton Parkette	0.5 Acres
Gregg Parkette	0.3 Acres
Huntington Parkette	0.2 Acres
La Paz Parkette	0.2 Acres
Massena Parkette	0.2 Acres
Mathews Parkette	0.2 Acres
McNeill / Jaycee Parkette	0.1 Acres
Snearly Parkette	0.1 Acres
Townsend Parkette	0.2 Acres
Wylie Parkette	0.3 Acres
<b>Right-Of-Way Parks</b>	<b>14.6 Acres</b>
North Redondo Beach Bike Path <i>(Includes portions of the SCE ROW that are licensed for City use, publicly accessible, and contain improvements such as bike lanes and landscaping; Excludes Dominguez and Dale Page Parks)</i>	14.6 Acres
<b>Beaches</b>	<b>42.0 Acres</b>
County Beach <i>(Excludes Bluffs and Esplanade)</i>	42.0 Acres
<b>Parks and Beaches Total</b>	<b>148.8 Acres</b>



**Setting the Parkland Standard (Quimby Act)**

The City’s existing parkland ratio is 2.1 acres per 1,000 residents. The Quimby Act allows the City to require certain types of new development to provide parks through land dedication or an in-lieu fee at a rate of 3 acres per 1,000 residents expected to live in the new development. If the City is able to increase its existing parkland ratio to 3 acres per 1,000 residents, the law would allow the City to raise the standard to 5 acres per 1,000 residents. The City currently requires the maximum allowed under the law, but aspires to more. see section 3.3.1 for information about the City’s Parkland Standard, and section 3.5.1 for details regarding the Quimby Act.

### 3.2.2 PUBLIC SPACES & OTHER OPEN SPACES

While there is limited vacant land, Redondo Beach can pursue new avenues to complement its existing parks, beach, and recreational network with creative approaches to establish public gathering places and recreation facilities in nontraditional settings. These, 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.

#### Redondo Beach Municipal Pier

Like the beaches, the municipal Pier is one of the most identifiable landmarks in the City. Located between the marina and the County beaches to the south, the Pier is a unique public space that provides a variety of amenities, including public fishing opportunities, benches, overlooks, and opportunities for residents and visitors to enjoy the City’s unique coastal resources. The Pier bike path connects the Esplanade bike path to the class 1 protected bike path on Harbor Drive. Surface parking and an underground parking garage are adjacent to the Pier and are used to access the Pier, beach, and harbor/marina. In addition to the public spaces, the Pier includes unique commercial areas that offer dining and commercial goods and services, including supportive recreational services to residents and visitors. The location and extent of the Pier are shown on Figure 3.1 *Parks, Open Spaces, and Recreational Facilities*.

#### King Harbor

King Harbor is a unique recreational resource within the region which includes approximately 1,400 boat slips and covers approximately 48 acres of land, deck, and water area. Recreational amenities include a private boat hoist available for public use and private boat marinas. Guest dock services are also available. Two parks, Seaside Lagoon and Moonstone Park are within the Harbor area. Several restaurants, hotels, and other commercial recreation facilities make King Harbor a unique recreational resource within the region.



#### Coastal Public Spaces

##### Pier & Harbor

The City leases space to businesses operating within the Pier and Harbor areas, providing an important source of revenue that is used to fund services, such as the Harbor Patrol, as well as maintenance and improvement to city-owned facilities and new projects in the area.

King Harbor offers several coastal-related sporting clubs, businesses, non-profit organizations, programs, and other amenities to facilitate recreation including, boating clubs (yacht, sailing, outrigger canoe), equipment rentals (kayak, SUP, etc.), excursions (whale watching, sport fishing, etc.), on- and off-water yoga, The Waterfront Education Foundation, a public boat pump out facility, boat ramps, and a sport fishing pier. The Harbor is also home to several long-standing annual events such as the BeachLife Festival, car shows, the Fourth of July fireworks display, and the Super Bowl 10K.

## Boardwalk, Seawall & Public Plazas

The boardwalk is primarily a pathway for bikers, walkers, and joggers that connects the Pier to King Harbor. It serves as part of the California Coastal Trail and the South Bay Bicycle Trail, linking Redondo to neighboring communities and the greater California Coastline.

The seawall extends from the boardwalk to the north, connecting the Pier, boardwalk, and coastal plazas to Seaside Lagoon, one of the City's regional parks.

Public Plazas in Redondo Beach vary in scale and character. Those adjacent to indoor civic functions, such as libraries and government centers, function as neighborhood meeting places and can encourage more public life to activate in the outdoor environment. Plazas adjacent to coastal resources provide a different type of access to the waterfront, allowing more people of different ages and abilities to appreciate the City's seaside culture and programmed events at these venues. The City will continue to actively plan for, create, program, and preserve these creative public spaces. Locations of existing plazas, the boardwalk, and the seawall are shown on Figure 3.1 *Parks, Open Spaces, and Recreational Facilities*.

## Esplanade

The Esplanade serves as a link in the California Coastal Trail, which connects the City to other coastal communities from the Mexican border to Oregon. While the Esplanade is primarily an expanded sidewalk, it also serves as an extension of the City's coastal open spaces, augmenting the beaches, and providing another unique way for residents and visitors to view and enjoy the City's coastline.

The Esplanade also offers viewing access to the City's coastal bluffs and bluff habitat areas discussed in sections 3.4.1, *Coastal Resources*, and 3.4.3, *Biological Resources*, within the Conservation section of this Element.

### The Esplanade

The Esplanade is a City-owned multimodal seaside trail that parallels the County beach from Veterans Park to the City's southern boundary. This unique amenity provides safe pedestrian access between the community and the beaches, which are separated by a significant change in grade along the coastal bluffs throughout South Redondo Beach. In addition to providing access to the coast, the Esplanade offers opportunities to walk, run, dog walk, ride, rest, and enjoy views of the ocean.



#175

Posted by **Melissa Buss** on **04/10/2024** at **8:04pm** [Comment ID: 172] - [Link](#)

*Agree: 0, Disagree: 0*

I am against having a bond pay for this. The cost of living in this community is already outrageous. We should not have to pay for this,

## Secondary Public Spaces

In addition to the City’s traditional parkland, recreational facilities, and public spaces described earlier, the City has identified other opportunities to supplement its dedicated public facilities through partnerships with the development community. The opportunities described in this section are meant to complement the traditional network and enhance the quantity and quality of public and green spaces throughout the City, but they are not intended to replace the goal of new or enhanced parks.

### PASS-THROUGHS

Pedestrian pass-throughs are an opportunity that can simultaneously augment the current parks and public space network and provide more convenient walking paths between places where people live and desirable destinations. Pass-throughs are typically accessible paths that run through parking areas, alleys, or easements and provide “shortcuts” for people on foot in order to make walking a more attractive option than driving. Pass-throughs may be distinguished by creative painting, lighting, public art, and/or landscaping. When space allows, amenities such as seating may also be incorporated. The City encourages the development of new pass-throughs to serve as urban public spaces and links between businesses and adjacent neighborhoods. Pass-throughs could occur in partnership with the redevelopment of businesses and residential development as opportunities arise.

### PUBLIC-PRIVATE OPEN SPACES

Public-private open spaces (PPOS) are those areas in the City that are open to the public but are owned by a private entity. These areas are typically in part of projects that are required to provide high-quality, usable public open spaces, and they are usually preserved as publicly accessible land (either in perpetuity or for a defined period of time) through easements or covenants recorded with the property or as part of a development agreement and condition of project approval. Facilities vary depending on the type, location, and size of the associated development, but they include plazas and promenades within the coastal zone, green spaces further inland, and other unique amenities. The City will continue to partner with developers to create, program, and preserve these spaces, which, like plazas, streetlets, and pass-throughs, represent another layer in the City’s multi-faceted approach to reclaiming spaces for public enjoyment and supplementing the City’s traditional open space network.

## Secondary Public Spaces

### Pass-Throughs

Developed as a strategy in the Artesia and Aviation Corridors Area Plan to improve neighborhood connectivity and the pedestrian experience, pass-throughs can be incorporated citywide to enhance walking options and provide places for seating and urban greening between homes and destinations.



### Public-Private Open Spaces

Public-Private Open Spaces, such as the proposed skate park in the Galleria redevelopment plan, can bring unique amenities to the City. Additionally, these more urban open spaces can synergize with private development, encouraging a greater variety of people with different needs and desires to enjoy the outdoors in different ways.



## Streetlets

This is a new type of public space that would augment the current network of open spaces. Streetlets are typically segments of the public right-of-way that have been temporarily or permanently closed off and converted to usable public space. They are often protected from vehicular traffic by large planters or other physical barriers and may include seating, active play areas, public art, and a variety of other programming appropriate to the location. Streetlets are often located adjacent to commercial corridors, and they work hand-in-hand with streetscape improvements to soften and activate those areas. The General Plan encourages the development of new streetlets to supplement traditional parks and expand the City’s public space network.

## Other Open Spaces

Conservation areas are described in sections 3.4.3 and include portions of Wilderness Park, the Coastal Bluffs, and the portion of King Harbor adjacent to the Hermosa Beach Strand. The locations of the Coastal Bluffs and Wilderness Park are shown on *Figure 3.1 Existing Parks, Open Spaces, and Recreational Facilities*.

It should also be noted that several parks and recreational facilities within a walk, bike ride, or short drive from Redondo Beach offer recreational opportunities for Redondo Beach residents. Nearby facilities include Columbia Regional Park and Madrona Marsh in Torrance, AdventurePlex in Manhattan Beach, Alondra Park and Golf Course in Lawndale, Pollywog and Manhattan Heights Parks in Manhattan Beach, and South Park and Valley Greenbelt in Hermosa Beach.

### Listening to the community

#### Streetlets

The suggestion to create new public spaces by closing a segment of a public street to establish a “streetlet,” such as the example pictured here, was submitted by a community member through an online survey. Streetlets are also a key strategy for revitalization of Artesia Boulevard in the Artesia and Aviation Corridors Area Plan.



## Summary of Public Spaces & Other Open Spaces

Table 3.2 lists the acreage of each public space and conservation area that are not within other parks or public spaces. There are 55.3 acres of public space (including harbor waters) and 15.1 acres of conservation area in the City.

Table 3.2: Public Spaces & Other Open Spaces

<b>Public Spaces</b>	<b>55.3 Acres</b>
Redondo Beach Municipal Pier <i>(Does not include water, parking, or commercial areas)</i>	2.0 Acres
King Harbor <i>(Includes waters)</i>	48.0 Acres
Boardwalk, Seawall & Plazas <i>(Does not include Czuleger Park plaza)</i>	3.0 Acres
Esplanade	2.3 Acres
<b>Conservation Areas <i>(only includes areas outside of other parks and public spaces)</i></b>	<b>15.1 Acres</b>
Coastal Bluffs	15.1 Acres
<b>Total</b>	<b>70.4 Acres</b>

### 3.2.3 FUTURE OPPORTUNITIES

In addition to existing parks, public spaces, and open spaces, there are several opportunities to expand the City’s open space network in the future.

#### Southern California Edison Right-of-Way

Southern California Edison owns two right-of-way corridors that currently house a large array of overhead transmission lines as well as underground pipeline infrastructure. One corridor runs east-west from the AES plant on Herondo Street to Beryl Street, where they cross into the City of Torrance. The second corridor runs north-south from the City’s northern border to Rockefeller Lane, where it turns east and crosses into the City of Torrance.

The City is currently licensed to use and maintain 21.8 acres of the right-of-way for open space/recreational uses, including the North Redondo Beach Bike Path, Dale Page Park), and the portion of the ROW that falls within Dominguez Park), programmed as an off-leash dog park.

The remaining portions of the right-of-way, shown on Figure 3.1 *Parks, Open Spaces, and Recreational Facilities*, are leased to private entities or maintained by SCE. As discussed under *ROW Parks* earlier in this section, the unpaved portions of SCE ROW that are not already leased by the City represent one of the largest areas of undeveloped land in the City. Leasing additional land, maintaining and improving the existing neighborhood and community parks, and improving the existing ROW Park could dramatically expand the quantity of parkland and range of amenities available to residents within walking distance of the rights-of-way.

#### SCE Right-Of-Way

Leveraging the right-of-way areas for recreational use, such as greenways and ROW parks, creates an opportunity to establish a greenbelt to the sea and turns a negative viewshed impact into a community asset.



## Powerplant Property (AES)

The powerplant property, located at the intersection of Herondo Street and Harbor Drive, has housed as an operational powerplant since 1954. The facility, operated by AES, closed in 2023 following a state policy banning water-cooled power plants, that deadline, however was extended several times to due to concerns related to climate change and inadequate power supply in California.

The California Coastal Commission has established that 5.9 acres of active wetlands on the site that must be restored in any redevelopment of the site initiated after the closure of the facility. This area represents a new conservation area that may fall within a designed park (such as conservation areas within Wilderness Park), or it may be considered Other Open Space (such as the coastal bluffs), depending on how the site is redeveloped.

In addition to new conservation areas, this site represents the largest land opportunity to establish new parkland within the city. Redondo Beach residents have long recognized the value of the powerplant site as potential parkland, as demonstrated by the following community actions:

- In 1933 the City produced a plan to convert the site to a recreation area focused on the former Old Salt Lake (California State Landmark No. 373) on the site.
- When housing demand grew dramatically after WWII, those plans were abandoned, the wetlands were filled, and the current power plant was constructed on the site.
- In 2003, there was an effort to consider the site as a redevelopment area, but residents again initiated a referendum, and the City ultimately rescinded the effort and commissioned a public land use alternatives process to define potential reuse of the site. The two resulting visions for the powerplant site were 1) a park and 2) mixed use with 350 residential units. These visions were put to an advisory vote of the people in 2005. The park vision received more votes than mixed use. The City initially did not act on this advisory vote.
- In 2010, the City put a zoning change in the harbor area to a vote of the people. The proposed change added parkland as the only “permitted” use on the power plant property. The vote, Measure G, was approved by the voters.

Since 2002, there have been several attempts to introduce land use changes that would allow other types of development on the site, but all proposals have been challenged by residents and ultimately abandoned.

While this site remains a key opportunity to establish new parkland, several challenges including the closure and decommissioning of the powerplant and acquisition of land from private owners must be addressed before any land can be reclaimed for the public benefit.

## School Facilities

Local schools could contribute to serving local park, recreation, and open space needs through “joint-use” agreements. Joint-use is essentially the use of public-school facilities for park, recreation, educational, and public services for community members after school hours. Maximizing these opportunities will require commitment and leadership, both from the City and the School District, to work together to find creative solutions, develop and leverage funding resources, and forge agreements to achieve these goals.

The City should pursue the establishment of joint-use facilities agreements throughout Redondo Beach, with special emphasis on pursuing agreements in areas of the City currently underserved by parks. Due to the City’s limited land resources and the high cost associated with buying land for public use, this is one of the most significant opportunities for the City to expand its parks and recreation offerings.

The locations of public school facilities are shown on Figure 3.1 *Parks, Open Spaces, and Recreational Facilities*

## Surplus Green Areas and “Dual Purpose” Public Infrastructure

The City owns and maintains a variety of green areas that are generally unprogrammed and/or inaccessible to the public. These include City-owned turf areas in residential neighborhoods, drainage areas (sumps), and other green areas. These scattered patches of green provide a respite from urban development, and in some cases, they are large enough to be developed as parkettes or other public spaces, expanding the inventory of park facilities and better serving community needs and desires.

## Summary of Future Opportunities

Table 3.3 lists the acreage of the SCE right-of-way and known green spaces in the City that could be retrofitted to allow for public access. School Facilities and parks located outside of City limits have not been included in this table. There are 37.2 acres within identified opportunity areas.

Table 3.3: Future Opportunities

Future Opportunities	37.2 Acres
Southern California Edison Right-of-Way (Includes portions used for nursery and turf areas that are not accessible to the public; Does not include any paved portions)	34.0 Acres
Misc. Green Spaces (Includes Wylie Sump, Don Owens Parkette & Edward P Greene Parkette)	3.2 Acres
<b>Total</b>	<b>37.2 Acres</b>

### School Facilities for Community Use

Opening school recreational facilities such as playground at Madison Elementary to the public would dramatically increase the quantity and distribution of facilities available to residents. Joint use can cover more than playgrounds and sports fields-- they can also include libraries, gymnasiums, cultural facilities, health clinics, and more.



### “Dual Purpose” Public Infrastructure

#### The Wylie Sump

The Wylie Sump is an existing drainage area in North Redondo Beach that, like other such sumps, could serve an additional purpose as a park space aside from its primary function as a drainage facility.



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Figure 3.1 : Parks, Open Spaces, and Recreational Facilities



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## 3.3 Future Open Space & Recreation Needs

Over the next 20 years, the City is likely to see significant changes; demographics are shifting, changes in climate are likely, and new technology may dramatically alter our behavior, mobility, and lifestyle needs. These changes may require certain parks and facilities to be upgraded or reprogrammed in order to meet the future recreational demands of the community. Redondo Beach parks, public spaces, and recreational facilities are generally planned according to three criteria: 1) the total quantity of high-quality open space and recreational facility acreage; 2) the location and accessibility of high-quality open spaces and recreational resources to homes; and 3) the quality of open spaces and recreational resources, defined as the range of safe and well-maintained amenities provided at different locations.

### 3.3.1 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.**

Because the City was subdivided and a significant portion of it was built before its Parkland Standards were established, it has been an ongoing challenge for the City to identify, acquire, and construct new open space to meet its target of 3 acres per 1,000 residents. Currently, the City would need to add approximately 50 more acres of park facilities to achieve 3 acres per 1,000 residents, given the existing population. Available parcels are scarce, expensive, and small, making it difficult to significantly increase the City's existing ratio (2.2 acres per 1,000 residents). As the City continues to see new accessory dwelling units and other housing projects, the number of required acres will increase proportionally with the population.

Because there are limited land resources where additional parkland could be accommodated, the City will pursue a layered approach to expanding its Parks and Open Space network that combines traditional parkland acquisition with supplementary spaces, such as streetlets, plazas, public-private open spaces, and urban greening to enhance common public areas.



#### A Sea of Additional Opportunity

Although the City is shy of its target, there are several high-quality public spaces, like the Pier, Boardwalk, and Esplanade, that are not considered in the parkland ratio. These spaces complement parks and provide unique opportunities to gather, recreate, and enjoy the outdoors. Residents also have access to several coastal-dependent recreational opportunities such as boating, paddle boarding, and other aquatic activities that further enhance the recreational options available to residents and visitors.

The City is also actively working to increase parkland and expand open space and recreational opportunities in the City.

### AES Power Plant

The AES Powerplant closed in December 2023. Upon closure of the facility, the site may redevelop with non-industrial uses, and it represents the largest opportunity for the City to reclaim land for parks and open space. While the powerplant is no longer operational, demolition, clean up, and other site mitigation could take time to achieve, and as a result, the site may not be available for conversion to public parkland during the 20-year planning horizon of this element. Other factors, such as increasing land values, could also make it difficult for the City to secure rights to the site. The City will, however, carefully track this opportunity and seek funding (see section 3.3.5) to acquire the maximum amount of new parkland possible.



Source: [RescueOurWaterfront.org](https://www.rescueourwaterfront.org)

### Urban Greening

Improving the City's urban forest and encouraging best practices in urban landscaping encourages residents to walk to parks and other destinations, and it helps to transform sidewalks into high-quality public spaces (see Circulation Element for details on complete streets)..



## INCREASING THE QUANTITY OF OPEN SPACES

Due to the limited availability of land in Redondo Beach, the City will investigate every opportunity to reclaim land for the public benefit. This includes not only tracking, acquiring, and leasing additional land to include in the City's traditional open space network but also supplementing land acquisition with other strategies to offer more facilities within walking distance of more residents. These "layered" strategies include providing public access to school sites, continuing to create opportunities for recreation facilities within the SCE ROW, investigating dual use of existing public infrastructure, creating new streetlets and plazas, improving public sidewalks through urban greening, establishing pedestrian pass-throughs, and partnering with private developers to provide publicly accessible open spaces on private properties.

### Acquiring New Parkland and Recreational Facilities

Moving forward, the City will have limited opportunities to acquire larger parcels for parks and open space facilities. The high cost of land and small lot configurations of many of the City's parcels make it difficult to create spaces of any critical mass. Two areas that the City will be targeting are the AES Power Plant and the Southern California Edison Right-of-Way.

While the City will actively track known opportunities to acquire or lease large areas of land, it will also continue to acquire smaller plots of land to create parkettes in areas of the City with the most need for additional park acreage (defined as those areas with the fewest acres of parkland within walking distance, see Figure 3.2, and the highest population density, see Figure 3.3).

### Supplementing Open Spaces

Because the potential is limited to add large areas of open space (such as the AES site and SCE ROW) to the City's parkland inventory, and possibly many years away, the City will supplement its traditional parkland inventory with other areas that capitalize on properties that are already owned by the City or another public or quasi-public entity.

These layered interventions may include public spaces, like public plazas, streetlets, pass-throughs, and public-private open spaces described in section 3.2.2, school sites, and dual-use public infrastructure described under Future Opportunities (section 3.2.3), and urban greening. New projects and improvements will be applied as appropriate in areas of the City in the greatest need of additional parkland (see Figures 3.2 and 3.3). They will also be targeted along the City's commercial corridors to enhance the urban corridor experience, encourage more residents to walk and ride their bikes to destinations such as restaurants and pharmacies, and help transform the corridors into high-quality public spaces.

## Location of Open Spaces and Recreational Facilities

The City's existing open space and recreational facilities are dispersed throughout the community, providing most residents access to at least one facility, as shown in Figure 3.2. More than 80 percent of the City's 2021 population lives within walking distance (see sidebar for the definition of walking distance) of a park or beach. While only a few pockets of the City are not within walking distance of any parks or beaches, some highly populated areas have access to considerably fewer acres of parkland and/or beachfront than other less populated areas.

For the planning of future open space and recreational facilities, underserved areas constitute the targeted areas of the City where new facilities should be considered in the future. Two figures are used to identify these areas:

*Figure 3.2, Park and Beach Acreage Within Walking Distance*, shows the number of park and beach acres within walking distance of different parts of the City relative to the parks and beaches included in the existing parkland ratio.

*Figure 3.3, Population Density*, shows the number of people per square mile relative to the walking distance from a park or beach included in the existing parkland ratio.

The two figures show that highly populated areas in the northwest, southeast, and some central neighborhoods in Redondo Beach are within walking distance of limited open space and recreational resources. These areas would benefit from new facilities, and strategies to increase the quantity of open space should be targeted first in these neighborhoods.

In addition to the areas with limited access to park and beach acreage, the mapping reveals that many people live within a 5-minute walk of the North Redondo Beach Bike Path (see Figure 3.1 for location). Targeting improvements to this park (as described in section 3.2.1) would greatly improve the park experience, expand the types of amenities that residents can walk to, and better serve the community.

As new development changes where City residents live, and new open space and recreational facilities become operational, Figures 3.2 and 3.3 should be updated so the City can reassess where new facilities should be built and what kinds of strategies would best meet community needs and desires.



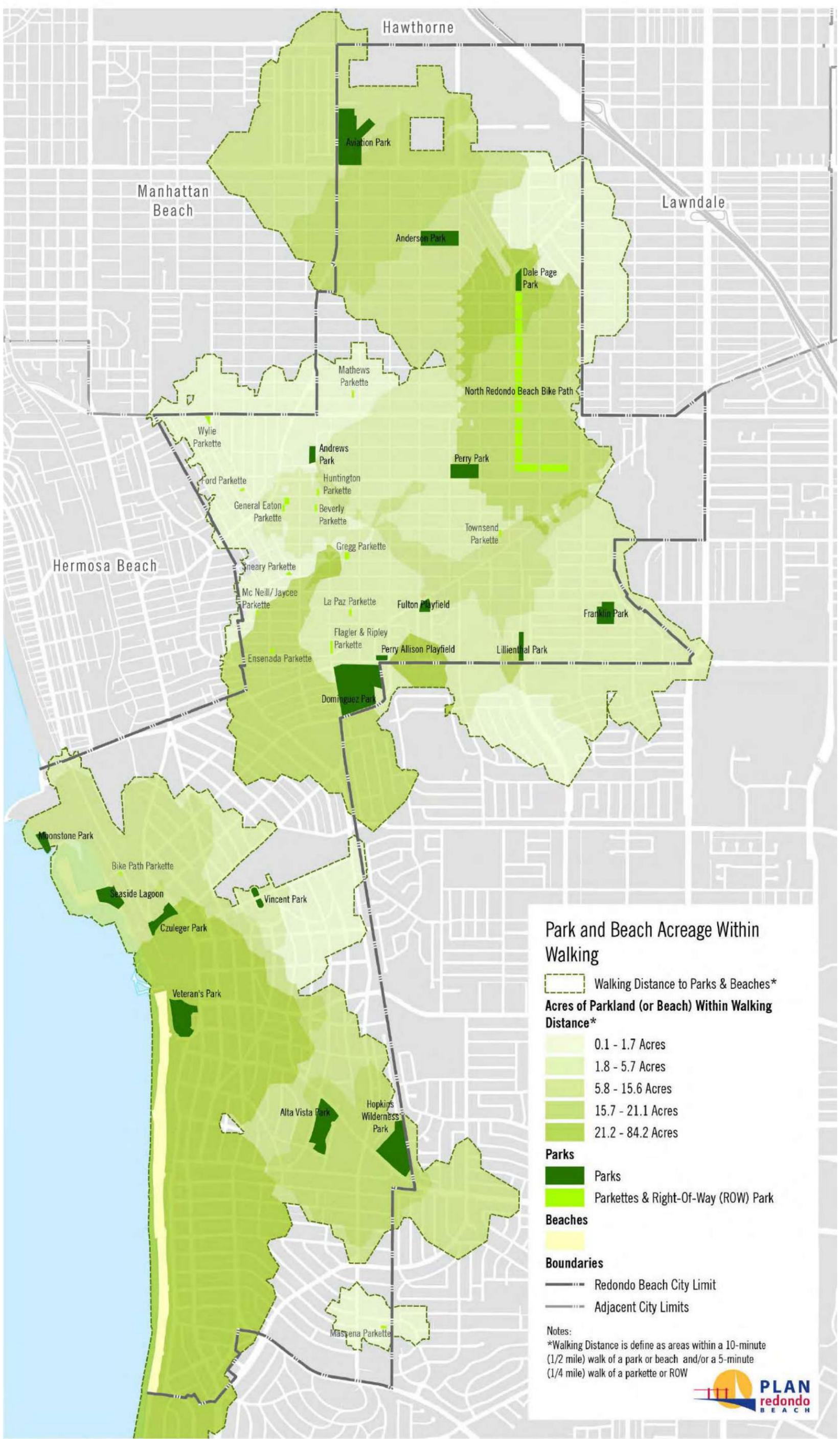
### Walking Distance Defined

Walking Distance from a qualifying park or beach is defined as:

- 10 minute walk to a regional park, community park, neighborhood park, or beach.
- 5-minute walk to a parkette or ROW park.

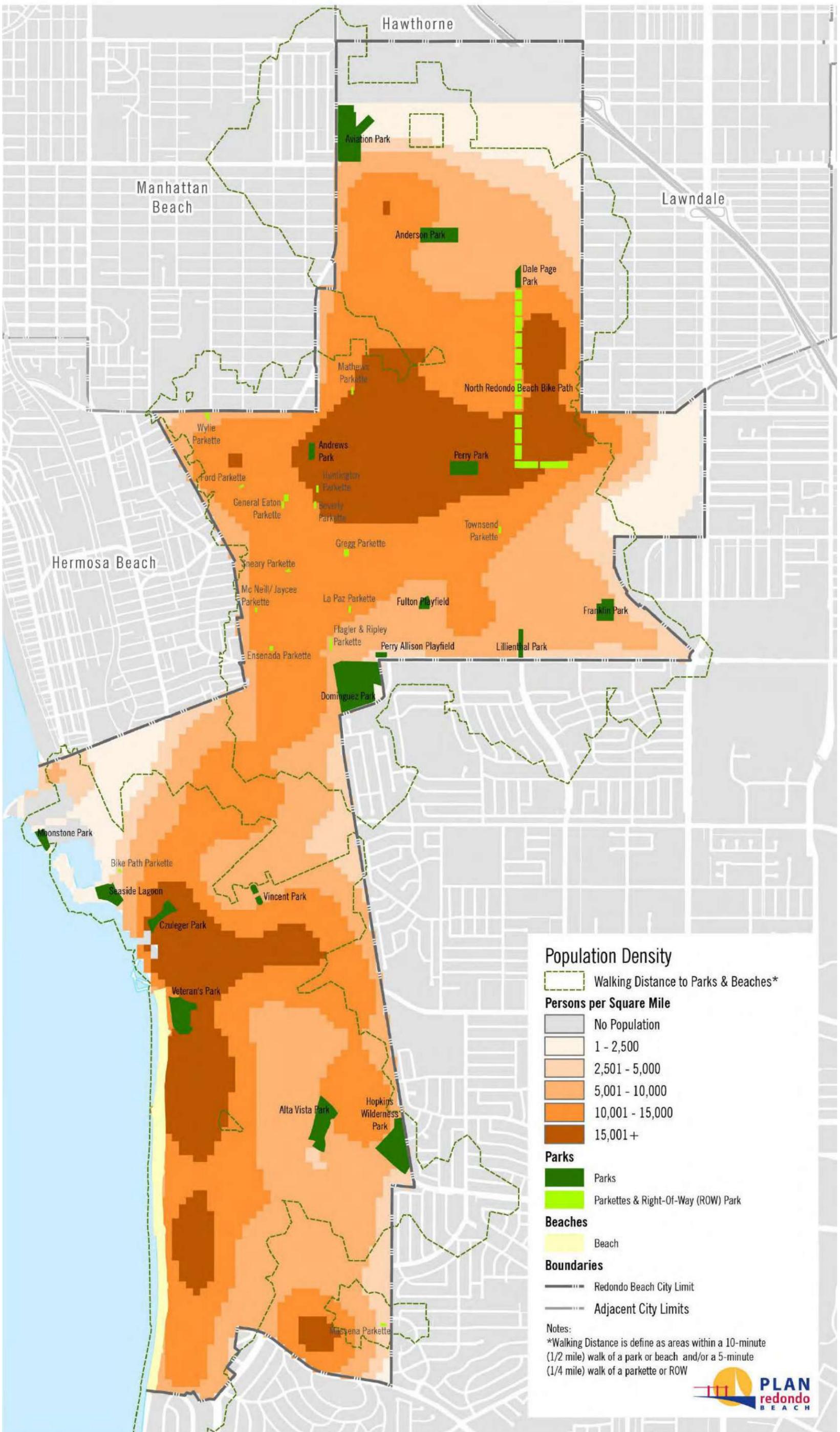
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Figure 3.2: Park and Beach Acreage Within Walking Distance



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Figure 3.3: Population Density



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## Access (Local Travel to Open Space & Recreational Facilities)

This section addresses how residents and visitors travel to open spaces (for a discussion of how the City is addressing user accessibility for people of all ages, abilities, and incomes, see *Universal Accessibility* in section 3.3.3).

The ability to travel to open spaces and recreational facilities is defined not only by the physical distance from homes, as assessed under the previous section (*Location of Open Spaces and Recreational Facilities*), but also by the convenience, safety, and experience of traveling along the routes that must be taken.

### LOCAL AND REGIONAL CONNECTIONS

Healthy communities consider how residents travel to open space and recreational resources, with an emphasis on non-motorized travel. To achieve this, the sidewalks, bikeways, and trails connecting the neighborhoods to parks, coastal resources, recreational facilities, and to the greater regional trail network should be safe, convenient, appropriately sized, and they should avoid high-volume, high-speed roadways when possible. Additionally, consideration should be given to the design of the routes, incorporating appropriate buffers, barriers, and other safety measures as well as benches, signage, and landscape features when possible to soften the urban environment, provide shade, and improve the walking and biking experience. The design and location of safe multimodal streets, as well as the pedestrian and bike networks that connect open spaces, coastal resources, and recreational facilities to neighborhoods and other activity hubs in Redondo Beach like schools and commercial districts, are described in detail in the Circulation Element.

In addition to walking and biking opportunities, transit options should be available for residents with limited mobility and those not living within walking distance of park facilities. Like complete streets, the transit network and other transit priorities are identified in the Circulation Element.



#### Getting to Parks, Beaches, and Recreational Facilities

Providing safe, convenient, enjoyable routes to parks and other facilities (detailed in the Circulation Element) increases the distance that people are willing to travel, allowing more people to enjoy a greater variety of facilities.

**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!*

## 3.3.2 PROVIDING HIGH-QUALITY OPEN SPACES & RECREATIONAL FACILITIES 177

High-quality open spaces and recreational facilities are those that are accessible to users of all ages, abilities, and incomes, provide appropriate and flexible amenities to meet the community's changing needs and are well-maintained, safe, and highly utilized. The quality of parks, public spaces, and recreational facilities plays an integral role in encouraging residents and visitors to make use of the City's resources, experience the outdoors, exercise, and incorporate elements of a wellness lifestyle into their daily lives.

### Universal Accessibility

The degree to which facilities can be enjoyed by users of all ages, incomes, and abilities (including children, adults, seniors, and disabled people) is a critical consideration for parks, public spaces, and recreational facilities. Accessible facilities should allow for human diversity, social inclusion, and equity for all who might come to the park without the need for adaptation or specialized design by including well-designed amenities that create experiences that meet a variety of needs and interests and are readily usable by those with movement restrictions, sensory limitations, cognitive challenges, and other disabilities.

To ensure that facilities address the specific needs of the community, a regular dialogue with individuals of varying abilities is essential to developing environments that meet the needs of all who would use the facilities.

### Shifting Demographics 176

Parks and recreational facilities should have amenities that respond to the changing needs of residents over time. For example, in recent years, the City saw a significant decline in adult residents of prime working age (between 25 and 44 years old) while the population of residents over 55 increased. If the trend continues, the City may need to adjust the type of park amenities, resources, and services that are available to residents to respond to the needs of an aging population.

If the demographic composition of the City continues to get older, designing with universal access in mind will be even more important, and amenities that cater to older adults, such as shaded walking paths with areas to rest, safe, convenient, pedestrian routes, and transit options that link residents to parks, public spaces, and recreational facilities will be in higher demand.

### Responding to Changes in Climate and New Technology

In addition to emerging demographic trends in the City's population, changes in climate and technology could alter the landscape, resulting in new behavior patterns that ultimately impact the open space and recreational needs of the community. For example, the emergence of mobile technology over the last decade has dramatically changed the way that people navigate the City, how they connect with neighbors, and the types of amenities that they desire in parks and public

#### Accessible Facilities

The Alta Vista Tennis Center, including the racquetball courts shown here, is fully ADA compliant.



#### Market Study

Shifting demographics was a key finding of the 2017 City's market study. Sources included: 2017 Nielsen data, 2011-2015 American Community Survey (ACS) data, and Longitudinal Employer-Household Dynamics (LEHD) data.

## #176

Posted by **briannaje** on **04/15/2024** at **11:24pm** [Comment ID: 211] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

These demographics are signs that the city needs to be willing to accommodate more housing for younger people and families to move in. Too many community members are getting priced out. The high school graduates 1,000 students per year but we build <100 new units of housing each year.

## #177

Posted by **Rutan** on **03/22/2024** at **5:23pm** [Comment ID: 115] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

BCHD is in the process of enhancing community wellness in the City through the introduction of the Healthy Living Campus. This initiative includes the development of two acres of verdant green space and a network of bike and walking paths, effectively transforming existing asphalt areas into a dynamic outdoor environment. The new open space is designed to host a variety of exercise classes and serve as a gathering place for community events.

In addition to these outdoor amenities, the Healthy Living Campus is set to feature a comprehensive center for health and fitness. This facility will offer specialized clinical fitness programs aimed at assisting individuals with chronic health conditions in managing issues such as blood pressure and chronic pain. The center will also provide a range of services including personal training, small group training, Yoga, Pilates, massage therapy, weight management, and nutrition instruction, catering to a wide spectrum of health and wellness needs.

A highlight of the proposed campus is the aquatics center, envisioned as a signature element of the Healthy Living Campus. Slated for construction in the project's second phase, alongside the community wellness pavilion, the aquatics center promises to be a cornerstone of the campus's recreational offerings.

However, the realization of these plans for high-quality open spaces and state-of-the-art recreational facilities is contingent upon a revision of the current Floor Area Ratio (FAR) proposal. The proposed 0.75 FAR for the BCHD Campus property poses a significant constraint, potentially limiting the scope and scale of the project. It is imperative that this aspect of the plan be re-evaluated to ensure that the Healthy Living Campus can fully achieve its potential as a beacon of health, fitness, and community engagement.

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.

### 3.3.3 PROMINENT PUBLIC VIEWPOINTS



**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.

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,

### 3.3.4 PROGRAMS & EVENTS

In addition to planning for and managing park spaces, the City’s Community Services Department (CSD) is dedicated to providing quality recreational, educational, and cultural programs as well as community services for all Redondo Beach residents. The CSD provides an extensive roster of programs that offers different programs throughout the year, including youth and adult classes, a sailing program, sports leagues, camps, after-school and summer playground programs, and special events.

Because the quantity of traditional parkland in Redondo Beach is limited, the programming of parks and public spaces takes on an elevated importance. Recreational programming and special events can help community members adopt healthy behaviors into their daily lives by:

- Creating a sense of belonging, identity, cultural unity, and civic pride.
- Helping residents connect by providing educational, social, and fitness opportunities.
- Making active lifestyles easier to maintain.
- Promoting social and environmental equity by providing opportunities for all community members regardless of their age, ability, or income level.

In addition to City-organized programs, other public and non-profit groups, including the Beach Cities Health District, organize recreational programs and events that are open to the public in places like the Pier and Alta Vista Park.

#### Diversity of Programs

The City of Redondo Beach has an active and socially engaged population of various ages and abilities, so a variety of programs is important to address their diverse needs. A broad spectrum of recreational, cultural, and education programs provide opportunities to come together around common needs and interests that span the differences in ages, income levels, cultures, and abilities.

#### YOUTH

Redondo Beach programs entertain, educate, and enrich the City’s youth with a variety of options throughout the year. Programs include child development (including Waldorf and Montessori pre-schools), dance, yoga, cooking, art, music, gymnastics, martial arts, school break camps, sports Leagues, and after-school programs.

Programs that reinforce the City’s connection to the beach are also offered, including a sailing program. These City-sponsored events are supplemented by other public and non-profit organizations, such as the Redondo Beach Library, Boy and Girl Scouts of America, and the professional sports organizations, each of which offers extensive opportunities for youth enrichment.

#### Fun in the Sun

Summer camps, such as this one in Franklin Park combine educational and recreational opportunities.



## ADULT

The City offers several programs for adults, including dance, fitness, martial arts, yoga, art, cooking and sewing, piano and guitar lessons, dog training, and sailing, as well as a variety of adult sports leagues. In addition, several programs are available through the Beach Cities Health District, the Redondo Beach Library, and the YMCA.

## OLDER ADULTS AND SENIORS

The City offers a wide variety of programs for adults aged fifty and over. These include arts and crafts classes, game nights, health and wellness classes, driving safety classes, dance, and social events. In addition, several programs are available in partnership with the Beach Cities Health District and the Redondo Beach Library.

## EXCURSIONS

Complementing the City's year-round roster of programming, Redondo Beach also sponsors various excursion trips that bring community members with similar interests together. Excursions are always changing, but past events have included trips to museums and other attractions in Los Angeles and Orange Counties, dinner theater, and seasonal events (such as the tamale festival and the holiday festival of lights).

## Events

In addition to the year-round programming, the City also hosts a variety of special events throughout the year. These events celebrate the City's rich culture and traditions and underscore community pride. They also range in scale from regional events, such as the Superbowl 10K and the Beach Life Music Festival, to community-serving events like the annual Easter Egg Hunt, free yoga at the pier, weekly farmers markets, and movie nights. Different departments collaborate with private interests and non-profits to create and sponsor the City's rich collection of events.

### Perry Park Picnic

In addition to classes and programs, the City sponsors special events, such as the annual picnic for Older Adults and Seniors at Perry Park.



### Seasonal Community Events

Hundreds of Redondo Beach Children enjoy the Easter egg hunt in Franklin Park every year. In addition to the Easter Egg Hunt, the City hosts other seasonal events including pumpkins in Perry Park and Seaside Lagoon.



## 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.

### 3.3.5 FUNDING

To finance the ongoing maintenance, improvement, and expansion of Redondo Beach’s parks and recreational facilities, the City will need to leverage existing revenue streams, including development fees, but it will also need to seek new funding sources, such as grants, establishing a parks foundation, naming rights sponsorships, pursuing public-private partnerships, and private funding sources.

#### Development and User Fees

As described in section 3.5.1, the City requires that developers of new residential subdivision projects either dedicate 3 acres of parkland for every 1,000 anticipated residents or pay a fee to the City equivalent to the fair market value of the required land dedication or some combination of both. When the City can demonstrate that it meets the existing ratio of acres to residents, it aspires to increase the required dedication from 3 acres per 1,000 residents to 5 acres per 1,000 residents.

In addition to the Quimby fees, the City leverages a public art development impact fees on qualifying new development projects that can be used to improve recreational placemaking, creating free cultural experiences by incorporating public art into the open space environment and enhancing the City’s cultural identity.

The City also generates revenue through user fees that are charged for: class registrations, facility rentals, and program fees. These fees should be regularly evaluated to ensure they are affordable for most residents, comparable to those of neighboring jurisdictions, and economically self-sustaining.

#### Financing Districts

When specific opportunities and/or needs to expand, improve, and maintain the City’s open spaces, recreational facilities, programs, and events are identified and large sums of capital are required, the City should consider establishing an Enhanced Infrastructure Finance District (EIFD), which can finance traditional public works projects, including parks. EIFDs are separate government entities, consisting of cooperating cities, counties, and special districts who work together to make financing plans that may include a range of sources (see sidebar).

#### Funding Sources Available to Financing Districts

- Tax increment bonds\*
  - Community facilities bonds.
  - California’s Proposition 1 Water Bond funds.
  - Federal and state grants.
  - Fees from developer agreements.
  - Hotel and sales taxes.
- \* Would be the responsibility of all cooperating entities with each participant agreeing to the amount of tax



Source: AES California

#### Project Highlight Funding the Acquisition of the AES Power Plant

The City of Redondo Beach formed a financing district to fund the acquisition of a portion of the AES Power Plant to convert into Parkland. The City is drafting a financing plan that will include a variety of funding sources, including tax increment bonds. To support the City’s efforts, Los Angeles County passed a resolution in November 2019 indicating its intent to join the financing district, and it will likely contribute 60 percent of its share of property tax increment.

## 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.

### Partner Agencies and Organizations

#### Agencies

- South Bay Cities Council of Governments
  - Green Task Force
- Los Angeles County Department of Beaches and Harbors
- California Environmental Protection Agency (National Estuary Program)
  - Santa Monica Bay Restoration Commission
- California Coastal Conservancy
- California Coastal Commission
- California Conservation Corps
- California Department of Fish and Wildlife
- California Department of Parks and Recreation
- California Departments of Transportation
- U.S. Army Corps of Engineers
- National Oceanic and Atmospheric Administration
- National Park Service
- U.S. Fish and Wildlife Service

#### Educational Institutions

- University of Southern California

#### Non-Profit Organizations

- Santa Monica Bay Restoration Commission (The Bay Foundation)
- Heal the Bay
- Urban Wildlands Group
- South Bay Parkland Conservancy

NOTE: this is not a comprehensive list. The City will coordinate and cooperate with any agency, educational institution, and non-profit organization, working on conservation efforts in the City that align with Redondo Beach's Vision, Guiding Principles, Goals, and Policies.

## 3.4 Conservation

The City of Redondo Beach has natural resources within and outside its boundaries and is committed to the conservation and protection of those resources (including coastal, water, and biological resources, as well as the City's urban forest). Preserving the quality of existing resources is not only beneficial to current residents but crucial to preserving the quality of open spaces and recreational opportunities that define the City's cultural identity and are integral to the economic vitality and sustainability of future generations.

In addition to protecting existing resources, there are several opportunities to reclaim and restore natural resources that were once present in the City but have been compromised or degraded by development. Reestablishing lost and diminished habitats is critical to reducing the impacts of global warming, fortifying the City against sea level rise, improving the sustainability of the City's resources, and ensuring the preservation of the City's native species.

### 3.4.1 COASTAL RESOURCES

#### Regional Coordination

Coastal assets are the most prominent and significant natural resources in Redondo Beach, but many of the factors that challenge the City's coastal resources originate in locations or are managed by agencies outside of City control. Additionally, management of the issues facing these resources is best addressed at a regional level as tides, winds, erosion, stormwater runoff, harbor water quality, and marine life cross jurisdictional boundaries. In recognition of these factors, the City partners with neighboring cities, federal, state, and regional agencies, educational institutions, and non-profit organizations dedicated to the conservation of natural resources in the City, the Santa Monica Bay (Bay), and beyond to provide meaningful protection and implementation of plans and strategies intended to preserve these valuable resources.

## King Harbor

As described in section 3.2.2, King Harbor is a vital component of the City’s natural resources, community identity, and economy. The harbor is both an iconic recreational destination and an important natural resource. Its continued protection is a wide-reaching concern that the City has focused considerable time and funding to address, balancing the conflicting demands of recreational users with environmental concerns.

One of the challenges facing the harbor is maintaining water quality and oxygen levels, especially in areas that are farthest from the exchange boundary of the breakwater. Built between 1958 and 1966, the semi-enclosed design of the harbor provides boating facilities with safe harborage, protects the area from rougher waves, and reduces coastal erosion, but it also limits water flushing, which impacts the oxygen renewal, concentrations of suspended soils, plankton blooms, and negatively affects the quality of water in the harbor.

While some of the factors that stress water quality and oxygen levels in the harbor, such as changes in coastal wind patterns and fish migration, are difficult for the City to influence, other factors such as improving the overall oxygen levels through aeration and limiting the amount of City stormwater runoff that is emptied into the Bay, can be managed and helps to improve the overall quality of the water within the harbor and maintain it as an important natural resource.

Another challenge facing the harbor is sea-level rise. Marina sidewalks have been flooding during king tides for decades. Without mitigation, sea-level rise endangers the long-term viability of the harbor.

### Improving Water Quality in the Harbor

In 2005 and 2006, the City assembled a Water Quality Task Force (WQTF) to address environmental concerns, like fish kill, facing the harbor. The WQTF developed an extensive Recommendations Report detailing a specific plan of action for addressing water quality issues. The recommendations, which ranged from education to enforcement, from purchase of harbor aeration equipment to formation of harbor response teams, formed the basis of the City’s Water Quality Work Plan. In addition, the WQTF formed an alliance with scientists from the University of Southern California and dedicated community volunteers and created a regional non-profit foundation to address water quality issues in the Santa Monica Bay. These alliances bring a level of expertise from the academic and environmental community that directly benefit the City through on-going research, ocean water quality monitoring and development of innovative solutions.



Source: phys.org

Image of a 2011 fish kill event, when millions of sardines died from lack of oxygen in the harbor waters.

## Beach Bluffs Restoration Project

In 2003, the Beach Bluffs Restoration Project started removal of non-native ice plant from the coastal bluffs, and began replacing it with a diverse community of native shrubs and wildflowers. The ice plant, which was originally introduced to prevent large quantities of sand from blowing onto streets, cars, and homes during wind events, succeeded in limiting displaced sand, but its shallow root structure was later found to exacerbate erosion issues. In addition to this, the ice plant, which is an invasive species eventually overtook all of the native vegetation, eliminating the primary food source for the El Segundo Blue Butterfly, native to the bluffs. As a result, Redondo's colony of butterflies died or migrated to other parts of the Santa Monica Bay.

Replacing the ice plant with native vegetation improved the bluffs' resistance to erosion, as the native grasses and wildflowers had a deeper root structure that proved more effective in stabilizing soils, and it encouraged a colony of blue butterflies to return to Redondo Beach (the blue butterflies are discussed in greater detail under 3.4.3, *Biological Resources*).

The restoration effort started as a grass-roots initiative, but was ultimately supported and funded by the City of Redondo Beach, the Los Angeles County Department of Beaches and Harbors, and by a grant of State bond monies, administered through LA Conservation Corps and the South Bay Parkland Conservancy, with support from U.S. Fish and Wildlife Services.



Source: [urbanwildlands.org](http://urbanwildlands.org)

Image of the coastal bluffs in Redondo Beach after restoration was completed in 2006.

## Beach and Bluff Erosion

While Redondo Beach does not have jurisdiction over or operate the beaches and bluffs within its borders, like the harbor, they form a defining aspect of the City's culture, identity, and economic vitality. Even though the City does not control these land areas, Redondo Beach is committed to the preservation of the beaches and bluffs as both a recreational asset as well as a valuable natural resource within the community.

One of the biggest threats to the City's beaches and bluffs is erosion. Coastal erosion occurs when wave action, heavy rainfall, or wind breaks down and carries away loose particles of rock or sand from the coast's bluffs and beaches. Erosion becomes a problem when materials are carried away faster than sand is replaced by natural or engineered processes, causing bluffs or beaches to shrink. During the winter months, when waves are more powerful as a result of storms, strong waves carry the sand offshore, where it is permanently deposited in the Redondo Canyon, a deep submarine canyon that limits natural sand replenishment in the area. In the past, the County has relied on engineered solutions and imported sand to replenish Redondo's beaches. The City will continue to coordinate with and support Los Angeles County in its efforts to preserve this resource.

Natural coastal erosion can also be exacerbated by sea-level rise, urban runoff, certain types of vegetation (invasive species), and people walking off paths over vegetated slopes and other areas of sensitivity.

There are measures the City can take to reduce exacerbating factors and support the County in preserving the beaches and bluffs, including:

- Support the County in efforts to prevent erosion and replenish beaches within City Boundaries.
- Coordinating with the County, the South Bay Cities Council of Governments, and other entities to address regional issues, like sea-level rise.
- Minimizing the amount of stormwater runoff that is directed to the beaches and bluffs by maintaining the City-operated stormwater drainage system (described in detail in the Utilities Element) and coordinating with the County to ensure ongoing maintenance of the County-operated stormwater system.
- Educating the public about factors contributing to erosion.
- Restricting pedestrian access to areas of the beaches and bluffs that are restored natural habitats or conservation areas and at-risk of trampling.

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.

## 3.4.2 WATER RESOURCES

The City’s domestic water, sewer, and stormwater systems are mapped and described in detail in the Utilities Element. While an expanded discussion, a Goal, and Policies that specifically address resource conservation related to the water supply, stormwater management, and groundwater recharge are included in this section, many of the Goals and Policies in the Utilities Element are also relevant.

### Water Supply

Water service in the City is provided by the California Water Service Company (Cal Water), which supplies domestic water to multiple jurisdictions in the state via several water service districts. Redondo Beach falls within the Hermosa-Redondo District, and the City’s existing water service facilities are described in detail in the Utilities Element under the heading, *Water Service*, which notes that the City’s water comes from two primary sources: local groundwater from the West Coast Basin’s Silverado Aquifer (15 to 20 percent) and purchased surface water that is imported from the Colorado River and Northern California (80 to 85 percent). In addition to these sources, recycled water accounts for approximately 1 percent of water delivered to the District.

In 2015, the District prepared an Urban Water Management Plan (UWMP) that compared the current and anticipated supply of all water sources in the District against the actual volume of water used in recent years and the projected water demand. The District found that there would be enough water to meet the needs of residents, even under drought conditions.



Source: California Department of Water Resources  
Image of the California Aqueduct between Palmdale and Los Angeles

#### Why use imported water?

The District relies heavily on imported water from the Colorado River and Northern California (imported via the California Aqueduct pictured here) because the groundwater basin serving Redondo Beach was heavily pumped during the population growth and rapid industrialization of the area beginning in the 1930s, which caused an overdraft condition that increased the cost of accessing the water and reduced the groundwater levels below the seawater levels, a condition that remains today. With groundwater levels below seawater levels, saltwater can filter into the groundwater supplies if a seawater intrusion barrier is not in place (the seawater intrusion barrier is described in detail in the Utilities Element under, *Groundwater (Seawater) Intrusion Barrier*). Efforts to resolve the overdraft conditions began in the mid-1940s, and a reduction in pumping began in 1954. The pumping rights within the basin were further limited by a court ruling, the West Coast Basin Judgement, in 1961, which remains in effect today. The amount of water allowed to be pumped from the basin is insufficient to meet the needs of southern Los Angeles County, so a wholesale water agency was established to distribute imported water to agencies operating in the area.

## Stormwater Management and Water Conservation

Prior to urbanization, the City was characterized by dune and coastal prairie ecosystems with very few creeks and other waterways. Today, the region's surface runoff is managed by an engineered stormwater system that operates independently of the area's natural hydrologic function. The City's stormwater management system is described in detail and mapped in the Utilities Element, but it consists primarily of traditional culverts and surface drainage, which are ultimately channeled into the Santa Monica Bay via outfall pipes. In general, the system is more focused on flood control and property protection than infiltration and resource conservation. In a built-out environment, like Redondo Beach, this means there is limited permeable land available for infiltration. Much of the City's stormwater is emptied into the Santa Monica Bay, and surface runoff in South Redondo may reach the beaches and bluffs when there are blockages in the drainage system or when outfall pipes are at capacity, exacerbating water quality and erosion issues discussed under section 3.4.1, *Coastal Resources*.

Many of the strategies that are used to manage stormwater runoff, such as rainwater harvesting and reuse, increasing permeable surfaces throughout the City, and water-wise landscaping also helps conserve water. Because the City relies so heavily on imported water, measures to reduce the demand for water reduce the City's vulnerability to drought conditions and assist in regional efforts to replenish the groundwater basin by reducing pumping needs and freeing up imported water that could be routed to spreading facilities (described under *Groundwater Recharge*).

The City has already taken strides to improve stormwater management, encourage groundwater recharge and reduce the volume of runoff that is discharged into the ocean through initiatives like the Alta Vista Diversion and Reuse Project and sump facilities (shown on Figure 20 in the Utilities Element). The City is committed to continuing to administer and collaborate with partner agencies to offer programs and support projects aimed at improving groundwater recharge, reducing the amount of stormwater entering the Bay, and reducing the City's consumption of imported water.

### Alta Vista Diversion and Reuse Project

In 2009 and 2010, the City took steps to reduce stormwater runoff and protect their coastal waters south of the Redondo Beach Municipal Pier by collecting the stormwater runoff that would have been harmful to the beach, treating the runoff to clean out the debris and then using it to irrigate Alta Vista Park. Water that is not needed for irrigation is infiltrated into the ground, thus assisting in groundwater recharge efforts, reducing discharge to the ocean, and reducing the amount of imported or ground water needed to irrigate the park.

Source (both images): Contech



## Groundwater Recharge

The West Coast Basin, which supplies groundwater for Redondo Beach, began reducing pumping operations in 1954 in response to overdraft issues. Since then, groundwater levels have risen 20 to 60 feet, depending on location, but many groundwater elevations remain below sea level, requiring the maintenance of seawater intrusion barriers (described in in the Utilities Element under, *Groundwater (Seawater) Intrusion Barrier*). Because the basin also serves a large portion of Los Angeles County, a regional agency, the Water Replenishment District of Southern California (WRD) manages groundwater quality, supply, and recharge efforts in conjunction with the Los Angeles County Flood Control District.

Groundwater recharge can occur via existing and restored natural channel bottoms or the percolation of rainwater (natural recharge). However, natural recharge is typically insufficient to maintain basin water levels and current pumping levels due to the extent of impervious surfaces. Many agencies rely on artificial recharge by diverting local supplies from rivers or creeks when flow conditions are optimal to spreading grounds which typically contain sandy soils that promote infiltration. The Los Angeles County Flood Control District operates 27 spreading facilities that use water from reservoirs, storms, and recycled and imported sources to infiltrate into the ground, supplementing the natural groundwater recharge process.

As noted in the previous section, *Stormwater Management and Water Conservation*, as well as section 3.3.1, *Quantity, Location & Access*, the City is actively working to increase groundwater recharge opportunities within the City through infrastructure projects, like the Alta Vista Diversion and Reuse Project, increased parkland, and the City’s “Low Impact Development” and “Storm Water Prevention Plan” stormwater management measures, which, in combination, will increase the amount of permeable groundcover in Redondo Beach. In addition to these efforts, the City regularly cooperates with WRD and the LA County Flood Control District to improve the quality and quantity of groundwater available to the City and the region by incorporating landscaping best

### Future Opportunity

#### *The Wylie Sump*

The drainage facility located in North Redondo across the street from Mira Costa High School is currently dominated by non-native vegetation, presenting an opportunity to create a nature preserve showcasing South Bay native ecosystems that can offer recreational and educational opportunities for the community. It’s primary use is to capture stormwater from surrounding neighborhoods and naturally recharge groundwater.



Source: Southbayparks.org

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.

### 3.4.3 BIOLOGICAL RESOURCES

#### Habitat Areas

Despite its urban setting, Redondo Beach is home to important habitat and wildlife resources. The coastal bluffs, parks, marine habitats, and certain urban areas support a variety of plants and animals common to the urban landscape as well as several marine species. Three important habitat areas were identified in or adjacent to the City.

Two critical habitat areas, those that contain features essential to the conservation of an endangered or threatened species, were identified along with one area the City will preserve for habitat rehabilitation, where efforts to reestablish and reintroduce native plants and animals should be concentrated and protected. All of the identified areas within the City are designated with a land-use category (see Land Use Element) that precludes development and requires the preservation of open space.

- **Critical Habitat: *The Coastal Bluffs*.** The steep incline separating the City's Esplanade from the Beaches below forms a rare habitat where reintroduced coast buckwheat plants are capable of supporting the El Segundo Blue Butterfly. The El Segundo Blue Butterfly is a federally endangered species. The City will work with the County and other partners to continue restoration of valuable habitat along the Coastal Bluffs.
- **Critical Habitat: *The Harbor Area Adjacent to Hermosa Beach*.** Twenty-seven acres of Hermosa Beach's beachfront is designated a critical habitat for the western snowy plover. While the habitat area does not extend into Redondo Beach, the western snowy plover is a federally endangered species and a California species of special concern, so additional care must be taken with new construction on properties adjacent to the habitat area to ensure it does not have a potential impact.
- **Area of Habitat Rehabilitation: *Hopkins Wilderness Park*.** Built in 1977, Wilderness Park is a wooded open space with 11 acres of trails, ponds, and habitat for native plants and species to thrive. After much of the park was damaged in a fire, it has been the focus of numerous restoration efforts that are reintroducing native plants that support local animal and insect species.



Source: U.S. Fish & Wildlife Service

#### The El Segundo Blue Butterfly

The El Segundo Blue Butterfly historically occupied areas within the El Segundo Dunes between the Palos Verdes Peninsula and the Ballona Wetlands. They favor sandy areas where coast buckwheat, their primary food source, is found. Adults hibernate in the winter, so they can typically be spotted mid-June until early September. The life cycle of the butterfly is closely tied to coast buckwheat, with lifespans ranging from four days to two weeks.

Threats to the El Segundo Blue Butterfly are numerous. The Los Angeles coastal prairie has been converted to an urban landscape and the dunes are significantly reduced in size and quality. Patches of suitable and potential habitat, like Redondo's coastal bluffs, however, remain protected from development, and the butterflies are capable of finding these areas and thriving. There are ongoing efforts in the City to restore the valuable habitat within the coastal bluffs.

## Urban Forest

In addition to the City's natural habitats, Redondo Beach is home to a robust and growing urban forest comprised of all the trees that grow within the City (including both public and privately-owned trees). These trees support the urban ecosystem (including wildlife), produce oxygen, store carbon, reduce the urban heat island effect, stabilize the soil, and act as a physical filter, to provide cleaner air for Redondo Beach residents. Beyond the ecological benefits, the urban forest provides shade, reduces noise, and can improve neighborhood aesthetics.

Most of the City's urban forest is located in parks, open spaces, within street parkways, and on private residential properties, but the City is committed to maintain, expand, and coordinate the future growth of the urban forest in a water-wise and environmentally conscientious manner. This includes implementing BMPs on all City projects, encouraging private homeowners and developers to do the same, and maintaining a list of approved street trees to prevent the installation of invasive and water-intensive species. These provisions are further guided by the requirements within the Redondo Beach Municipal Code and the urban greening provisions described in the Circulation Element. The City manages and coordinates urban greening through the duties and responsibilities of the City's Urban Forestry Manager.

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.

### 3.4.4 MINERAL RESOURCES

The Surface Mining and Reclamation Act of 1975 (SMARA) classifies and maps regionally significant mineral resources zones (MRZs) and requires cities and counties to preserve known resources in order to meet future needs. The State focused the required mapping and mineral classification efforts in urban areas, like Redondo Beach, on construction aggregate resources that were particularly vulnerable to urbanization.

Nearly all of Redondo Beach is classified as Mineral Resource Zone 3 (MRZ-3) for construction aggregate under the California Mineral Land Classification System. An MRZ-3 classification means that construction aggregate is either known or likely present, but the significance of the mineral deposit is undetermined because no mining activities have occurred.

Because most of the City was fully developed prior to the State's MRZ classification, any potential mineral resources were unavailable for extraction. Existing land uses and development patterns are not compatible with mining operations. As such, introducing new mining operations would be infeasible and is not considered for the timeframe covered in this General Plan.



Source: California State University, Dominguez Hills, Archives and Special Collections

#### OIL RESOURCES

Subsurface oil deposits are present in Redondo Beach. While these resources were once extracted as shown in the 1931 image of Redondo Beach oil wells, petroleum extraction has declined markedly over time, and the City no longer hosts any operational wells. There are only three remaining wells that have not been abandoned and capped, as discussed in the Utilities and Safety Elements. Provisions related to the safe management and decommissioning of wells are regulated by the California Division of Oil, Gas, and Geothermal Resources (DOGGR) and are further discussed in the Safety Element.

## 3.5 Related Laws and Plans

The Open Space and Conservation Element sets broad Goals and Policies to facilitate adequate open space, natural resources, and conservation in accordance with several State Laws. Many of these Goals and Policies, however, are implemented by other plans, some provided by the City (local) and others by regional or state entities.

### 3.5.1 RELATED STATE LAWS AND PLANS

#### State Laws

The following State Laws are in effect as of November 2021.

##### PLANNING AND ZONING LAW

In addition to meeting the General Plan requirements described earlier in section 3.1.1, *Purpose* this Element is supported by and consistent with the other elements of the General Plan, including Land Use (which designates land for open space and provides for other types of public spaces), Senior Citizen Services / Child Care Services (which provides specific policy guidance for senior and child care options), Circulation (which describes multimodal access and identifies linkages to Redondo Beach open spaces, parks and recreational facilities), Utilities (which describes and provides policy guidance for water, stormwater, and oil-related infrastructure), and Safety (which describes and provides policy guidance for issues related to climate change, flood and flood facilities, sea-level rise, and water quality within the City).

##### CALIFORNIA COASTAL ACT

The California Coastal Act requires that the City's Local Coastal Program contain specific coastal access and management components to "assure that maximum public access to the coastal and public recreation areas is provided." Because the beach and other coastal resources play an integral role in the City's cultural identity and economic vitality, specific policy direction related to coastal resources has been included in the General Plan to ensure coastal resources are preserved and protected for generations to access and enjoy. In addition to the policy direction contained in this Element, the City's Local Coastal Program (see section 3.5.3) also incorporates specific components related to parks, open spaces, and conservation within the Coastal Zone.

#### Climate Change in Redondo Beach

Climate change can increase the frequency and intensity of natural hazards, like flooding in low-lying areas of the City (such as the Seaside Lagoon pictured here) and extreme heat.

California Senate Bill (SB) 379, requires that the Safety Element of a community's general plan address the hazards created or exacerbated by climate change. A discussion of how climate change (including sea level rise) is expected to affect hazard conditions in the community and measures to adapt and be more resilient to these anticipated changes, including potential impacts to open spaces and other natural resources, are addressed in the Safety Element.





### Definitions

#### Parkland Standard.

The amount of parkland (in acres) per 1,000 new residents that the developer of a residential subdivision must dedicate to the City or pay a fee equivalent to the value of parkland required. The City's parklands standard is 3 acres per 1000 (see section 3.3.1).

## QUIMBY ACT (PARKLAND STANDARDS AND FEES)

The Quimby Act (California Government Code [CGC] § 66477) allows local agencies to establish an ordinance that requires, as a condition of approval of residential subdivision maps, either the dedication of land, the payment of a fee in lieu of dedication, or a combination of both for park and recreational purposes.

The Act allows a city or county to require a maximum parkland dedication standard of 3 acres of parkland per 1,000 residents projected to live within each new subdivision unless the jurisdiction can demonstrate that the amount of existing parkland already exceeds that limit, in which case the city or county may require a maximum of 5 acres of parkland per 1,000 residents anticipated to live in the new subdivision.

Quimby fees in Redondo Beach are assessed to the maximum amount allowed on new subdivisions for residential development and are used solely for the acquisition, expansion, and improvement of the City's parks and recreational facilities.

A discussion of the City's existing parkland ratio (2.2 acres per 1000 residents), including the types and acreages of parks and open spaces that are counted when determining this number, is included in section 3.2.1 of this Element. A discussion of the City's parkland standard (what it can require; a maximum of 3 acres per 1000 residents) is included in section 3.3.1 of this Element.

## SUSTAINABLE GROUNDWATER MANAGEMENT ACT

The Sustainable Groundwater Management Act (SGMA) requires local agencies throughout the state to sustainably manage groundwater basins. Basins prioritized as high or medium are required to develop groundwater sustainability plans (GSPs), while basins prioritized as low or very low are not required to create plans but are encouraged to do so. Basins are re-evaluated and prioritized every 4 to 5 years. Redondo Beach is served by the West Coast Basin, which was identified as a low priority basin in the 2019 assessment, despite lingering overdraft issues resulting from overuse of groundwater prior to 1950. The City's water supply is discussed in section 3.4.2, *Water Resources*.

## WATER CONSERVATION IN LANDSCAPING ACT

In 2006, the State Legislature adopted the "Water Conservation in Landscaping Act" (Assembly Bill 1881), requiring the Department of Water Resources (DWR) to update the State Model Water Efficient Landscape Ordinance (MWELO). The updated model Ordinance contained several landscape and irrigation design requirements aimed at reducing water consumption and waste in landscape irrigation. In April 2015, the Governor of California issued an executive order directing the DWR to update the State's Model Water Efficient Ordinance (CA MWELO) in order to address drought conditions and build resiliency for future drought. All local land use agencies were required to adopt the model ordinance or develop an ordinance at least as effective. In September 2016, the State Legislature passed Assembly Bill 2515, requiring DWR and local agencies to update their MWELO by January 1, 2020, and every three years thereafter. The City of Redondo Beach adopted the CA MWELO on October 15, 2020.

### **SURFACE MINING AND RECLAMATION ACT**

The Surface Mining and Reclamation Act of 1975 (SMARA) was enacted by the California Legislature to ensure a continuing supply of mineral resources in the state and to minimize mining impacts. The law requires mineral resources to be identified in areas that are subject to urban expansion or other irreversible land uses that would preclude mineral extraction. The State identifies Mineral Resource Zones (MRZs), which are classified according to the presence or absence of significant mineral deposits such as, gold, silver, limestone, gypsum, salt, and construction aggregate (sand, gravel, crushed stone), and others. The State Geologist classifies the mineral resources area as one of the four MRZs.

- **MRZ-1.** Areas where available geologic information indicates there is little or no likelihood for presence of significant mineral resources.
- **MRZ-2.** Areas where available geologic information indicates that significant measured or indicated resources are present or where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists.
- **MRZ-3.** Areas where available geologic information indicates known or inferred mineral occurrences of undetermined mineral resource significance.
- **MRZ-4.** Areas of no known mineral occurrences where geologic information does not rule out the presence or absence of significant mineral resources.

In Redondo Beach, only construction aggregate was mapped. Almost all the City was classified as MRZ-3 for construction aggregate. However, most of Redondo Beach was already built out with structures by the time the mapping was published, so the land was not available for mineral extraction. The City's mineral resources are discussed within section 3.4.4, *Mineral Resources* of the Conservation section of this Element.

### **Related State Plans**

#### **20X2020 WATER CONSERVATION PLAN**

The 20x2020 Water Conservation Plan was issued by the California Department of Water Resources (DWR) in 2010 pursuant to Senate Bill 7 (SBX7-7). SBX7-7 authorized the DWR to prepare a plan which implemented urban water conservation requirements—known as the 20x2020 Water Conservation Plan. SBX7-7 requires urban water providers to adopt a water conservation target of 20 percent reduction in urban per capita water use by 2020.

#### **CALIFORNIA MODEL WATER EFFICIENT LANDSCAPING ORDINANCE**

The City of Redondo Beach adopted the Department of Water Resources' Model Water Efficient Landscape Ordinance on October 15, 2019. The implementation of the adopted Model Water Efficient Landscaping Ordinance furthers the conservation of water resources and requires private development to utilize permeable materials and more native and drought-tolerant plant species.

## 3.5.2 RELATED REGIONAL PLANS

### SOUTH BAY CITIES CLIMATE ADAPTATION PLAN

The South Bay Cities Council of Governments adopted a Climate Adaptation Plan (September 13, 2019) that assesses the hazards the South Bay Cities will likely face due to climate change and describes adaptation strategies that local jurisdictions can take to reduce or minimize the harm from such impacts. The Adaptation Plan differs from the City's LHMP in that it assesses the regional hazard risk (rather than just the City), and it will contain regional adaptation strategies that may have a longer timeframe for accomplishment than those contained in the City's LHMP. Like the LHMP, however, some of the strategies outlined in the Adaptation Plan may implement conservation policies in the General Plan.

### SOUTH BAY BICYCLE MASTER PLAN

The South Bay Bicycle Master Plan is intended to guide the development and maintenance of a comprehensive bicycle network and set of programs and policies throughout the cities of El Segundo, Gardena, Hermosa Beach, Lawndale, Manhattan Beach, Redondo Beach, and Torrance. The Plan addresses inter-jurisdictional connectivity and outlines Goals, Objectives, Policies, and Programs to create a successful bicycle network. The Plan was adopted by a resolution of the City Council on October 18, 2011.

### 2020 URBAN WATER MANAGEMENT PLAN

The Urban Water Management Planning Act of 1995 states that every urban water supplier shall prepare and adopt an urban water management plan (to be updated every 4 years) that:

- Plans for water supply and assesses reliability of each source of water, over a 20-year period, in 5-year increments.
- Identifies and quantifies adequate water supplies, including recycled water, for existing and future demands in normal, single-dry, and multiple-dry years.
- Implements conservation and the efficient use of urban water supplies. Significant new requirements for quantified demand reductions were added by the Water Conservation Act of 2009 (SBX7-7), which amends the 1995 act and adds new water conservation provisions to the Water Code.
- The Urban Water Management Plan addresses long-term plans to deal with water system needs and meet supply and demand projections through buildout development. The plan demonstrates how the Water District effectively manages use of limited resources.

### BEACH BLUFFS RESTORATION PROJECT – MASTER PLAN

The Beach Bluffs Restoration Project Master Plan implements the Goals of the Beach Bluffs Restoration Project, including enhancing the natural ecology of the coastal bluffs along the Santa Monica Bay through restoration, improving recreational opportunities, promoting aesthetic improvements, and educating the public about the bluffs, their history, and their ecology. Specifically for habitat restoration, the objective of the Master Plan is to increase the ecological values of the bluffs and dunes, such that the restored areas 1) contribute to the recovery of the El

#178

Posted by **Liam Walsh** on **04/15/2024** at **11:57pm** [Comment ID: 217] - [Link](#)

*Question | Circulation*

*Agree: 0, Disagree: 0*

Can the City commit to full implementation of the South Bay Bicycle Master Plan by a specific year?

Segundo blue butterfly, 2) provide habitat for unique and rare plants of the El Segundo dunes, 3) increase biological connectivity between remnant populations of dune species, and 4) support more diverse bird, reptile, and arthropod communities.

### **SANTA MONICA BAY NATIONAL ESTUARY PROGRAM ACTION PLAN FOR THE COMPREHENSIVE CONSERVATION AND MANAGEMENT PLAN**

The Action Plan is one component of the Santa Monica Bay National Estuary Program's (SMBNEPs) Comprehensive Conservation and Management Plan (CCMP) with the goal of providing a long-term framework for action in the Santa Monica Bay and its watersheds. High-level priorities and goals include improving water quality, conserving and rehabilitating natural resources, and protecting the Bay's benefits and values to people.

### **SANTA MONICA BAY RESTORATION COMMISSION BAY RESTORATION PLAN 2013 UPDATE**

This document is intended to help restore and enhance the Santa Monica Bay through actions and partnerships that improve water quality, conserve and rehabilitate natural resources, and protect the Bay's benefits and values. Furthermore, it specifies the priority issues that they must address in order to protect and restore the Bay and its watershed, as well as the Goals, Objectives, and Milestones that will get them there.

## **3.5.3 RELATED LOCAL PLANS**

### **LOCAL COASTAL PROGRAM**

The California Coastal Act, originally enacted by the State Legislature in 1976, requires all cities and counties along the State of California coast to prepare a Local Coastal Program (or LCP). The LCP, as defined by the California Coastal Act, includes a local government's land use plan, zoning ordinances, zoning maps, and other implementing actions or policies applicable to the Coastal Zone. The City's LCP reflects the coastal issues and concerns specific to Redondo Beach, many of which relate to parks, open spaces, conservation, and other topics contained in this Element. Redondo Beach's LCP is also consistent with the State-wide Goals, Objectives, and Policies of the California Coastal Act.

### **MEASURE C**

Measure C, approved by Redondo Beach voters in 2016, amended the City's certified LCP to provide additional analytical procedures and development regulations in the King Harbor-Pier area. The measure included the preservation of view corridors, regulation regarding story poles, boat launch ramp requirements for projects meeting certain criteria, a prohibition on parking structures in specific zones, regulations requiring parking facilities to meet peak summer demand, and a prohibition on alternative parking solutions (such as valet parking, offsite parking, shared parking) for all coastal-dependent water-oriented recreational uses, a reduction in the amount of new development by including the square footage of parking structures into the development cap calculations, and requirements that the Seaside Lagoon be expanded into surrounding areas.

## **HARBOR/CIVIC CENTER SPECIFIC PLAN**

The Harbor/Civic Center Specific Plan supplements the General Plan and Local Coastal Program as a policy and planning document for the 355.4 acres around the Pier, Harbor, and Civic Center within the Specific Plan boundaries. The Specific Plan expands on the Local Coastal Program as well as General Plan goals and policies specific to the project area and contains detailed provisions related to parks, open spaces, and natural resources within its boundaries.

## **LOCAL HAZARD MITIGATION PLAN (LHMP)**

The City adopted its first Local Hazard Mitigation Plan (LHMP) on July 7, 2020, which focuses on developing short term (approximately 5-year) mitigation strategies that make a community more resilient to disasters so less damage occurs, and the community is able to recover more effectively when emergencies occur. The Plan includes a risk assessment and mitigation measures for the hazards identified as the most threatening to Redondo Beach including, climate change, sea-level rise, flood, erosion, extreme weather, seismic hazards, and human-caused hazards. Many of these hazards threaten parks and open spaces as well as natural resources within the City. Implementing mitigation strategies would help to preserve these resources consistent with the Goals and Policies of this Element.

## **REDONDO BEACH CLIMATE ACTION PLAN**

The City of Redondo Beach Climate Action Plan identifies community-wide strategies to lower Greenhouse Gas (GHG) emissions from a range of sources within the jurisdiction, including transportation, land use, energy generation and consumption, water, and waste. Some of these strategies tie into parks, and open spaces, and others could be used to implement resource conservation policies within this Element.

## **REDONDO BEACH PARKWAY TREES MASTER LIST**

The City maintains a master list of climate-appropriate trees and vegetation to be used for City projects and other plantings on public land.

## **REDONDO BEACH LIVING STREETS POLICY**

In 2013, the City adopted the Living Streets Policy requiring new development and certain types of public improvement projects to create a safe, connected, accessible, and comfortable environment to travel by foot, bicycle, transit, and car on all City streets.

## **WATER QUALITY TASK FORCE RECOMMENDATIONS REPORT**

In 2005 and 2006, the City assembled a Water Quality Task Force (WQTF) to address environmental concerns facing the harbor and other coastal waters. The WQTF developed an extensive Recommendations Report detailing a specific plan of action to address water quality issues. The recommendations, which included the creation of a non-profit, community education, enforcement, better harbor aeration, and the formation of harbor response teams, formed the basis of the City's Water Quality Work Plan. Many of the recommendations from the Recommendations Report have been completed and have helped to preserve and restore the City's coastal water quality.

## 3.6 Definition of Terms

**Park.** Area controlled and maintained by the City (controlled through ownership, lease, joint-use agreement, or another legal vehicle) for the public benefit, including Regional Parks, Community Parks, Neighborhood Parks, Parkettes, and Right-of-Way Parks. Parks must include improvements to facilitate public recreational, educational, and cultural uses of the property as well as ancillary facilities necessary to support the primary activities (restroom facilities, maintenance storage areas, parking, etc.). Parks adopted by an ordinance of the City Council as of (date of GP adoption), are considered Parks for planning purposes regardless of existing improvements. A Future Park, however, must include improvements to facilitate the intended public use of the area.

**Other Open Space.** Undeveloped and natural lands that have been reserved as non-developed areas. These include drainage channels and sumps, coastal bluffs and other conservation areas that are not within established parks, and inaccessible publicly owned landscaped areas within neighborhoods and commercial corridors. These areas may be developed as accessible and programable natural areas for hiking and educational purposes in the future.

“Other Open Space”, as discussed in the Open Space and Conservation Element, differs from “Usable Public Open Space,” as specified in the City's development code in that Other Open Spaces have been reserved as non-developed areas, they do not necessarily allow for public access, and they are not associated with development projects but could serve a dual purpose as a natural area in the future.

**Public Space.** Publicly accessible areas that are either controlled and maintained by the City or another public entity or dedicated to public use (through deed-restriction, development agreement, or another legal vehicle) and which provide the public with access to recreational, educational, or cultural opportunities. Public spaces include areas whose primary purpose is intended for something other than public recreational, educational, and cultural enjoyment, such as the Municipal Pier and King Harbor; trails; plazas that are ancillary to other uses, such as government centers, libraries, and trails; pass-throughs; public-private open spaces; and streetlets.

- *Trail.* A public path that provides a well-maintained corridor through the City and allows people to get from one place to another on foot, by bicycle, with strollers or in wheelchairs, without feeling any threat from nearby motor vehicles. Trails are distinguished from sidewalks in that trails provide continuous, uninterrupted paths for non-vehicular use over an extended length, and they do not necessarily align with vehicular roadways. Trails include the boardwalk, seawall, and Esplanade.
- *Plaza.* A publicly accessible open space set aside for recreational, cultural, or civic purposes and commercial activities. Plazas serve a variety of users including building tenants, visitors, and members of the public. Plazas may function as pedestrian site arrival points, homes for public art, and settings for recreation and relaxation.
- *Pass-through.* Publicly accessible path that links residential communities to commercial, recreational, or other types of destinations through parking areas, alleys, or easements to improve pedestrian connectivity and access. Pass-throughs may be dedicated to public use

through deed-restriction, development agreement, lease or another legal vehicle, and typically include amenities such as walkways, bike access, benches, landscaping and bicycle parking.

- *Public-Private Open Space (Usable Public Open Space)*. Areas in the City that are open to the public but owned by a private entity. Public-private open spaces are preserved as publicly accessible land through easements or covenants recorded with the property or as part of a development agreement and condition of project approval.
- *Streetlets*. Segments of the public right-of-way that have been temporarily or permanently closed off and converted to usable public space.

**Recreational Facility.** Public facilities designed to address specific recreational, educational, and cultural needs of residents and visitors. Recreational facilities include but are not limited to senior centers, teen centers, community centers, performing arts centers, museums, historic sites, and other facilities (e.g. tennis centers, gymnasiums, track & field, etc.).

**Wildlife Corridor.** An area of land that connects habitats that are separated by human activity or structures, allowing wildlife to move between habitat spaces. Because of these connections, fragments can function more like a larger habitat area; more resources are available across this larger area, and so more wildlife can be supported.

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## 4 SAFETY ELEMENT

The Safety Element is a state-required General Plan element that identifies potential natural and human-created hazards that could affect the City of Redondo Beach’s (City’s) residents, businesses, visitors, and services. The framework established by the Safety Element anticipates these hazards and prepares the community to reduce exposure to these risks. Some degree of risk is inevitable because the potential for many disasters cannot be completely eliminated and/or predicted. However, the goal of the Safety Element is to reduce, to the greatest extent, the risk of injury, death, property loss, and other hardships associated with these hazards.

This Element conveys the City’s goals and policies to minimize hazards in and around Redondo Beach. It identifies the natural and human-caused hazards that affect existing and future development, describes how climate change will likely affect these hazards, and sets policies and standards for improved safety and welfare. The Safety Element also seeks to minimize physical harm to the buildings and infrastructure that support the local economic systems, community services, and ecosystems in and around Redondo Beach.



**Definitions**

**Hazard.**

An event or physical condition that has the potential to cause fatalities, injuries, property damage, and other types of harm or loss.

**Risk.**

The potential for damage or loss created by the interaction of hazards with assets such as buildings, infrastructure, or natural and cultural resources.

**Resilience.**

The capacity of any entity to prepare for disruptions, to recover from shocks and stresses, and to adapt and grow from a disruptive experience.

## 4.1 Introduction

### 4.1.1 PURPOSE AND CONTENT

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 

### 4.1.2 REGULATORY FRAMEWORK

Under state law, all counties and incorporated communities in California must prepare a General Plan that addresses several topics, one of which is safety. The Safety Element addresses this topic in accordance with state requirements, which are primarily laid out in California Government Code Section 65302(g). State law requires that the Safety Element address the following:

- 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).

## #179

Posted by **Liam Walsh** on **04/16/2024** at **12:00am** [Comment ID: 218] - [Link](#)

*Suggestion | Circulation*

*Agree: 0, Disagree: 0*

Vehicle-related accidents are one of the leading causes of injury & death in the South Bay (and the country). The City should prioritize road diets, reduced and narrowed vehicle travel lanes, protected bike lanes, more pedestrian crossings, bulb-outs, and any physical design features that slow down traffic and help physically protect pedestrians and cyclists from cars.

- 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).

### 4.1.3 RELATIONSHIP WITH OTHER DOCUMENTS

The Safety Element does not exist in a vacuum but is instead one of several plans that address public health, safety, and related topics. The Safety Element must be consistent with these other plans to minimize conflicts between documents and ensure the City has a unified strategy to address safety and hazard issues. The Safety Element incorporates information, technical analyses, and policies from other documents, where appropriate, to help support this consistency.

#### Relationship to Other General Plan Elements

The Safety Element is one of several elements of the Redondo Beach General Plan. Other social, economic, political, and aesthetic factors must be considered and balanced with safety needs. Rather than compete with the policies of related elements, the Safety Element provides policy direction and designs safety improvements that complement the intent and policies of other General Plan elements. How land uses are determined in areas prone to natural hazards, what regulations limit development in these areas, and how hazards are reduced for existing development, are all among issues that tie the elements together. For instance, Land Use Element diagrams and policies must consider the potential for various hazards identified in the Safety Element and must be consistent with the policies to address those hazards. The Open Space and Conservation Element is also closely tied to the Safety Element. Floodplains, for example, are not only hazard areas, but often serve as sensitive habitat for threatened or endangered species or provide recreation or passive open space opportunities for residents and visitors. As such, flood

and inundation policies balance the need to protect public health and safety with the need to protect habitat and open space. Safety Element policies, especially those concerning evacuation routes and critical facilities, must also be consistent with those of the Transportation and Circulation Element. Interstate 405 is the primary evacuation route in the region, which is supported by major arterial routes such as Artesia Boulevard, 190<sup>th</sup> Street/Anita Street, Pacific Coast Highway, Torrance Boulevard, and Aviation Boulevard shown in the City’s Transportation and Circulation Element. Policies and information in this Safety Element should not conflict with those in other elements.

## Redondo Beach Local Hazard Mitigation Plan

Redondo Beach’s Local Hazard Mitigation Plan (LHMP) is a plan to identify and profile hazard conditions, analyze risk to people and facilities, and develop mitigation actions to reduce or eliminate hazard risks in in the city. The City prepared the LHMP in accordance with the federal Disaster Mitigation Act of 2000 and the Federal Emergency Management Agency’s (FEMA’s) LHMP guidance. The mitigation actions in the LHMP include both short-term and long-term strategies, and involve planning, policy changes, programs, projects, and other activities. The LHMP and Safety Element address similar issues, but the Safety Element provides a higher-level framework and set of policies, while the LHMP focuses on more specific mitigation, often short-term, actions. The LHMP, most recently adopted by FEMA in July 2020, as its name implies, focuses on mitigation-related actions, while the Safety Element also includes policies related to emergency response and recovery activities. The current LHMP is incorporated into this Safety Element by reference, as permitted by California Government Code Section 65302.6.



### Definitions

#### Vulnerability.

The degree to which natural, built, and human systems are susceptible to harm from exposure to stresses associated with environmental and social change and from the absence of capacity to adapt.

#### Vulnerability Assessment.

An analysis of how climate change may harm a community and which populations and assets are most vulnerable to its effects based on an assessment of exposure, sensitivity, the potential impacts, and the community’s adaptive capacity.

## Continuity of Operations Plan and Emergency Operations Plan

The City is prepared to maintain its core level of service during emergency situations, such as fire, earthquake, or other hazardous events. To better ensure adequate coordination and services are maintained during future hazardous events, the City plans to develop a Continuity of Operations Plan (COOP) and an Emergency Operations Plan (EOP). The COOP and EOP will provide procedures that address readiness, mobilization, and contingency planning to allow for uninterrupted delivery of essential functions during disasters. The COOP and EOP aims to save lives, prevent property damage, protect and assist the public with emergencies, and facilitate recovery after a disaster.

### 4.1.4 CLIMATE CHANGE VULNERABILITY

Climate change is expected to affect future occurrences of natural hazards in and around Redondo Beach. Many of these hazards will likely become more frequent and intense in coming years and decades. In some cases, these trends have already begun, such as droughts and atmospheric river precipitation events. According to California’s *Fourth Climate Change Assessment*<sup>1</sup>, Redondo Beach can expect to experience various changes to climate change hazards.

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<sup>1</sup> Bedsworth, Louise, Dan Cayan, Guido Franco, Leah Fisher, Sonya Ziaja. (California Governor’s Office of Planning and Research, Scripps Institution of Oceanography, California Energy

- Both droughts and floods are expected to become more frequent as precipitation is expected to occur in fewer, more intense storms due to climate change. Although Redondo Beach is likely to experience little change in overall annual precipitation levels from climate change, the region is expected to see an increase in the number of extreme precipitation events. As a result, floods are expected to occur more often in Redondo Beach, and climate change may expand the parts of the city that are considered flood-prone. Climate change is expected to also increase the frequency and severity of droughts that cause soil to dry out and condense. When precipitation does return, dry ground means that more water runs off the surface rather than being absorbed into the ground, which can also lead to increased floods.
- Warmer temperatures are projected to cause an increase in extreme heat events. The number of extreme heat days is expected to rise in Redondo Beach. In addition to the increases in extreme heat events, Redondo Beach is expected to see an increase in the average daily high temperatures. Extreme heat poses a significant human health risk, especially to seniors, outdoor workers, and persons who do not have access to adequate cooling, including people experiencing homelessness. Some buildings and infrastructure systems may be damaged by very high temperatures, constraining their ability to meet community needs.
- Climate change can increase the rates of infection for various diseases because many of the animals that carry diseases are more active during warmer weather. There are a number of diseases that are linked to climate change and can be harmful to the health of Redondo Beach community members, such as hantavirus pulmonary syndrome, Lyme disease, and West Nile virus. Many of these diseases are carried by animals, such as mice and rats, ticks, and mosquitos, which are usually seen as pests even if they do not cause infections. Warmer temperatures earlier in the spring and later in the winter can cause these animals to be active for longer periods, increasing the time that these diseases can be transmitted.
- Although there is not a wildfire risk in Redondo Beach, hotter, drier weather is expected to lead to an increase in wildfires in the surrounding area and across Los Angeles County. Across the region, more frequent and intense wildfires may create poor air quality for Redondo Beach.
- Severe weather events, such as strong storms and high winds, may become more frequent and intense due to climate change. Climate change is expected to cause an increase in intense rainfall, which is usually associated with strong storm systems. In Redondo Beach, most severe weather is linked to high winds. The types of dangers posed by severe weather vary widely and include injuries or deaths, damage to buildings and structures, fallen trees, and roads blocked by debris.
- Sea levels are expected to rise due to glaciers and other land ice near the north and south poles melting. Because ocean levels are at a higher level during normal conditions due to sea level rise, coastal floods such as king tides can reach further onto land. For example, a storm that has a one in ten chance of occurring in a given year (known as a ten-year storm) can create a temporary increase in sea levels of approximately 28 to 30 inches. This means that if sea levels rise by 24 inches during normal conditions, a ten-year storm event would create a temporary sea level rise of 52 to 54 inches. Higher sea levels can also give a “boost” to smaller



**Extreme Heat**

An extreme heat day in Redondo Beach is defined as a day that exceeds 90.8 degrees Fahrenheit.

**4** historical annual average extreme heat days

**7** annual average extreme heat days by mid-century

**17** annual average extreme heat days by late-century

Source: Cal-Adapt, 2021.



**Definitions**

**Atmospheric River.**

A meteorological phenomenon that includes a narrow stream of slow moving, extremely moist air that is frequently responsible for the more intense storms that strike California. Atmospheric rivers generally deliver high levels of precipitation, up to 50 percent of the state’s total precipitation in any given year.

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Commission, California Public Utilities Commission). 2018. Statewide Summary Report. California’s Fourth Climate Change Assessment. Publication number: SUMCCCA4-2018-013.

floods that would not have been large enough to flood dry land during normal conditions, making shoreline flooding more frequent.



## Sea Level Rise

At a local level, the Ocean Protection Council's 2018 California Sea Level Rise Guidance Update projects sea levels to rise by:

**22 inches** by 2050

**80 inches** by 2100

Under California Government Code Section 65302(g)(4), the Safety Element is required to include a vulnerability assessment that looks at how people, buildings, infrastructure, and other key community assets may be affected by climate change. The City conducted a Climate Vulnerability Assessment in Fall 2021 to analyze Redondo Beach's susceptibility to climate change hazards. The City of Redondo Beach's vulnerability assessment, prepared in accordance with the most recent available guidance in the *California Adaptation Planning Guide*, assesses how six different climate-related hazards (coastal flooding, drought, extreme heat, flooding, sea level rise, and severe storms) may affect 49 different population groups and community assets. Each population or asset received a score of V1 (minimal vulnerability) to V5 (severe vulnerability) for each climate change hazard. The Climate Vulnerability Assessment indicates that Redondo Beach's populations and assets are most vulnerable to severe storms and extreme heat. The Climate Vulnerability Assessment Report provides an overview of the methods, summary of the climate change hazards, populations and assets included in the assessment, and the full list of results, which can be found in Appendix A. The results of the Climate Vulnerability Assessment are integrated into the hazard and other safety sections below.



## Strategic Efforts

The City has two EOCs, the primary one located at the police station at 401 Diamond Street, and the secondary location at the Main Library, Second Floor, at 303 N. Pacific Coast Hwy. The City should consider and plan for an additional alternate backup location.

## 4.2 Emergency Preparedness, Response, and Recovery

The Redondo Beach Fire Department and Police Department conduct emergency preparedness and response activities in Redondo Beach. The City is prepared to meet emergency situations, such as fire, medical, or hazardous events.

The Emergency Operations Center (EOC) provides a centralized location of emergency management in the event of a major emergency or disaster within the City. The EOC operations are directed by the Fire Department, emergency management staff (City Department heads), and representatives from organizations who are assigned emergency responsibilities (Red Cross, schools, hospitals, etc.). The EOC is equipped with essential administrative supplies to sustain operations for an extended period. In addition, all necessary forms, i.e., communications message forms, separate journals for each emergency service, shelter registration cards, volunteer registration forms, emergency requisition forms, and damage assessment survey sheets for all possible contingencies are stocked in the EOC.

The City of Redondo Beach uses Alert South Bay, an Everbridge mass notification system, to notify the community and distribute emergency information and instructions before, during, and after a disaster. This system alerts residents in 13 different jurisdictions in the South Bay about disasters, major emergencies, and other urgent information via text messages, email, phone, landline, and other means of communication.

Other emergency alert systems include the Emergency Alert Systems (EAS) and the Emergency Digital Information System (EDIS). The EAS is a national public warning system commonly used by state and local authorities to deliver important emergency information, such as weather and AMBER alerts, to affected communities. EAS participants include radio and television broadcasters,

cable systems, satellite radio and television providers, and wireline video providers. FEMA, the Federal Communications System, and the National Oceanic and Atmospheric Administration’s (NOAA’s) National Weather Service work collaboratively to maintain the EAS and Wireless Emergency Alerts, which are the two main components of the national public warning system and enable authorities at all levels of government to send urgent emergency information to the public. The EDIS is a wireless emergency and disaster information service operated by the State of California Governor’s Office of Emergency Services and is an enhancement to the EAS. These systems are available in multiple languages.

In recent years, Redondo Beach, in coordination with Los Angeles County, has expanded its emergency preparedness planning to include tsunami planning, health services, and other preparedness resources for natural disasters. Los Angeles County is required under state law to prepare and maintain a Standardized Emergency Management System (SEMS) Multi-hazard Functional Plan. This plan provides a structured method of preparing and responding to natural disasters and other emergencies in Redondo Beach and the greater Los Angeles region. Los Angeles County coordinates with the Emergency Services Coordinator in Redondo Beach, which is the Fire Chief. The California Governor’s Office of Emergency Services has extensive guidelines outlining the requirements of the Los Angeles SEMS.

### 4.2.1 MUTUAL AID AGREEMENTS

The California Master Mutual-Aid Agreement has been adopted by the Standardized Emergency Management System and is designed to ensure that adequate resources, facilities, and other support are provided to jurisdictions whenever their own resources are insufficient to cope with the needs of a given emergency. The City of Redondo Beach participates in the California Master Mutual-Aid Agreement. The State Office of Emergency Services Southern Region (Mutual Aid Region I) serves the mutual-aid region that encompasses Los Angeles County. Automatic aid pacts with the Los Angeles County Office of Emergency Management and local fire departments in nearby cities provide additional emergency management and response services in Redondo Beach. Redondo Beach Fire Department provides a variety of public safety services, including fire protection, medical aid, rescue, hazardous materials response, and educational safety programs such as Community Emergency Response Team training. Other services include fire code enforcement and regulation, plan reviews, home and business inspections, and fire code permits.

### 4.2.2 EVACUATION NEEDS

With advanced warning, evacuation can be effective in reducing injury and loss of life during a catastrophic event. Figure 4.1 shows the evacuation routes throughout the city. Primary emergency access and evacuation routes include I-405, State Route (SR) 1, and SR-107, which intersect the city from north to south; Manhattan Beach Boulevard, Artesia Boulevard, Herondo Street, Del Amo Boulevard, Anita Street, Ripley Avenue, 190th Street, Torrance Boulevard, and Palos Verdes Boulevard (east-west roadways); and Catalina Avenue, Prospect Avenue, Aviation Boulevard, and Inglewood Avenue (north-south roadways). All evacuation routes in Redondo Beach face a potential disruption from a flood or earthquake event, which may block roadways, damage the roadway surface, or collapse overpasses. In the event of widespread disruption to local evacuation routes, remaining evacuation routes may become congested, slowing down



**Definitions**

**Critical Facilities.**

Facilities whose continued functioning is necessary to maintain public health and safety following a disaster, and facilities where damage or failure could pose hazards to life and property well beyond their immediate vicinity.

**Sensitive Facilities.**

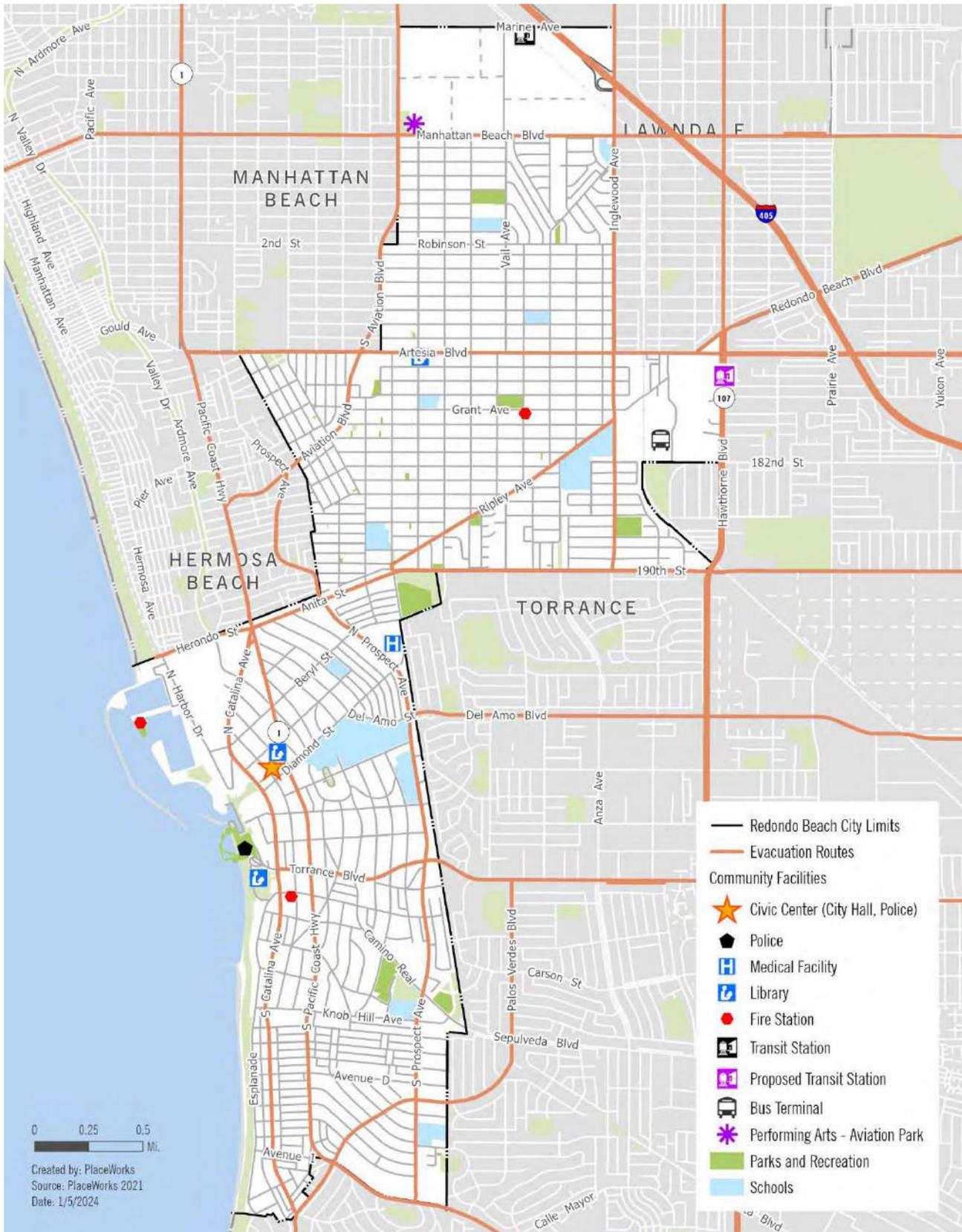
Facilities used for manufacturing, storage, or sale of hazardous materials; socially significant facilities such as schools, nursing homes, housing for the elderly, and those with access and functional needs, or have mental health conditions.

**High Occupancy Facilities.**

Public or private structures for housing or assembly of large groups of people (i.e., libraries, auditoriums).

evacuation of the community or specific neighborhoods. This issue may be compounded since evacuation routes for Redondo Beach will also likely serve as evacuation routes for surrounding communities, and so potential disruptions may have regional effects. An analysis of the city's roadway network and parcels conducted as part of the General Plan preparation has determined that there are currently no residential parcels within the City with evacuation constraints. All parcels within an evacuation constraint are located in a least one hazard-prone area and may have only one emergency evacuation route. The lack of multiple emergency access points limits roadway access for these properties, which may create difficulties if there is a need to evacuate.

Figure 4.1: Evacuation Routes



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## 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.

## 4.3 Seismic and Geologic Hazards

Seismic and geologic hazards are risks caused by the movement of different parts of the Earth's crust, or surface. Seismic hazards include earthquakes and hazardous events caused by them. Geologic hazards are other hazards involving land movements that are not linked to seismic activity and are capable of inflicting harm to people and/or property.

### 4.3.1 SEISMIC HAZARDS

Seismic activity occurs along boundaries in the Earth's crust, called faults. Pressure along the faults builds over time and is ultimately released, resulting in ground shaking that we refer to as an earthquake. Earthquakes can also trigger other hazards, including surface rupture (cracks in the ground surface), liquefaction (causing loose soil to lose its integrity), landslides, subsidence (sinking of the ground surface) and tsunamis. Earthquakes and other seismic hazards often damage or destroy property and public infrastructure, including roadways and utility lines. Additionally, falling objects or structures due to earthquakes pose a risk of injury or death.

#### Earthquakes

While Redondo Beach is at risk from many natural and human-caused hazards, the event with the greatest potential for loss of life and/or property and economic damage is an earthquake. This is true for most of Southern California, since damaging earthquakes affect widespread areas and often trigger many secondary effects that can overwhelm the ability of local jurisdictions to respond. In Redondo Beach, earthquake effects include ground shaking, fault rupture, landslides, liquefaction, subsidence, and tsunamis. Earthquakes can also cause human-caused hazards such as urban fires, dam failures, and toxic chemical releases.

Earthquake risk is very high in Redondo Beach, due to the presence of several active faults in the region. Major fault zones in the region include the San Andreas Fault, San Jacinto Fault, Elsinore Fault, Palos Verdes Fault, Whittier Fault, Sierra Madre Fault, and the Newport-Inglewood Fault. These faults are all capable of producing earthquakes of magnitude 6.7 or greater. However, the four known active faults which could potentially cause serious damage to the city are the San Andreas Fault, San Jacinto Fault, Palos Verdes Fault, and Newport-Inglewood Fault. A major earthquake along any of these four faults could result in substantial casualties and damage resulting from collapsed buildings, damaged roads and bridges, fires, flooding, and other threats to life and property.

Most of the loss of life and injuries from earthquakes are due to damage and collapse of buildings and structures. Building codes for new construction have generally been made more stringent following damaging earthquakes. However, in Redondo Beach, structures built prior to the enactment of these improved building codes have generally not been upgraded to current standards and are vulnerable in earthquakes. Comprehensive hazard mitigation programs that include the identification and mapping of hazards, prudent planning and enforcement of building codes, and expedient retrofitting and rehabilitation of weak structures can significantly reduce the scope of an earthquake disaster.

Earthquake shaking at a particular site is a function of both distance to the fault and site geology. Redondo Beach has a high potential for ground failure including liquefaction and settlement due to the close proximity of the ocean. The city could suffer ground shaking strong enough to cause severe structural damage. Most of these events have been attributed to the two faults located nearest the city; the Newport-Inglewood Fault, which is located about 5 miles inland from North Redondo Beach and angles south offshore near Dana Point; and the Palos Verdes Fault, which angles offshore to the south of Palos Verdes and Long Beach. The nearest faults to the city are shown on Figure 4.2, *Fault Lines*.

In the event of an earthquake, the location of the epicenter, as well as the time of day and season of the year, would have a profound effect on the number of deaths, injuries, and property damage. There are a number of small-scale earthquakes that happen weekly, but larger scale or catastrophe shaking is less likely. Property and human life in Redondo Beach are at risk from a significant earthquake causing catastrophic damage and strains on response and recovery resources. Figure 4.3, *Ground Shake Potential*, shows the potential severity of ground shaking during an earthquake in Redondo Beach.

### Liquefaction

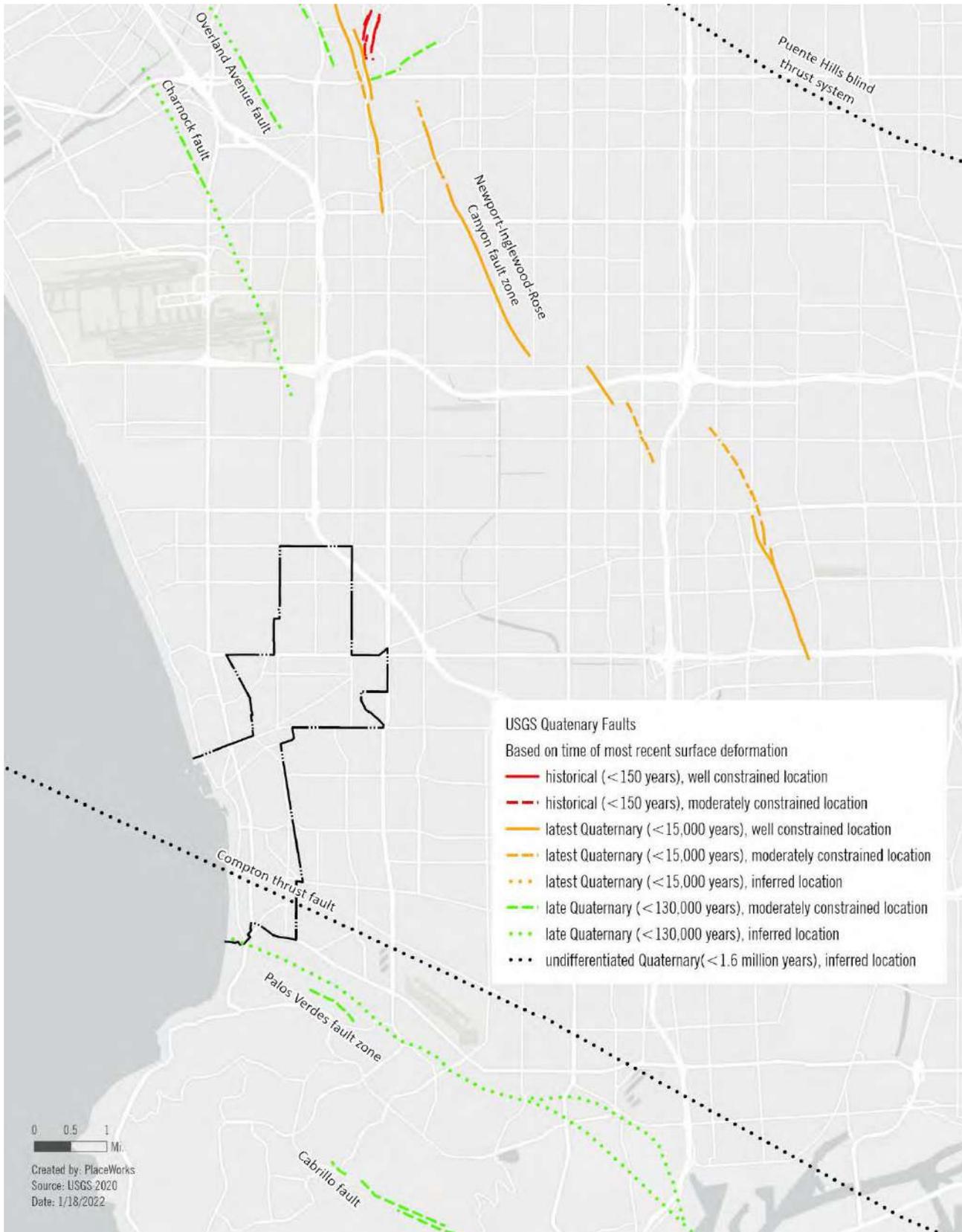
Portions of the city are susceptible to liquefaction, which is a potentially destructive secondary effect of strong seismic shaking. Liquefaction occurs when the force of an earthquake causes loosely packed sediment and saturated layers to lose strength and integrity and behave like a fluid. In addition to the composition of the soil—sand and gravel are more porous and hold more water—the liquefaction risk also depends on the height of the groundwater table. Areas with a shallow groundwater table, such as along the coast or near water bodies, are at more risk of liquefaction.

During an earthquake, highly saturated soil can lose much or all its stability, which can damage any structure built on it. In some cases of liquefaction, structures built on the soil may collapse completely. Liquefied soils may also damage or destroy underground utility lines. This can cause floods if water lines are broken or create a risk of fire if there is damage to natural gas lines. Liquefied soils may also flow more easily down slopes, increasing the risk for landslides and mudslides.

Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. Many of these effects occurred in the King Harbor area after the 1994 Northridge earthquake. Site-specific geotechnical studies are the only practical and reliable way of determining the specific liquefaction potential of a site; however, a determination of general risk potential can be provided based on soil type and depth of groundwater. Redondo Beach has delineated areas of known and potential liquefaction hazard near the coastline. As illustrated in Figure 4.4, *Liquefaction Zones*, liquefaction zones are primarily located west of Harbor Drive and Esplanade. Areas where the height of the water table is less than 30 feet from the ground surface are also vulnerable to liquefaction.

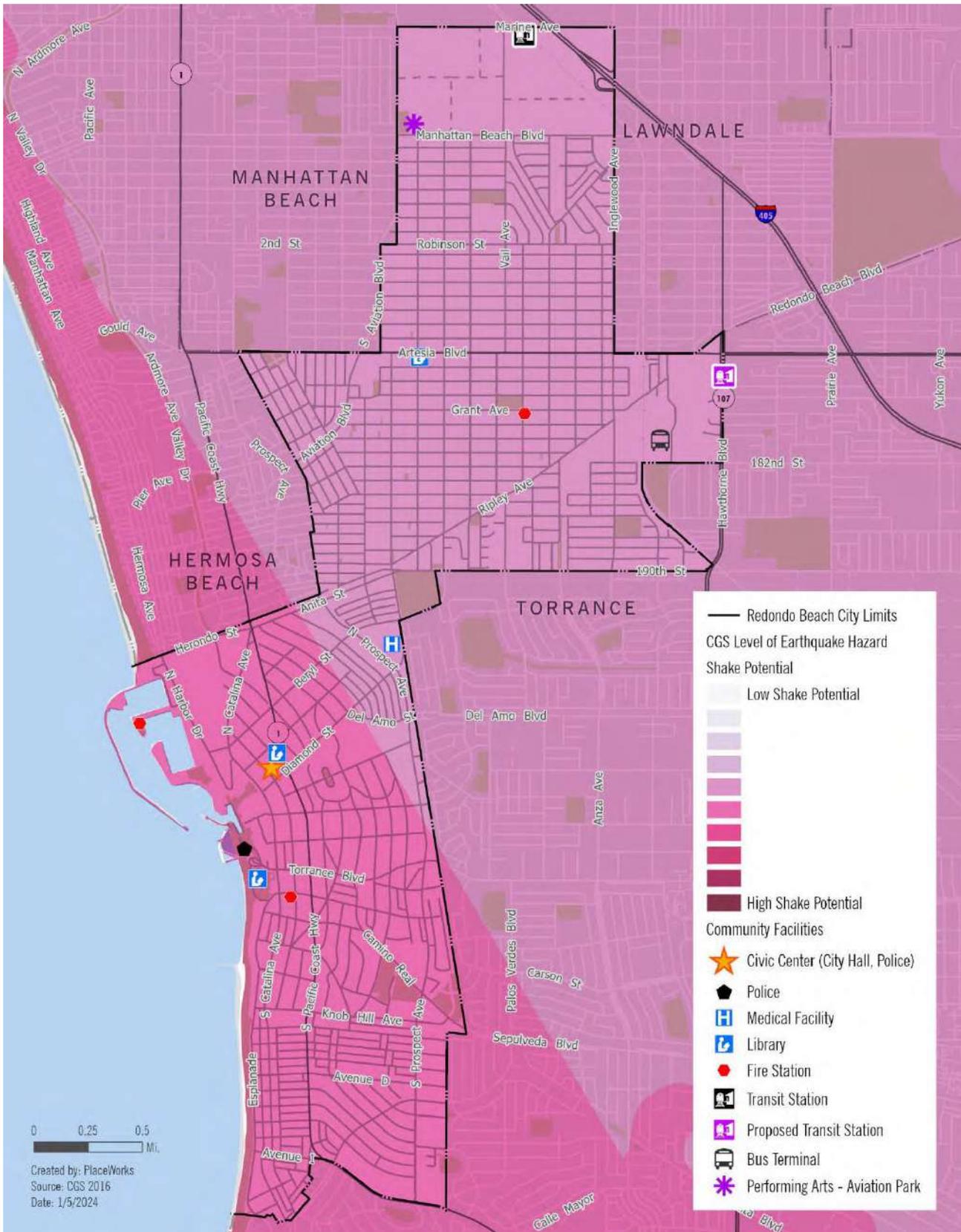
In most cases, proper design and construction of subgrade soils and building foundations provides a mechanism to mitigate the risk of seismic hazards to an acceptable level in conformance with the California Building Code. The representation of areas having a liquefaction potential is only intended as notification to seek further site-specific information and analysis of this potential hazard as part of future site development. It should not be solely relied upon, without site-specific information and analysis, for design or decision-making purposes.

Figure 4.2: Fault Lines



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Figure 4.3: Ground Shake Potential



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## #180

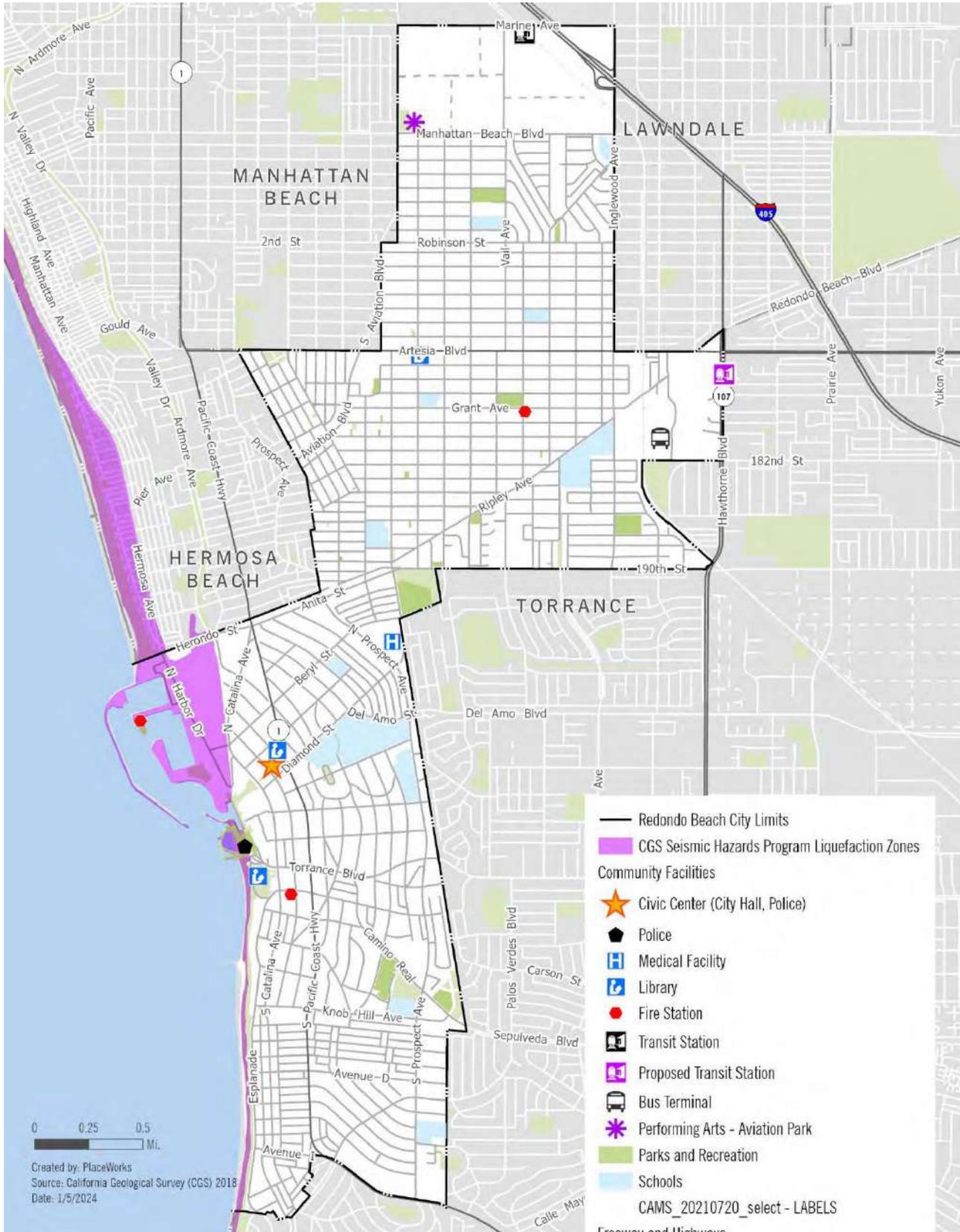
Posted by **Margaret Pomeroy** on **04/15/2024** at **2:28pm** [Comment ID: 190] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

I support the Updates to the General Plan. This is a complicated need for the residents and businesses, but it is necessary to keep Redondo Beach a vibrant community. We need more housing and better use of all existing footprints, which will by necessity mean more construction to expand facilities, parking, open space.

Figure 4.4: Liquefaction Zones



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## Tsunami

A tsunami consists of a series of long waves generated by a shallow marine earthquake with a magnitude of 7.5M<sub>w</sub> or greater. Most tsunamis originate where a sudden tectonic movement causes a large-scale disturbance in the ocean’s surface, generating large waves that can travel hundreds of miles. As the tsunami wave travels to shallower depths, it slows in speed but grows in height. While most tsunamis are triggered by earthquakes, some can be caused by landslides, volcanic eruptions, and meteor strikes. Tsunamis weaken as they travel farther from their trigger point; however, some can retain enough energy to cause destruction hundreds or thousands of miles away. Tsunamis caused by very strong earthquakes far away likely pose a greater risk to Redondo Beach than tsunamis from local or regional faults. Table 4.1 shows historic tsunamis that have traveled to Los Angeles County. Figure 4.5, *Tsunami Hazard Areas*, show the areas at risk of harm from tsunamis in Redondo Beach.

**Table 4.1: Historic Tsunamis in Los Angeles County**

Date	Origin	Description
1927	Lompoc, California	Tsunami hits southern California, raising sea level by 6 feet.
April 1, 1946	Alaska	An earthquake in Alaska triggers a tsunami that hits San Pedro.
May 22 to 24, 1960	Chile	An 8.5 magnitude earthquake near Chile triggers a tsunami in Los Angeles.
May 28, 1964	Alaska	An 8.4 magnitude earthquake near Alaska triggers a tsunami that reached all of California. The quake triggered high waves that sunk boats in Los Angeles and Long Beach ports and caused deaths in other parts of California.
March 11, 2011	Japan	A magnitude 9.0 earthquake off Japan’s east coast generated a major tsunami. A smaller tsunami reached Los Angeles County beaches and harbors 10 hours later.

Source: City of Redondo Beach. 2020. *City of Redondo Beach Local Hazard Mitigation Plan*.

## 4.3.2 GEOLOGIC HAZARDS

### Landslides

Geologic hazards, such as landslides and subsidence, depend on the geologic composition of the area. Landslides may occur in sloped areas, especially areas on hillsides, and usually in areas of loose and fragmented soil. Landslides and mudflows occur continuously on all slopes; some processes act very slowly, while others occur very suddenly, often with disastrous results. They often occur as a consequence of seismic activity or heavy rainfall, either of which may cause slopes to lose structural integrity and slide. There are predictable relationships between local geology and landslides and mudflows. Slope stability is dependent on many factors and interrelationships, including rock type, pore water pressure, slope steepness, and natural or human-made undercutting. Due to the level or nearly level terrain of the city and the compacted nature of soils in areas with slopes, there are only a few areas in Redondo Beach vulnerable to earthquake-



**Definitions**

**Pore Water Pressure.**

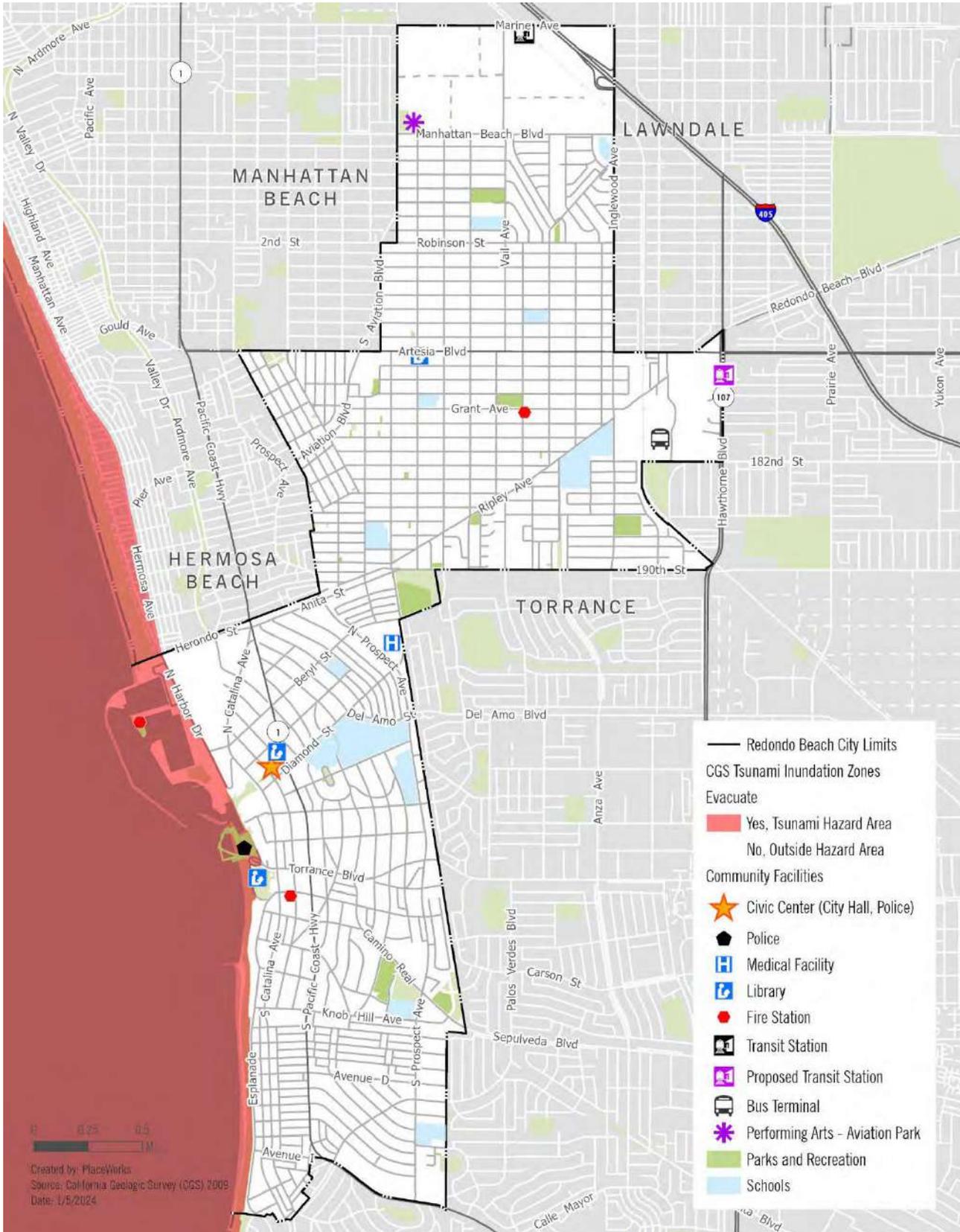
The pressure of water held in gaps between particles in soils and rock.

induced landslides. These areas are concentrated at the bottom of hillsides or sloped areas. Although there are areas of slope/hillsides throughout the City that could be more prone to landslides, due to the relationship of the predominant geology of the city's hillsides and the requirements for site specific soils studies with development, landslide potential is less and potential landslide areas have not been mapped. With increased severity of rainfall due to climate change, mudflows may be a more likely event, depending upon local soil on area hillsides and some future mapping of areas with susceptible soil types and of natural (undeveloped) slopes with a higher potential for slope instability could be mapped in the future to help ensure awareness and application of preventative measures in the future.

### **Subsidence**

Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including underground mining, oil and gas extraction, sinkholes, or drainage and decomposition of organic soils. Most of the early documented cases of subsidence affected only agricultural land or open space. As urban areas have expanded, so too have the impacts of subsidence on structures for human occupancy. Although there is no data currently available documenting the precise areas where subsidence could occur, it is most likely to occur near active or abandoned oil wells as a result of seismic shaking or changes in subsurface conditions. Abandoned oil wells throughout the city are mapped and development in close proximity to these wells requires closure documentation. New development on these properties would require soil analysis to confirm soil integrity for new structures.

Figure 4.5: Tsunami Hazard Areas



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### 4.3.3 POTENTIAL CHANGES TO GEOLOGIC AND SEISMIC IN FUTURE YEARS

#### Likelihood of Future Occurrence

##### SEISMIC RISK

Earthquakes are likely to continue to occur on an occasional basis and are likely to be small. Most are expected to cause no substantive damage and may not even be felt by most people. Major earthquakes are rare, but a very likely possibility in the region. According to the United States Geologic Survey, there is a 25 percent chance of a 6.7 $M_w$  or greater earthquake occurring from the San Andreas Fault and a 7 percent chance of a similar sized earthquake occurring along the San Jacinto Fault by 2044. Overall, scientists estimate that there is a 60 percent chance of a 6.7  $M_w$  or greater earthquake occurring in the Los Angeles region by 2044. Due to the structure of the subsurface soils and a high-water table due to the proximity to the ocean, Redondo Beach has a high liquefaction potential in the areas adjacent to the coastline. No major earthquakes have been recorded with epicenters within the city, although the city has felt strong ground shaking from earthquakes with epicenters located elsewhere. Large earthquakes from faults such as the San Andreas Fault and San Jacinto Fault may cause significant damage to homes and businesses in the city.

If serious shaking does occur, newer construction is in general more earthquake resistant than older construction because of improved building codes. Manufactured housing is very susceptible to damage because the foundation systems are rarely braced for earthquake motions.

Due to the location of California along a ring of active subduction zones in the Pacific Ocean, there is a high occurrence of earthquakes and tsunamis. Based on the LHMP, local tsunamis (those less than 651 miles away) could reach the Southern California coastline in less than 30 minutes after the initial earthquake. The source of most local tsunamis would be an earthquake off the Cascadia subduction zone, stretching from Northern California to Vancouver Island. However, a distant source along the Pacific Rim, such as Alaska, Japan, or Chile could cause a tsunami, as seen in the past.

##### GEOLOGIC RISK

Future earthquake-induced slope instability will likely occur in areas of subsidence or where the ground is composed of engineered fill materials, such as the Harbor Area. Moisture-induced landslides may occur in hillside areas due to heavy precipitation events, such as atmospheric rivers. Because both earthquakes and moisture-induced landslides have occurred in the past, it is likely they will continue in the future.

#### Climate Change and Geologic and Seismic Hazards

There is no evidence of a link between climate change and seismic activity, so climate change is not expected to change the frequency or intensity of hazards associated with seismic activity. However, sea level rise can increase liquefaction potential by raising the water table in low-lying areas. Sea level rise may also cause tsunamis to be taller and travel farther inland. An increase in

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.

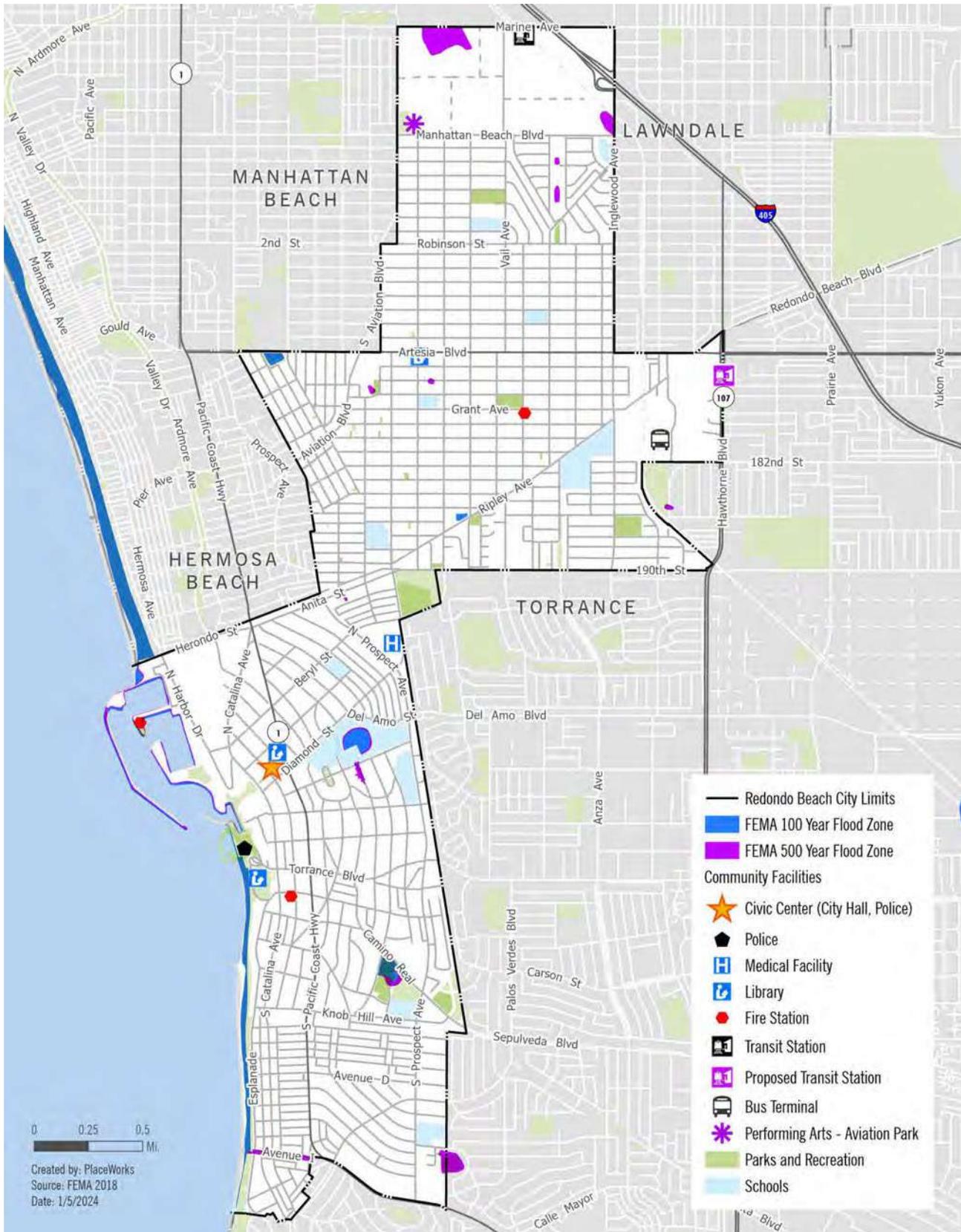
Historically, flood channels in the region were shallow and would frequently overflow during storm events. In the 1930s, the US Army Corp of Engineers channelized the Los Angeles River and local creeks after a destructive flood in 1938. However, flooding still occurs on freeways and streets during heavy storms. In January 2018, heavy flooding blocked a lane on I-405 and the off-ramp to Redondo Beach.

Areas at an elevated risk of flooding are generally divided into 100- and 500-year flood zones. A 100-year flood zone has a 1-percent chance of experiencing a major flood in any given year and a 500-year flood zone has a 0.2-percent chance of flooding in any given year. Figure 4.6, *FEMA Flood Hazard Zones*, shows the 100- and 500-year flood zones in and around Redondo Beach. Few areas of inland Redondo Beach are in a flood zone; however, much of the coastline is located in a 100-year flood zone. During heavy rainfall events, the city is subject to flooding of parks, commercial areas, and a few residential areas.

Agencies responsible for flood control in Redondo Beach include:

- **United States Army Corps of Engineers (USACE):** The USACE identifies the need for and constructs major flood-control facilities. It also develops flood and dam inundation maps and reports. The USACE constructed the Redondo Beach Breakwater which protects the harbor from coastal flooding and erosion.
- **Federal Emergency Management Agency (FEMA):** FEMA manages the National Flood Insurance Program (NFIP), providing insurance to the public in communities that participate in the program. FEMA is the main federal government agency contact during natural disasters and publishes the Flood Insurance Rate Maps (FIRM), which identify the extent of flood potential in flood-prone communities based on a 100-year flood (or base flood) event.
- **Federal Insurance Administration (FIA):** The FIA is the primary agency that delineates potential flood hazard areas and floodways through the FIRMs and the Flood Boundary and Floodway Map. Flood insurance is required of all homeowners who have federally subsidized loans.
- **Department of Water Resources (DWR):** DWR is the state agency responsible for managing and protecting California's water. DWR works with other agencies to benefit the state's people, and to protect, restore, and enhance the natural and human environments. DWR also works to prevent and respond to floods, droughts, and catastrophic events that would threaten public safety, water resources and management systems, the environment, and property.

Figure 4.6: FEMA Flood Hazard Zones



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## 4.4.2 POTENTIAL CHANGES IN FLOOD RISK IN FUTURE YEARS

### Likelihood of Future Occurrences

The 100-year floodplain is projected to increase to the 5-year floodplain along the coastline by 2050, with the most flooding occurring in low-lying areas, including the harbor area of Redondo Beach. Flooding has occurred both within the 100- and 500-year floodplains and in other localized areas. As land uses and climate conditions shift and as improvements are made to flood-control channels, the size of these flood zones is likely to change.

### Climate Change and Flooding

Although climate change may not change average precipitation levels significantly, scientists expect that it will cause more years with extreme precipitation events. This means that more years are likely to see intense storm systems that drop precipitation over a short enough period that overwhelms storm drain systems. Many of these storms are more likely to occur in the form of atmospheric rivers.

Because of this, floods are expected to occur more often in Redondo Beach and climate change may expand the parts of the city that are considered flood prone. Although there are no specific flooding projections for the city, flood events are expected to become more frequent, and it is possible that the areas subject to flooding will expand. There are some indirect effects of climate change that may also increase flooding in the city. Climate change is expected to increase the frequency and severity of droughts that cause soil to dry out and compact. When precipitation does return, more water runs off the surface than is absorbed into the ground, which can increase flooding.

While the risk and associated short- and long-term impacts of climate change are uncertain, experts in this field tend to agree that among the most significant impacts increases in the frequency and magnitude of flooding are likely to result from the increased heat and precipitation associated with climate change. Increases in damaging flood events will cause greater property damage, public health and safety concerns, displacement, and potential loss of life. Displacement of residents can include both temporary and long-term displacement, increase in home and renters' insurance rates, or restriction of insurance coverage in vulnerable areas.

## 4.4.3 SEA LEVEL RISE

Sea level rise is one of the direct impacts of climate change. As global temperatures rise, glaciers and other land ice regions near the north and south poles melt. As this water flows into the ocean, sea levels increase across the globe. High average temperatures can also cause ocean water to expand, causing an additional rise in sea levels. Sea level rise is a gradual process, taking place over years or decades. California Coastal Commission guidance suggests that sea levels will increase in most places along the coast by 6 to 10 inches by 2030, 13 to 23 inches by 2050, and 41 to 83 inches by 2100. However, it is possible that sea levels could rise faster than these projections. Along the Redondo Beach coastline, the Ocean Protection Council's *2018 California Sea Level Rise Guidance Update* states that sea levels are projected to rise by 22 inches by 2050 and 80 inches by 2100.

Ultimately, sea levels may rise enough to permanently inundate low-lying areas along the shoreline of Redondo Beach. Sea level rise threatens buildings and infrastructure, such as the Redondo Beach Pier, Harbor Drive, and buildings at the Marina, which may be temporarily or permanently flooded by water along the coastline. Structures built above the increased sea level can still be harmed if the higher water levels erode the soil supporting the structures, potentially making them unsafe and at risk of collapse. This can cause Yacht Club Way, Marina Way, and Portofino Way, which are all built on jetties or breakwaters, to become impassable, isolating businesses along these roads and harming economic drivers at the Marina. Natural systems, such as groundwater basins, may be disrupted by higher tide levels due to saltwater intrusion. Beaches are likely to become smaller as higher tide levels move farther inland.

Rising sea levels can also cause the coastal areas to flood more frequently and severely. Because ocean levels are at a higher level during normal conditions due to sea level rise, coastal floods such as king tides can reach further onto land. For example, a storm that has a one in ten chance of occurring in a given year (known as a ten-year storm) can create a temporary increase in sea levels of approximately 28 to 30 inches. This means that if sea levels rise by 24 inches during normal conditions, a ten-year storm event would create a temporary sea level rise of 52 to 54 inches. Higher sea levels can also give a “boost” to smaller floods that would not have been large enough to flood dry land during normal conditions, making shoreline flooding more frequent. During strong storms and king tides, coastal flooding can damage or destroy additional buildings in low-lying areas not affected by permanent sea level rise, disrupt transportation along Harbor Drive, and cause further harm to important economic assets such as coastal recreation and tourism sites. Figure 4.7 shows projected sea level rise levels in Redondo Beach by 2050 and Figure 4.8 shows projected sea level rise levels by 2100.<sup>2</sup>

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<sup>2</sup> The City and its consultant created Figure 4.7 and Figure 4.8 for the LHMP, which used the National Research Council’s *Sea-Level Rise for the Coasts of California, Oregon, and Washington: Past, Present, and Future* report published in 2012. In 2018, the Ocean Protection Council published updated sea level rise guidance for the California coast, which provides the projects used in the sea level rise description above. Therefore, Figure 4.7 and Figure 4.8 show slightly different sea level rise projections for 2050 and 2100.

Figure 4.7: Sea Level Rise in Redondo Beach by 2050



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Figure 4.8: Sea Level Rise in Redondo Beach by 2100



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**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.

Table 4.2: DTSC &amp; SWRCB Hazardous Materials Storage and Waste Sites

Site Name	Address	Program Type <sup>1</sup>
<b>DTSC Sites</b>		
1609-11 Ripley Lane	1609-11 Ripley Lane	Evaluation
Advanced Design & Construction	1740 Carlson Lane	Evaluation
AES – Redondo Beach Generating Station	1100a Harbor Drive	Corrective Action
California Delta Baker	604-612 Reynolds Lane	Evaluation
EPTC-Redondo	1100a Harbor Drive	Undergoing Closure
Lady Alice Cleaners	261 Avenida Del Norte	Evaluation
K&L Redondo Beach Partnership	2701-2741 Manhattan Beach Boulevard	Voluntary Cleanup
Northrop Grumman Space & Mission Systems	1 Space Park Blvd #140/2302	Corrective Action
Parisian Cleaners	400 Diamond Street	Evaluation
<b>SWRCB Sites</b>		
SCE - Redondo Generating Station	1100 Harbor Drive	Cleanup Program
South Bay Southern Shopping Center	1815 Hawthorne Blvd #201	Cleanup Program
Beryl Site	1272 Beryl Street	Cleanup Program
The Foundry	2829 W 190th Street	Cleanup Program
Coury & Son Cleaners (Former)	1232 Beryl Street	Cleanup Program

Source: Department of Toxic Substances and Control and California State Water Resources Control Board, 2023.

Notes:

1. Program types are defined in the Department of Toxic Substances Control EnviroStor – Glossary of Terms, located at <https://www.envirostor.dtsc.ca.gov/public/EnviroStor%20Glossary.pdf>.

Most hazardous materials in the region are transported on truck routes along major roadways, such as Highway 1 and I-405 that pass-through Redondo Beach. The most vulnerable areas along these routes are considered the intersections, on-/off-ramps, and interchanges. In 2011, a shipping container containing pesticides was damaged while passing through Redondo Beach on Marine Avenue, causing a hazardous materials release.

There have been very few incidents in the past where hazardous materials have been released in Redondo Beach. In February 2016, an incident at a building owned by Northrop Grumman prompted evacuations of the building. Although no known methane leaks have occurred in Redondo Beach, the largest methane leak in the United States occurred in Los Angeles County when 79,000 metric tons of methane was released in 2016.

Hazardous materials and waste within Redondo Beach are managed by the Certified Unified Program Agency (CUPA), a local administrative agency within the Los Angeles County Fire Department. The CUPA consolidates, coordinates, and makes consistent the regulatory activities of several hazardous materials and hazardous waste programs, including the Hazardous Waste Generator Program, the Hazardous Materials Release Response Plans and Inventory Program, the

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.

Furthermore, the city is not within a wildland urban interface. The wildland-urban interface is an area where buildings and infrastructure (e.g., cell towers, schools, water supply facilities) mix with areas of flammable wildland vegetation. The nearest identified High and Very High FHSZs are in Palos Verdes and Rolling Hills to the south. Consequently, the primary type of fire that is of concern to Redondo Beach are structural fires.

Wildfire potential for Los Angeles County is typically greatest in the months of August, September, and October, when dry vegetation coexists with hot, dry Santa Ana winds. However, fires with conflagration potential can occur at any time of the year. Seasonal drought conditions exacerbate fire hazards. These regional wildfires can bring smoke and ash to Redondo Beach, especially during Santa Ana wind events.

### 4.6.1 WILDFIRE SMOKE



**Definition**

**Conflagration.**

A large disastrous fire that destroys a large amount of land and property.

While Redondo Beach itself is not at a substantial direct risk to wildfire, increasing regional fire frequency can create recurring air quality degradation events, leading to negative health effects, such as respiratory and cardiovascular illnesses. Wildfire smoke consists of a mix of gases and fine particulate matter from burning vegetation and materials. The pollutant of most concern from wildfire smoke is fine particulate matter (PM<sub>2.5</sub>). PM<sub>2.5</sub> from wildfire smoke is damaging to human health due to its ability to deeply penetrate lung tissue and affect the heart and circulatory system. Although wildfire smoke presents a health risk to everyone, sensitive groups may experience more severe acute and chronic symptoms from exposure to wildfire smoke such as children, older adults, people with chronic respiratory or cardiovascular disease, or low-resourced people of color.

### 4.6.2 STRUCTURAL FIRES



**At-A-Glance**

Redondo Beach Fire Department personnel:

- 1** fire chief
- 3** fire division chiefs
- 13** fire captains
- 12** fire engineers
- 21** fire paramedics
- 6** firefighters
- 3** deputy harbor masters
- 3** harbor patrol officers
- 1** hazardous materials inspector

As mentioned above, the primary fire risk in Redondo Beach is from structural fires. These fires occur in built-up environments, destroying buildings and other human-made structures. These disasters are often due to faulty wiring or mechanical equipment, combustible construction materials, or the absence of fire alarms and fire sprinkler systems. Structural fires are largely from human accidents, although deliberate fires (arson) may be a cause of some events. Older buildings that lack modern fire safety features may face greater risk of damage from fires. To minimize fire damage and loss, the City’s Fire and Building Codes, based on the California Fire and Building Codes, sets standards for building and construction. These codes require the provision of adequate water supply for firefighting, fire-resistant construction, and minimum street widths, among other standards. Fire prevention awareness programs and fire drills are conducted to train residents to respond quickly and correctly to reduce injury and losses during fires.

### 4.6.3 FIRE PROTECTION

Fire protection in Redondo Beach is provided by the City of Redondo Beach Fire Department. The Redondo Beach Fire Department coordinates the city’s emergency preparedness program to plan and train for disaster situations, such as earthquakes and tsunamis. The City of Redondo Beach also maintains comprehensive Mutual Agreements for fire protection and emergency medical aid services with the contiguous cities of Hermosa Beach, Manhattan Beach, El Segundo, Torrance, and Los Angeles County. This agreement provides the shortest possible emergency response time, and includes training, arson investigation, communications, and weekly administrative

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.

**#181**

Posted by **Rutan** on **03/22/2024** at **5:40pm** [Comment ID: 118] - [Link](#)

*Question | FAR*

*Agree: 0, Disagree: 0*

What is the existing FAR for the improvements at Fire Station #2?

**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"

drought. As of December 2021, most of Los Angeles County, including Redondo Beach, was classified as being in “severe” drought.

Redondo Beach’s water supply comes from the California Water Service, Hermosa-Redondo District via three main sources: groundwater, imported water, and recycled water. Based on the *2020 Urban Water Management Plan* the Hermosa-Redondo District obtains approximately 4 percent of its water from the West Coast Basin’s Silverado aquifer, 94 percent of its water from the West Basin Municipal Water District, which is a member agency of the Metropolitan Water District of Southern California, and two percent of its water from recycled sources in the Hermosa-Redondo District. The Metropolitan Water District of Southern California obtains water from the State Water Project and Colorado River, which may experience a reduction in water supply during drought conditions.

## Potential Changes to Drought in Future Years

### LIKELIHOOD OF FUTURE OCCURRENCE

Drought is different than many of the other natural hazards in that it is not a distinct event and usually has a slow onset. Drought can severely impact a region both physically and economically, affecting different sectors in different ways and with varying intensities. Adequate water is the most critical issue for commercial and domestic use. As the population in the city continues to grow, so will the demand for water.

Based on historical information, the occurrence of drought in California, including Los Angeles County, is cyclical, driven by weather patterns. Drought has occurred in the past and will occur in the future. Periods of actual drought with adverse impacts can vary in duration, and the period between droughts is often extended. Although an area may be under an extended dry period, determining when it becomes a drought is based on impacts to individual water users. The impacts from drought include reduction in water supply and water quality.

Reduced winter precipitation levels and warmer temperatures have greatly decreased the size of the Colorado River Basin and Sierra Nevada snowpack (the volume of accumulated snow), which in turn makes less fresh water available for communities throughout California, including the imported water supply for Redondo Beach. Continued decline in the Sierra Nevada snowpack volume is expected, which may lead to lower volumes of available imported water. Groundwater supplies are usually buffered from shorter-term drought conditions, although long-term chronic drought conditions can cause a decline in groundwater levels. Local groundwater supplies are replenished by natural processes.

### CLIMATE CHANGE AND DROUGHT

Although droughts are a regular feature of California’s climate, scientists expect that climate change will lead to more frequent and more intense droughts statewide. Overall, precipitation levels are expected to stay similar, and may even increase in some places. However, the state’s current data indicates that there will be more years with extreme levels of precipitation, both high and low, as a result of climate change. This is expected to cause more frequent and intense droughts compared to historical norms. Higher air temperatures are expected to increase evaporation, causing more water loss from rivers and creeks, along with less precipitation falling

as snow and faster melting of the snowpack in the Sierra Nevada. These factors are likely to exacerbate drought conditions.

### 4.7.2 EXTREME HEAT HAZARDS

While there is no universal definition of extreme heat, California guidance documents define extreme heat as temperatures that are hotter than 98 percent of the historical high temperatures for the area, as measured between April and October of 1961 to 1990. Days that reach this level are called extreme heat days. In Redondo Beach, the extreme heat threshold is 90.8 °F. An event with five extreme heat days in a row is called a heat wave. Warm nights are considered nights that do not reach below a certain threshold, preventing relief from extreme heat days. The warm night threshold in Redondo Beach is 67.9 °F.

Health impacts are the primary concern with this hazard, though economic impacts are also an issue. The Centers for Disease Control and Prevention (CDC) recognizes extreme heat as a substantial public health concern. Historically, the National Oceanic and Atmospheric Administration's data indicates that about 175 Americans succumb to the demands of summer heat, although this number has increased in recent years. From 2004 to 2018, studies by the U.S. Department of Health and Human Services indicate that there is an average of 702 deaths annually that are directly or indirectly linked to extreme heat.

Extreme heat events are dangerous because people exposed to extreme heat can suffer several heat-related illnesses, including heat cramps, heat exhaustion, and (most severely) heat stroke. Elderly persons, households in poverty, small children, persons with chronic illnesses, those on certain medications or drugs, and persons with weight and alcohol problems are particularly susceptible to heat reactions. The elderly and individuals below the poverty level are the most vulnerable to extreme heat. The individuals residing in nursing homes and elder-care facilities are especially vulnerable to extreme heat events if power outages occur, and air conditioning is not available. In addition, individuals below the poverty level may be at increased risk to extreme heat if use of air conditioning is not affordable. Areas like Redondo Beach with lower extreme heat thresholds than many other communities are not necessarily at lower risk, as persons and community assets accustomed to cooler temperatures may be less prepared for extreme heat events. Outdoor workers in construction or landscaping are also much more exposed to the elements than most people, so they are more susceptible to extreme heat conditions and the potential illnesses associated with extreme heat.

Indirectly, extreme heat puts more stress on power lines, causing them to run less efficiently. The heat also causes more demand for electricity (usually to run air conditioning units), and in combination with the stress on the power lines, may lead to brownouts and blackouts.

### **Potential Change to Extreme Heat and Human Health Hazards in Future Years**

#### **LIKELIHOOD OF FUTURE OCCURRENCE**

Extreme heat tends to occur on an annual basis and is likely to continue occurring annually. As Redondo Beach is in western Los Angeles County and at relatively low elevation, extremely high temperatures will continue to be more common.

## CLIMATE CHANGE AND EXTREME HEAT AND HUMAN HEALTH HAZARDS

The warmer temperatures brought on by climate change are likely to cause an increase in extreme heat events. Depending on the location and emissions levels, the state Cal-Adapt database indicates the number of extreme heat days is expected to rise from a historical annual average of 4 extreme heat days per year to 7 by the mid-century (2035 to 2064), and an average of 17 by the end of century (2070 to 2099).

Overall, Redondo Beach is expected to see an increase in the average daily high temperatures. Although the temperature increases may appear modest, the projected high temperatures are substantially greater than historical norms. These increases also make it more likely for an extreme heat day to occur. As temperatures increase, Redondo Beach residents will face increased risk of death from dehydration, heat stroke, heat exhaustion, heart attack, stroke, and respiratory distress caused by extreme heat.

### 4.7.3 SEVERE WEATHER

Severe weather is generally any destructive weather event, but usually occurs in Redondo Beach as localized storms that bring heavy rain, hail, lightning, and strong winds. Severe weather is usually caused by intense storm systems, although types of strong winds can occur without a storm. The types of dangers posed by severe weather vary widely and may include injuries or deaths, damage to buildings and structures, fallen trees, roads and railways blocked by debris, power lines downed by fallen trees, and fires sparked by lightning. Severe weather often produces high winds and lightning that can damage structures and cause power outages. Lightning from these storms can ignite wildfires and structure fires that can cause damage to buildings and endanger people. Objects such as vehicles, structures, fences, telephone poles, or trees can also be struck directly by lightning, which may result in an explosion or fire. In Los Angeles County, most severe weather is linked to high winds. High winds, often accompanying severe storms, can cause significant property damage, threaten public safety, and have adverse economic impacts from business closures and power loss. In Redondo Beach, high winds can also cause taller waves that travel farther inland, damaging infrastructure and buildings in the harbor and along the beach.

Santa Ana winds have caused large amounts of damage and increased the fire damage level dramatically. Santa Ana winds are generally defined as warm, dry winds that blow from the east or northeast (offshore). These winds occur below the passes and canyons of the coastal ranges of Southern California. The complex topography of Southern California, combined with various atmospheric conditions, creates numerous scenarios that may cause widespread or isolated Santa Ana events. Commonly, Santa Ana winds develop when a region of high pressure builds over the Great Basin (the high plateau east of the Sierra Nevada and west of the Rocky Mountains, including most of Nevada and Utah). Santa Ana winds commonly occur between October and April with December having the highest frequency of events. Summer events are rare. Wind speeds are typically north to east at 40 miles per hour (mph) through and below passes and canyons with gusts to 58 mph. Stronger Santa Ana winds can have gusts greater than 69 mph over widespread areas and, in rare instances, gusts greater than 115 mph in specific areas. Frequently, the strongest winds in the basin occur during the night and morning hours due to the absence of a sea breeze.

All wind events, including Santa Ana winds, pose several different types of threats. By themselves, the winds pose a threat to the health of people and structures in the county. Dust and plant pollen

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.

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Photo source: Riviera Village BID

## 5 NOISE ELEMENT

As a city that promotes the wellness and health of residents, Redondo Beach aims to protect residents' quality of life by reducing excessive or harmful noise. A base level of noise as part of life in an urban environment can be normal and healthy, but noise events that disturb the peace of residents can lead to negative health outcomes. The urban environment contains a variety of noise sources that affect the way people live and work. Some types of noise are only short-term irritants, like construction equipment or a leaf blower. However, certain noise sources, such as freeways, roads, aircraft, and trains, are permanent fixtures in the community, adversely affecting its quality of life.

The purpose of the Noise Element is to appraise noise levels in the community, prepare noise contours to guide land use decisions and establish measures that address current and future noise impacts. This element works to ensure that the city mitigates and limits the exposure of the community to excessive noise levels in noise-sensitive areas and at noise-sensitive times of day.

## 5.1 Introduction



### Community Consideration

Through the community engagement process for this General Plan, including community workshops, City Council Hearings, and GPAC meetings participants identified numerous noise-related considerations and values that they believe should form the basis of and be addressed by this element. Specifically, participants highlighted the following topics, areas of concern, and community strengths:

- Noise adjacency issues and land use incompatibility
- Reduce impact of noise from traffic on residences and other sensitive uses
- Limit impact of Metro expansion on existing homes
- Need for improved enforcement of noise standards
- Need to reduce nuisance noise

Noise is defined as unwanted sound. It can be anything from a barking dog to the pounding of a jackhammer and can disrupt the way people live and work in the community. Many sources of noise, such as vehicle traffic, also produce vibration, which can adversely affect health and well-being. Because of these known effects of noise and vibration, local, state, and federal government agencies have established noise thresholds to protect public health and safety.

The purpose of the Noise Element is to ensure and maintain the community’s desired quality-of-life and character through noise compatibility. This element identifies and assesses the community’s existing noise environment and provides guidance to proactively reduce noise and land use compatibility problems considerate of future noise contours. The element addresses key noise and vibration issues that include general community noise concerns, land use and noise compatibility, and stationary and mobile noise sources. The goals and policies included in this element provide the framework to achieve and maintain acceptable noise levels associated with various land uses and activities to support the existing regulations mitigating noise.

### 5.1.1 NOISE ELEMENT REQUIREMENTS

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.

Noise contours need to reflect these sources and must be stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn) based on noise monitoring or following generally accepted noise modeling techniques.

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.”

## 5.2 Community Noise Exposure

### 5.2.1 EXISTING CONDITIONS

The greatest source of noise throughout Redondo Beach is vehicle traffic on the I-405 freeway, Pacific Coast Highway, and the city’s major arterial streets. Designated truck routes on the city’s major arterials limit noise nuisances from heavy truck traffic in other areas of the city.

Additional major noise sources are rail and Metrolink trains and fixed and on-site mobile equipment at industrial uses, as shown on Figure 5.1, *Major Sources of Noise*.

Other uses such as, parks with active sports fields; playgrounds; athletic and music events; mechanical equipment like heating, ventilation, and air conditioning systems; loading docks and other delivery-related activities, and businesses like car washes, automobile repair including autobody repair, animal board and care, nightclubs, fire stations, outdoor dining, and drive-throughs, can also create noise nuisance concerns when in proximity to sensitive land uses. Finally, the City occasionally experiences noise impacts from aircraft departing from and arriving at area airports (Hawthorne Municipal Airport, Torrance Airport, and Los Angeles International Airport).

### Key Noise Measurement Terms

#### dBA, A-Weighted Sound Level

Sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network, which de-emphasizes very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.

#### Leq - Equivalent Energy Noise Level

The average acoustic energy content of noise for a stated period of time. Thus, the Leq of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this indicator is not affected by whether the noise occurs during the day or at the night.

#### Ldn - Day-Night Average Level.

The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m.

#### CNEL - Community Noise Equivalent Level

A 24-hour average Leq with a 10 dBA “weight” added to noise during the hours of 10:00 PM to 7:00 AM, and a 5 dBA “weight” added during the hours of 7:00 PM to 10:00 PM to account for increased noise sensitivity in the evening and nighttime.

### Stationary sources of noise

Stationary sources of noise include:

- Car washes
- HVAC equipment
- Deliveries
- Nightclubs
- Any use where proximity to sensitive land uses can create noise nuisance concerns

## 5.2.2 FUTURE CONDITIONS

The greatest sources of future noise are expected to remain the same, though initiatives to increase the use and adoption of electric vehicles and trucks may reduce mobile noise levels.

Major noise sources, shown on Figure 5.1, *Major Sources of Noise*, are expected to remain the same, with the exception of rail service. Metro is exploring options to extend service from the current terminus in the northeast corner of the city south to a station near the Galleria. If service is extended via the existing rail right-of-way, adjacent land uses may experience increased noise and vibration issues due to increased frequency of service, extended service hours, and the use of different train cars.

Roadway noise contours were developed for future conditions, as shown in Figure 5.2, *Future Roadway Noise Contours*. Future noise contours are based on the modeled traffic patterns projected for the year 2050 if the land use element is implemented. The noise contours represent the maximum possible noise levels produced by vehicular traffic and do not account for building placement, traffic speeds, or the attenuating effects of walls, structures, and terrain features that might intervene between the roads and any location of interest. As such, noise levels may vary depending on said sound impedance. The contours shown on the map illustrate traffic noise conditions within the 60-70+ dBA noise levels.

### LA Metro Extension

In January 2023, LA Metro released a Draft Environmental Impact report analyzing three(3) potential alignments for the Metro expansion to Torrance, including a new stop at the South Bay Galleria in Redondo Beach.

Two of the alignments would travel along the existing rail right-of-way adjacent to residential areas in Lawn 182 Redondo Beach and Torrance. One alignment proposed running the Metro at-grade, while the second alignment proposed a below-grade trench.

The third alignment proposed routing the Metro along an elevated track within the Hawthorne Boulevard right-of-way.

The City of Redondo Beach opposes the use of the existing rail right-of-way and supports the alignment along Hawthorne Boulevard.

Image source:  
C Line (Green) Extension to Torrance, DEIR, January 2023  
Los Angeles County Metropolitan Transportation Authority



#182

Posted by **Dean S** on **03/13/2024** at **1:49am** [Comment ID: 28] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Residential alignment (better known as the right-of-way) is unacceptable and should be stated as such.

## 5.3 Noise Standards

Certain land uses are more sensitive to noise and vibration. Residential uses, schools, health care centers, libraries, senior housing, places of worship, and recreational areas are more sensitive to noise than commercial and industrial uses. Siting new development of any of these sensitive receptors in the vicinity of substantial traffic or other noise-intensive uses is considered a land use conflict.

The California Building Code and the City of Redondo Beach Noise Regulation ordinance, contained in Chapter 24 of the City’s municipal code, are the primary tools the City uses to regulate new development and set and enforce noise standards to maintain a pleasant noise environment in the city.

### 5.3.1 NOISE LEVEL EXPOSURE AND LAND USE COMPATIBILITY GUIDELINES

Table 5.1. Maximum permissible sound levels by land use category reflects the City’s adopted noise standards.

The City’s primary focus is to minimize noise problems in areas sensitive to noise because the majority of land in Redondo Beach is fully established. The City is exploring options to mitigate existing noise problems, while it seeks to prevent new noise problems through careful review of development permits.

Noise control measures may include a combination of noise abatement options (e.g., insulation, physical barriers, landscaping, mechanical dampening, and technological solutions), design techniques (e.g., site planning, building orientation and design, interior layout, and setbacks), the review of established noise emission or insulation standards for the various land uses, and other mitigation strategies (e.g., staggered operating hours) to ensure a compatible noise environment for various land uses.



#### Typical Noise Levels

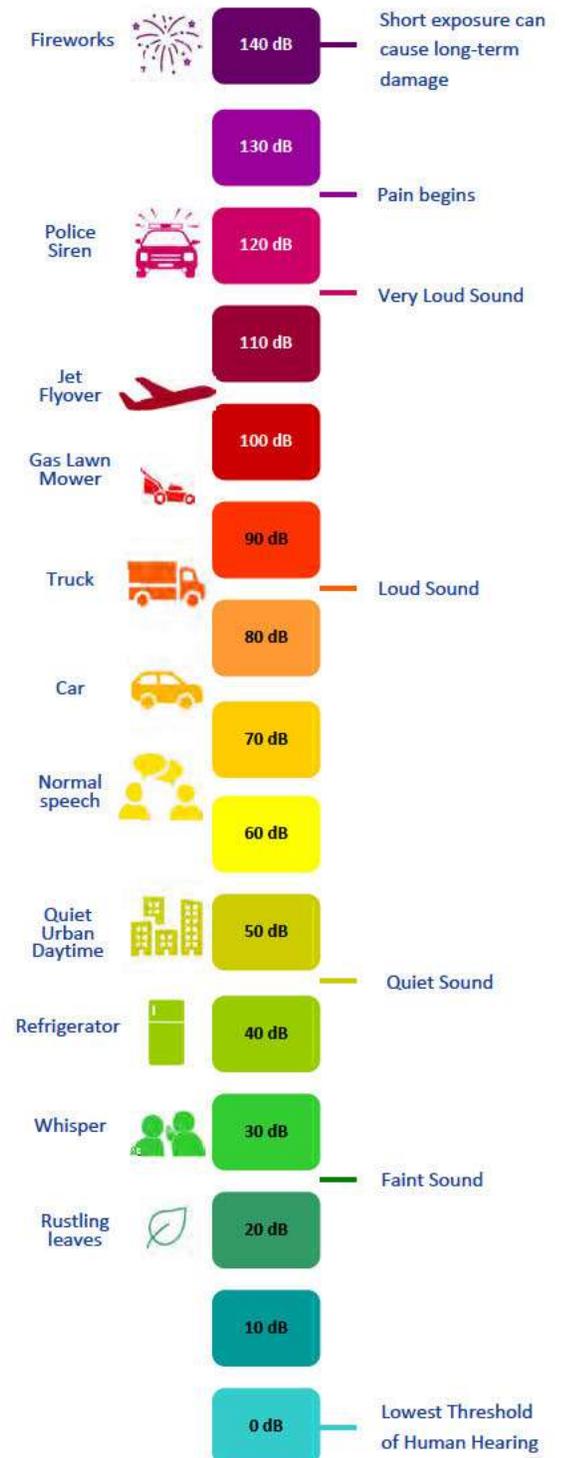


Table 5.1: Maximum permissible sound levels by land use category

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	
		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 <sup>2</sup> (MU-TC, MU-1, MU-2)	55 dB <sup>2</sup>	60 dB <sup>2</sup>	n/a	
	Commercial <sup>2</sup> (MU-TC, MU-1, MU-2)	60 dB <sup>2</sup>	65 dB <sup>2</sup>	n/a	
Industrial	Mixed Industrial <sup>3</sup> (I-3, IF)	60 dB <sup>3</sup>	65 dB <sup>3</sup>	n/a	
	Light Industrial <sup>3</sup> (I-1, I-2)	70 dB <sup>3</sup>	70 dB <sup>3</sup>	n/a	
Public / Institutional / Open Space	Public / Institutional (PI) <sup>4</sup>	Presumed ambient levels shall be consistent with that of the lowest adjacent land use district <sup>4</sup>		School	
	Parks (OS) <sup>4</sup> <span style="color: blue; font-weight: bold;">183</span>			n/a	45 dB
				Open Space (OS) <sup>5</sup>	n/a
	Public / Utility (U) <sup>5</sup>	n/a	n/a	n/a	

Notes:

- 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.
- 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.
- 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.
- 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.
- 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.

## #183

Posted by **Dean S** on **03/13/2024** at **1:51am** [Comment ID: 29] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Parks have become increasingly loud with sports and amplified music. Strict noise level reductions must occur after 6pm for families.

## #184

Posted by **Dean S** on **03/13/2024** at **1:52am** [Comment ID: 30] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Hospital is for completeness? There are no hospitals in Redondo Beach.

### 5.3.2 REDONDO BEACH NOISE STANDARDS

The City's Municipal Code, under Chapter 24, is the established local ordinance that provides community noise levels exposure and regulations. This ordinance acts as Redondo Beach's primary instrument to enforce and regulate general and specific types of noise within in the City such to protect residences, businesses, institutional uses, and parks, recreation and conservations areas from excessive levels of noise and limit unnecessary, excessive, and annoying sounds emanating from all areas of the City.

### 5.3.3 STATE OF CALIFORNIA BUILDING CODE

The State of California's noise insulation standards are codified in the California Code of Regulations, Title 24, Building Standards Administrative Code, Part 2, California Building Code (CBC). These noise standards are applied to new construction in California for the purpose of ensuring that the level of exterior noise transmitted to and received within the interior living spaces of buildings is compatible with their comfortable use. All new construction in the City is required to meet these standards.

## 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. 185
  
- 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

## #185

Posted by **briannaje** on **04/15/2024** at **11:29pm** [Comment ID: 213] - [Link](#)

*Suggestion | Circulation*

*Agree: 0, Disagree: 0*

Metro has plans to make the route quiet-zone ready for freight and light rail trails to reduce noise and reduce train horns. Upgraded trackwork for freight will also reduce noise and vibrations. Light rail trains are quiet (<70 dB) which is quieter than most busy streets like PCH, Inglewood, and Aviation.

Figure 5.1: Major Sources of Noise



#186

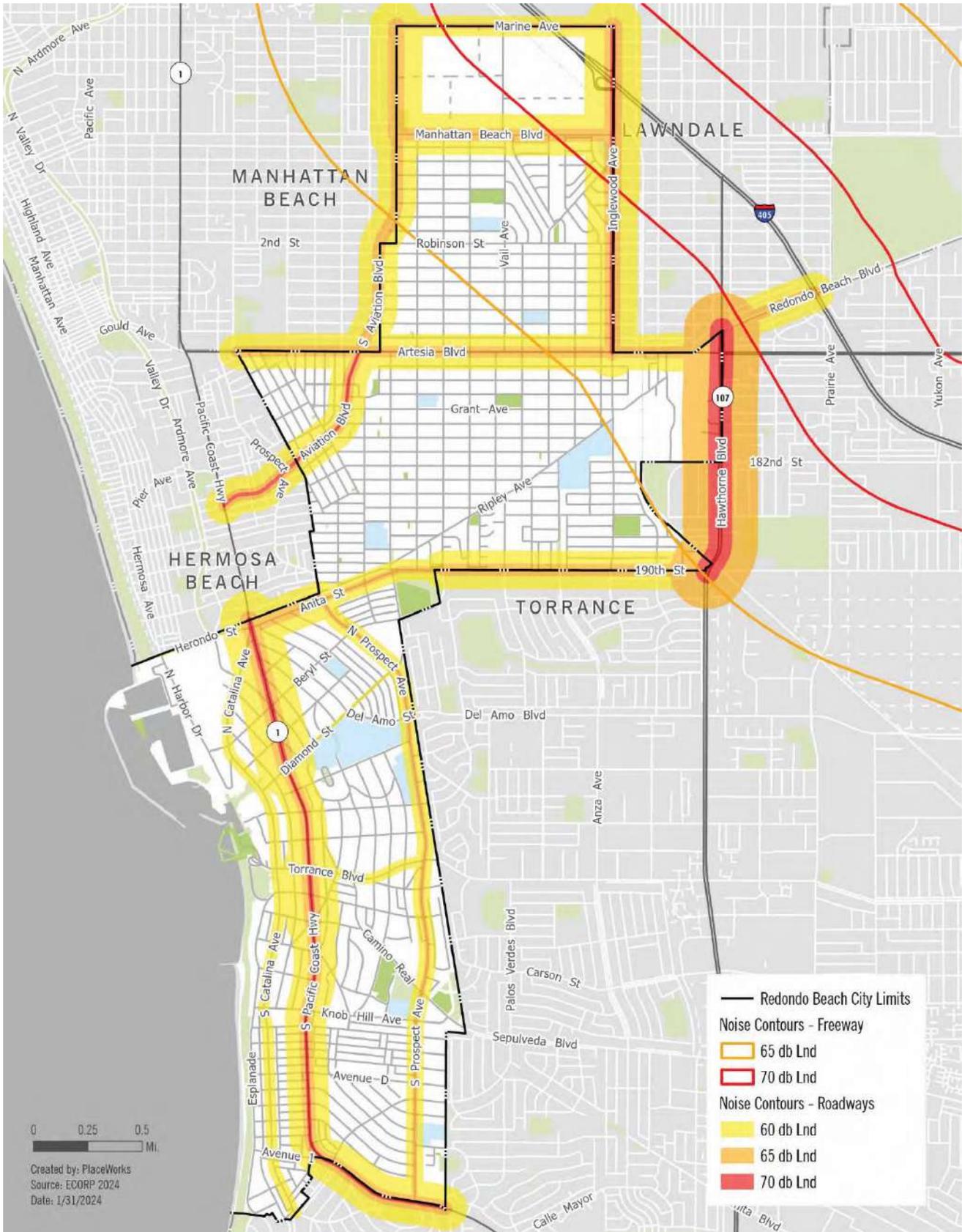
Posted by **briannaje** on **04/15/2024** at **11:27pm** [Comment ID: 212] - [Link](#)

*Suggestion / Noise*

*Agree: 0, Disagree: 0*

The Beach Life Festival is a major source of noise for 2 weekends per year. Additional music concerts at the pier and businesses are also noise sources during the summer.

Figure 5.2: Future Roadway Noise Contours



# 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

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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

## Redondo Beach General Plan

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.

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##### 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).

**#187**

Posted by **Amy Russell** on **04/11/2024** at **11:24am** [Comment ID: 174] - [Link](#)

*Suggestion | Housing*

*Agree: 0, Disagree: 0*

I object to the City plan to site 8000 units in North Redondo to satisfy the City's Housing Element plan with the State. Zero in South Redondo. THAT IS SIMPLY UNFAIR. I will vote NO on the General Plan in protest and encourage all North Redondo residents to do the same.

This approach will let the city minimize impact to South Redondo for the foreseeable future at the expense of North Redondo residents.

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 <sup>2</sup>	Hotel Rooms <sup>3</sup>	Hospital Beds <sup>4</sup>
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 <sup>1</sup>	318.7	8.0%	-	5,239,913 <sup>1</sup>	-	-	14,971	-	789	-
Industrial <sup>5</sup>	263.3	6.6%	-	4,978,121	-	-	8,297	-	-	-
Institutional <sup>6</sup>	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%	-	-	-	-	-	-	-	-
<b>Grand Total</b>	<b>3,973.0</b>	<b>100%</b>	<b>30,431</b>	<b>11,826,277</b>	<b>28,945</b>	<b>70,311</b>	<b>28,638</b>	<b>9,803</b>	<b>789</b>	<b>201</b>

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

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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	-	-
<b>Total</b>	<b>33,223</b>	<b>16,334,192</b>

Source: City of Redondo Beach General Plan Land Use Element, 1992

## #188

Posted by **StopBCHD Community** on **03/28/2024** at **1:54pm** [Comment ID: 138] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

StopBCHD Group Comment

Back in early 2022, City staff along with the City Council were forced by a State law change to add rigor and pre-published standards to development in the City. One of the few land use/zonings with significant Planning Commission discretion was in the public sector.

For example, P-CF (Public - Community Facilities) zoning had only subjective standards on how much building could be crammed onto a P-CF zoned lot. The Planning Commission was free to allow only 1 story, or 10 stories. The Planning Commission could enforce an FAR (Floor Area Ratio) of 0.1 or 2.0. Essentially, there were no objective rules for P-CF development.

“A design standard that involves no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.” (California Government Code, Section 65913.4)

As a result, the Council provided a base FAR of 0.75 for P/I public-institutional land use and allowed for a 1.25 FAR in certain areas of City owned property for public services development. This was merely a conformance with the change in State law and provided the required objective standards.

BCHD has elected to claim this is “spot zoning” and is a taking from the District. By law, that is not true. The prior flexibility used by the Planning Commission no longer meets State law. Furthermore, the Planning Commission was free under the prior Redondo Beach Code to issue BCHD an FAR of 0.5 for future development. That would have been completely compliant with City Code. So BCHD is actually better off with 0.75 than with subjective standards.

City Staff and Council provided the FAR 0.75 base FAR and 1.25 limited FAR to the General Plan Advisory Committee (GPAC) in March of 2022. The draft document was provided to the members and the public three times, in March, August and September. How it could be that few GPAC members bothered to review the draft document throughout 2022 is simply astounded. Some did, and they even filed comments.

For the protection of the surrounding public, the City should roll back the FAR for P/I to 0.75 uniformly.

## #189

Posted by **StopBCHD Community** on **03/28/2024** at **6:24pm** [Comment ID: 140] - [Link](#)  
*BCHD*

*Agree: 0, Disagree: 0*

StopBCHD Group Comment

It's not at all clear that BCHD intends to use the P-CF zoning for PUBLIC use. It appears that BCHD plans to lease 3 acres to a 100% private entity for 95 years for commercial use. BCHD's estimates show that 80% of the use will be by non-residents.

<https://www.stopbchd.com/post/only-bchd-preserve-public-space-by-leasing-it-to-a-100-private-developer-for-95-years>

# 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
<b>Grand Total</b>		<b>3,973.0</b>	<b>100%</b>	<b>N/A</b>	<b>32,504</b>	<b>30,883</b>	<b>75,046</b>	<b>16,312,887</b>	<b>33,174</b>

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**

$$[\text{net change in units}] = ([\text{parcel acreage}] \times [\text{anticipated density for land use designations}]) - [\text{existing units}]$$

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**

$$[\text{net change in units}] = ([0.50 \times \text{parcel acreage}] \times [\text{anticipated density for land use designations}]) - [\text{existing units}]$$

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. 190<sup>th</sup> 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)**

## Redondo Beach General Plan

(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**

**[net change in square footage] = ([parcel square footage] x [anticipated FAR]) – [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: [non-residential building square footage] / [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 <sup>1</sup>
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) <sup>2</sup>	191	160,520 <sup>2</sup>

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 Financials 190 which includes 157 assisted living facilities, and approx.. 160,520 sq. ft. of 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.

## #190

Posted by **Rutan** on **03/25/2024** at **5:18pm** [Comment ID: 121] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

The Beach Cities Health District (BCHD) Healthy Living Campus Master Plan and its accompanying Environmental Impact Report (EIR) were crafted with a singular focus—to assess environmental impacts in compliance with the California Environmental Quality Act (CEQA). At no juncture did these documents entertain the notion of a Floor Area Ratio (FAR) of 0.75 for the BCHD campus. They were never intended to function as tools for land use planning or to influence General Plan redesignations. Thus, any attempt to use EIR to justify a redesignation to a 0.75 FAR is inappropriate and beyond the scope of its original purpose.. Moreover, imposing a maximum FAR of 0.75 could derail the development of the project that underwent exhaustive analysis within the EIR, thereby subverting the very intent of the environmental review process.

## #191

Posted by **Ann Wolfson** on **04/15/2024** at **12:11am** [Comment ID: 184] - [Link](#)

*Question | BCHD*

*Agree: 0, Disagree: 0*

Why is the Beach Cities Health District project on PI on this table? The proposed units are not considered housing per RHNA. The project has not come to the City of Redondo Beach for conditional use permit.

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)
<b>Single-Family Residential</b>			
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
<b>Multi-Family Residential</b>			
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
<b>Mixed Use</b>			
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	
<b>Housing Element Residential Overlays</b>			
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)
<b>Commercial</b>			
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 <sup>1</sup>	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
<b>Industrial</b>			
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
<b>Public / Open Space</b>			
PI: Public/Institutional <sup>2</sup>	FAR 0.75	See Table 193	
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 estimate:

## #192

Posted by **Dean S** on **03/13/2024** at **1:56am** [Comment ID: 32] - [Link](#)

*Suggestion | FAR*

*Agree: 0, Disagree: 0*

1.0 seems good, since I are usually NOT in residential.. Limit to 0.75 in residential areas.

## #193

Posted by **Dean S** on **03/13/2024** at **1:55am** [Comment ID: 31] - [Link](#)

*FAR*

*Agree: 0, Disagree: 0*

Recommend 0.75 max at all PI. Most are close to residential and should not be allowed to exceed the modest FAR.

TABLE 7. Proposed Land Use Plan Anticipated Density and Intensity

Land Use Designation	Acres	% Total Acres	Dwelling Units <sup>2</sup>	ADUs <sup>3</sup>	Occupancy	Households	PPH	Population <sup>4</sup>	Non-Residential Bldg SQ FT <sup>5</sup>	Employment <sup>6</sup>
<b>Single-Family Residential</b>										
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
<b>Multi-Family Residential</b>										
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
<b>Mixed Use</b>										
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
<b>Housing Element Residential Overlays</b>										
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	-	95.1%	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	-	-
<b>Commercial</b>										
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: Commercial <sup>1</sup>	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
<b>Industrial</b>										
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
<b>Public / Open Space</b>										
PI: Public/Institutional <sup>1</sup>	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	-	-	-
<b>Total</b>	<b>3973.0</b>	<b>100%</b>	<b>34,763</b>	<b>624</b>		<b>33,314</b>		<b>78,978</b>	<b>17,508,276</b>	<b>36,627</b>

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.

## 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	
<b>Noise</b>				
IM-INT-1	<b>Staff Training.</b> 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	<b>Large Projects.</b> 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	<b>Local Partnerships.</b> 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	
<b>Balance</b>				
IM-LU-01	<p><b>Zoning ordinance update.</b> 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.</p> <p>Periodically review and update the City's building and development codes and regulations to ensure that they incorporate best practices.</p> <p>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).</p>	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	<p><b>Local Coastal Plan (LCP) update.</b> Update the LCP to ensure compatibility with the City's General Plan</p>	LU-1.1	Community Development	Short term
IM-LU-03	<p><b>Periodic review.</b> Periodically review, revise and update the General Plan.</p>	LU-1.1	Community Development	Mid, on-going
IM-LU-04	<p><b>Community benefits.</b> 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.</p>	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	<p><b>Universal access.</b> Evaluate the feasibility of developing standards that require a percentage of units in new residential development projects to incorporate universal design principles.</p>	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	<b>Inclusionary housing.</b> 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	<b>Local preference.</b> 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	<b>Open space acquisition funds.</b> 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	<b>Annual review.</b> 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	<b>Facilities to support lifelong learning.</b> 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	<b>School sites.</b> 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	<b>Community serving commercial retail &amp; service diversity impact analysis.</b> 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	<b>Expanded design guidelines.</b> 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

**Land Use Element Implementation Actions**

Implementation Action	Applicable Policy	Responsible Department	Time Frame
IM-LU-14 <b>Redondo Beach objective design standards and applicant guidelines.</b> 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 <b>Monitor.</b> 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 <b>Code enforcement.</b> 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 <b>Underground utilities.</b> 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 <b>Signage ordinance.</b> Update the sign ordinance to incorporate measures that reduce visual clutter.	LU-2.4	Community Development	Mid term
IM-LU-19 <b>Master Plan of Signage.</b> 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 <b>Gateways.</b> 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 <b>Streetscape improvements.</b> 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 <b>Funding for placemaking.</b> 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	<b>Parking.</b> 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	<b>Emerging technology.</b> 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	<b>Bicycle parking.</b> 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	<b>Cross-access.</b> 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	<b>Community advertising.</b> 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
<b>Compatibility</b>				
IM-LU-28.	<b>Building massing.</b> 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	<b>Industrial standards.</b> 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	<b>Police review.</b> 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	<b>South Bay Bicycle Master Plan.</b> 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	<b>Adequate infrastructure.</b> 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	<b>Utility corridors.</b> 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	<b>Public noticing.</b> 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	<b>Public hearings.</b> 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	<b>On site open space.</b> 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	<b>Health in corridors.</b> 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.	<p><b>Circulation Element Update.</b> Update Circulation Element of the General Plan to include:</p> <ul style="list-style-type: none"> <li>• Confirmation or update of the Master Plan of Streets</li> <li>• Consistency with land uses.</li> <li>• 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</li> </ul>	LU-3.6, LU-3.8, LU- 4.3	Community Development, Public Works	Short term
194 IM-LU-39 195	<p><b>Health partnerships.</b> Identify health care providers, health promoting non-profits and community-based organizations, working to improve public health through land use projects in Redondo Beach.</p>	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	<p><b>CEQA review.</b> Continue to evaluate land use compatibility through required environmental clearance of new development projects.</p>	LU-3.4, LU-3.9, LU-5.1, LU-5.6	Community Development	On-going
IM-LU-41	<p><b>Fleet electrification.</b> Evaluate the possibility and phasing for electrification of the City's fleet vehicles.</p>	LU-5.5	Public works?	Mid term
IM-LU-42	<p><b>CAP.</b> Continue to implement the strategies identified in the City of Redondo Beach Climate Action Plan (CAP).</p>	LU-5.2, LU-5.5, LU-5.6	Community Development, Public Works	Short, on-going
IM-LU-43	<p><b>Sustainable buildings.</b> Require LEED silver or better for all City projects/buildings. Encourage LEED certification on all projects.</p>	LU-5.1, LU-5.5, LU-5.6	Community Development	Short term
IM-LU-44	<p><b>Landscaping.</b> 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.</p>	LU-5.2, LU-5.5	Community Development	Short term
IM-LU-45	<p><b>Urban Forest.</b> 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</p>	LU-5.8, LU-5.9	Public Works, Community Development	Mid term
IM-LU-46	<p><b>Tree trimming.</b> 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</p>	LU-5.8, LU-5.9	Public Works	Mid term

## #194

Posted by **Rutan** on **03/22/2024** at **2:18pm** [Comment ID: 113] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

How is the proposed maximum FAR of 0.75 on the BCHD Campus, which would prevent its modernization and expansion, consistent with this policy?

## #195

Posted by **Rutan** on **03/22/2024** at **2:18pm** [Comment ID: 112] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

The BCHD Campus is a project that reflects this policy by partnering with BCHD, a public agency that provides a wide range of preventive health services to South Bay residents, including those in the City. The proposed FAR of 0.75 would run contrary to this policy by limiting the Campus' ability to efficiently connect City residents with health and wellness services, programs, and facilities. By proposing this restrictive FAR, the City is essentially dismantling and disregarding any partnership it has with BCHD to accomplish the goal of promoting health in the City.

## #196

Posted by **Dean S** on **03/13/2024** at **1:19am** [Comment ID: 18] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

It is important that Health partnerships that receive revenues or special treatment from the City in land uses service the residents of Redondo Beach as their primary focus. As a simple measure, over 50% of such health care provider services should accrue to Redondo Beach residents. Excess capacity can service non-residents, but, should not be a primary focus. If that cannot be determined, then the city should not provide any preferential land use treatment. REWORD TO: land use projects that provide over 50% of their health benefits to Redondo Beach residents.

**Land Use Element Implementation Actions**

Implementation Action	Applicable Policy	Responsible Department	Time Frame	
<p>Note: See <i>Open Space &amp; Conservation Element Implementation</i> for additional actions related to this goal.</p>				
<p><b>Economic Sustainability</b></p>				
<p>IM-LU-47</p>	<p><b>Economic development strategy.</b> 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:</p> <ul style="list-style-type: none"> <li>• Prioritize the investment of public resources based on the adopted strategy.</li> <li>• Annually review the effectiveness of the economic development strategy.</li> <li>• Every three to five years, comprehensively review the adopted strategy and update it if necessary.</li> </ul>		<p>Waterfront and Economic Development, Community Development</p>	<p>Mid term</p>
<p>IM-LU-48</p>	<p><b>Fiscal impact analysis.</b> 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).</p>	<p>LU-1.1, LU-6.1, LU-6.8, LU-6.10</p>	<p>Community Development, Waterfront Economic Development, Public Works</p>	<p>Short, On-going</p>
<p>IM-LU-49</p>	<p><b>Fiscal impacts of land use changes.</b> Document the potential economic and fiscal impacts associated with significant land use plan amendments involving land use or intensity revisions.</p>	<p>LU-1.4, LU-6.8, LU-6.10, LU-6.13</p>	<p>Community Development</p>	<p>Short, On-going</p>
<p>IM-LU-50</p>	<p><b>Fee assessment.</b> 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.</p>	<p>LU-1.11, LU-6.1, LU-6.10, LU-6.11, LU-6.17</p>	<p>Community Development</p>	<p>Short, On-going</p>
<p>IM-LU-51</p>	<p><b>Broker outreach.</b> 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.</p>	<p>LU-6.2, LU-6.3, LU-6.10, LU-6.12</p>	<p>Waterfront and Economic Development</p>	<p>Mid term</p>
<p>IM-LU-52</p>	<p><b>Business development targets.</b> 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</p>	<p>LU-6.2, LU-6.3, LU-6.10, LU-6.12, LU-6.20</p>	<p>Waterfront and Economic Development</p>	<p>Mid term</p>

### 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	<b>Business attraction.</b> 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	<b>Business outreach and retention.</b> 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	<b>Communication Technology.</b> 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	<b>Assessment Districts.</b> 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	<b>Institutional outreach.</b> 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	<b>Employ local initiative.</b> 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	<b>Home Based Business.</b> 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
<b>Historic Preservation</b>				
IM-LU-60	<b>Historic properties.</b> 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	<b>Mills Act.</b> 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	<b>Equitable access.</b> 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	<b>Oral history.</b> 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	<b>City branding.</b> 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	<b>Public awareness of historic preservation.</b> 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	<b>Historic preservation ordinance.</b> Update and periodically review the historic preservation ordinance to incorporate findings of the updated Historic Resources Survey.	LU-7.9	Community Development	Short term
<b>Special Policy Areas</b>				
IM-LU-67	<p><b>Special Policy Areas.</b> 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:</p> <ul style="list-style-type: none"> <li>• Strategies to promote desired reinvestment and redevelopment;</li> <li>• 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)</li> <li>• 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.</li> <li>• Public improvement priorities and pilot projects for inclusion in the City’s Capital Improvement Program.</li> <li>• Strategies to integrate improvements that facilitate transit use.</li> </ul>	SPA-1, SPA-4, SPA-5, SPA-6, SPA-7	Community Development	Short, Mid term
IM-LU-68	<b>Artesia Boulevard.</b> 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
<b>Quantity, Location, and Access</b>				
IM-OS-1	<b>Public and quasi-public land for public space.</b> 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	<b>Usable Public Open Space.</b> 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	<b>Define Parklet.</b> 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	<b>Define types of open space.</b> 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	<b>Parkland fees.</b> 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	<b>Joint use.</b> 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	<b>Active transit and access to parks and open spaces.</b> 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	<b>Greenbelts.</b> 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	<b>Coastal access.</b> 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	<b>Transit to recreational facilities.</b> 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

## #197

Posted by **Rutan** on **03/22/2024** at **5:38pm** [Comment ID: 117] - [Link](#)

*Suggestion | BCHD, FAR*

*Agree: 0, Disagree: 0*

BCHD's vision for a Healthy Living Campus, featuring green spaces, exercise paths, and a health and fitness center, is at risk due to the proposed maximum Floor Area Ratio (FAR) of 0.75. This limitation makes it infeasible to develop the planned open spaces, recreational facilities, and the signature aquatics center, all integral to the project's second phase alongside the community wellness pavilion.

## #198

Posted by **Rutan** on **03/22/2024** at **5:33pm** [Comment ID: 116] - [Link](#)

*BCHD, FAR*

*Agree: 0, Disagree: 0*

How is the proposed maximum FAR of 0.75 on the BCHD Campus, which would prevent its modernization and expansion, consistent with this policy?

**Open Space Element Implementation Actions**

Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-OS-11	<b>Turf.</b> 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	<b>Tree ordinance.</b> 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	<b>Urban forest inventory.</b> 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	<b>Landscape Palette.</b> 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	<b>King Harbor Public Amenities Plan.</b> Develop, maintain and implement a King Harbor Public Amenities Plan that includes: <ul style="list-style-type: none"> <li>• Preserving or improving the connection between the Harbor Drive Class IV bicycle facility and the Beach multiuse trail.</li> <li>• Supporting a variety of recreational opportunities such as, sportfishing, boating, and improvements/enhancements to City parks (Seaside Lagoon and Moonstone Park).</li> </ul>	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	<b>Regional trails.</b> Consider Capital Improvement projects to: <ul style="list-style-type: none"> <li>• Improve connections to the South Bay and regional trail network.</li> </ul>	OS-1.10, LU-4.5, LU-4.6	Public Works	Long term

**High Quality Open Spaces and Recreational Facilities**

IM-OS-17	<b>Parks Master Plan.</b> Develop a Parks Master Plan, including: <ul style="list-style-type: none"> <li>• A detailed inventory of parks, public spaces, other open spaces, and recreational facilities, including existing amenities.</li> <li>• 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.</li> <li>• 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.</li> </ul>	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	<b>Accessible facilities.</b> 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	<b>Parks engagement.</b> 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	<b>Parks survey.</b> 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	<b>Resilience hubs.</b> 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	<b>Resilient facilities.</b> 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	<b>Partnerships.</b> 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	<b>Conservation resources.</b> 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	<b>Coastal wayfinding, access, and Harbor Revitalization.</b> 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
<b>Prominent Public Viewpoints</b>				
IM-OS-27	<b>Scenic vistas.</b> 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	<b>Update code to protect scenic vistas.</b> 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	<b>Protect scenic vistas.</b> 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	<b>Light pollution.</b> 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
<b>Programs and Events</b>				
IM-OS-31	<b>Public Art.</b> 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	<b>Coastal events.</b> 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	<b>Program review.</b> 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	<b>Program evaluation.</b> 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	<b>Inclusive programming.</b> 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
<b>Funding</b>				
IM-OS-36	<b>Parks and recreation fees.</b> 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	<b>Contributions.</b> 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	<b>Parks advocacy.</b> 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	<b>Maximize public funding.</b> 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	<b>Monitor funding resources.</b> Develop a list of available Federal and State funding sources and actively monitor for notifications of availability.	OS-5.6	Community Services	Mid term
<b>Coastal Resources</b>				
IM-OS-41	<b>Water quality.</b> 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	<b>Water monitoring.</b> Monitor discharge into the Santa Monica Bay.	OS-6.3	Harbor Department; Public Works	Short term; ongoing
IM-OS-43	<b>Erosion.</b> 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
<b>Water Management</b>				
IM-OS-44	<b>Education.</b> 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	<b>Infiltration.</b> 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	<b>Gray water.</b> 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	<b>Low Impact Development.</b> 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	<b>Groundwater recharge.</b> 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	<b>Bioswales.</b> 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	<b>Recycled water.</b> 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
<b>Biological Resources</b>				
IM-OS-51	<b>Wildlife corridor plan.</b> 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	<b>ESHA.</b> 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	<b>Habitat restoration.</b> 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	<b>Environmental Education.</b> 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	<b>Bluff restoration.</b> 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	<b>Powerplant property.</b> 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
<b>Emergency Preparedness, Response, and Recovery; Critical Facilities; Hazard and Emergency Data</b>				
IM-S-01	<b>Rebuilding programs.</b> 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	<b>CERT.</b> Expand participation in the Redondo Beach Community Emergency Response Team (CERT) program.	S-1.3	Fire	Ongoing
IM-S-03	<b>Safety Element Updates.</b> 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	<b>LHMP Updates.</b> 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	<b>Public Safety disaster information.</b> Prepare public safety disaster information release programs for use in emergencies.	S-1.3, S-1.4	Fire, Police	Ongoing
IM-S-06	<b>Public safety awareness.</b> 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	<b>Public safety outreach.</b> 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	<b>Emergency Operations Coordinator.</b> 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	<b>EOP.</b> 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	<b>Emergency drills.</b> 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	<b>Progress of related plans.</b> 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	<b>Seismic review.</b> 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	<b>Safe places for residents during hazard events.</b> 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	<b>Liquefaction and landslide data and maps.</b> 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	<b>Previously undetermined or unexposed faults.</b> 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
<b>Seismic and Geologic Hazards</b>				
IM-S-16	<b>California Building Code.</b> 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	<b>Requirements for geotechnical reports and EIRs.</b> 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	<b>Landslide and liquefaction prone areas.</b> 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	<b>Best practices for seismic safety.</b> 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	<b>Seismically vulnerable buildings.</b> 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	<b>Evacuation and emergency response to tsunami hazards.</b> 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	<b>TsunamiReady.</b> 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
<b>Flooding and Sea Level Rise Hazards</b>				
IM-S-22	<b>Drainage and flood control facilities.</b> 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	<b>Flood prevention, preparedness and response awareness.</b> 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	<b>City-owned building flood risk assessment.</b> 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	<b>Stormwater management.</b> 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	<b>Compliance with state flood requirements.</b> 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	<b>Consistency with county, state and federal standards for flood.</b> 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	<b>Poor drainage areas.</b> Identify and remedy poor drainage areas to reduce risk from stagnant water.	S-6.4	Public Works	Ongoing
IM-S-29	<b>Sea Level Rise Overlay Zone.</b> 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	<b>Sea level rise adaptation plan.</b> 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	<b>Sea level rise education.</b> 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	<b>Managed retreat.</b> 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	<b>Harbor Climate Resiliency Master Plan.</b> 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	
<b>Hazardous Materials</b>				
IM-S-34	<b>Multi-jurisdictional hazardous materials abatement plan.</b> 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	<b>Toxic and hazardous waste training.</b> 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	<b>Toxic and hazardous waste clean-up.</b> 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	<b>Hazardous materials disclosure.</b> 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	<b>Hazardous materials emergency response plan.</b> 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
<b>Fire Hazards</b>				
IM-S-39	<b>Fire suppression infrastructure and services.</b> 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	
IM-S-40	<b>Fire education in primary schools.</b> 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	<b>Fire education in secondary schools.</b> 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	<b>Fire safety requirements.</b> 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	<b>Fire inspections.</b> 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
<b>Additional Climate Change Hazards</b>				
IM-S-44	<b>Climate Vulnerability Assessment.</b> 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	<b>Safety Element update.</b> 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	<b>Vulnerability Assessment update.</b> 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
<p>Collaborative to develop and implement regional climate change adaptation and resiliency initiatives.</p>			
<p>IM-S-47 <b>Renewable and resilient energy supplies and funding.</b> 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.</p>	<p>S-10.1, S-10.4, S-10.6, S-10.7, S-10.8, S-10.10, S-10.11</p>	<p>Community Development, Community Services, Public Works</p>	<p>Ongoing</p>
<p>IM-OS-17 <b>(Open Space and Conservation Element Implementation Action) Parks Master Plan.</b> Develop a Parks Master Plan, including:</p> <ul style="list-style-type: none"> <li>• A detailed inventory of parks, public spaces, other open spaces, and recreational facilities, including existing amenities.</li> <li>• 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.</li> </ul> <p>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.</p>	<p>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</p>	<p>Community Services, Community Development, Public Works</p>	<p>Mid term</p>
<p>IM-S-47 <b>Urban Forest Master Plan.</b> 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.</p>	<p>S-10.5, S-10.7, S-10.8, S-10.11, LU-5.7, LU-5.8</p>	<p>Community Development, Public Works</p>	<p>Short, Mid (3-5 Years)</p>
<p>IM-LU-45 <b>(Land Use Element Implementation Action) Urban Forest.</b> 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.</p>	<p>LU-5.7, LU-5.8, S-10.7, S-10.8, S-10.11</p>	<p>Public Works, Community Development</p>	<p>Mid term</p>

### Noise Element Implementation Actions

Implementation Action		Applicable Policy	Responsible Department	Time Frame
	Noise			
IM-N-1	<b>Noise evaluation.</b> 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	<b>Noise mitigation in impacted areas.</b> 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	<b>Mitigate existing impacts.</b> 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	<b>Best practice.</b> 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	<b>Disclosure statements.</b> 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	<b>Adjacent jurisdictions.</b> 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	<b>Site design and technology.</b> 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	<b>Baseline ambient noise levels.</b> 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	<b>Nuisance noise.</b> 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	<b>Noise monitoring equipment, training, and staff resources.</b> 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	<b>Ongoing noise monitoring.</b> 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	<b>Update noise ordinance.</b> 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	<b>Maintain noise ordinance.</b> 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	<b>Building Standards.</b> Continue to enforce interior noise standards for new construction.	N-1.3	Community Development	Short term (Ongoing)
IM-N-15	<b>Alternative paving.</b> 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	<b>Freeways.</b> 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	<b>Roadway designations.</b> 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	<b>Rail coordination.</b> 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	<b>Aircraft altitude standards and flight paths.</b> 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	<b>Construction noise.</b> 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	<b>Agency coordination.</b> 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	<b>Regional Planning Efforts.</b> 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	<b>General Plan.</b> 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)

**2. Public Comments Received at the March 20, 2024 General Plan Update Public Workshop.**



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

Q. How will Redondo Beach measure the current and future health impacts of reducing the density of a property designated P (Public or Institutional) and/or zoned Community Facility that provides and facilitates public health services such as (but not limited to) pandemic relief, youth mental health, older adult care, medical fitness and human education for over 30,000 Redondo residents ???



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

~~It is~~ The City of Redondo Beach has a vision of a healthy community. I don't understand how ree limiting the ability of the Beach Cities Health District to develop the Healthy Living Campus serves the vision of the City. We would like to see the Healthy Living Campus ~~move~~ plans ~~for~~ move forward.

What is the ~~Rate~~ goal of reducing the FAR, specifically as it pertains to Beach Cities Health District Healthy Living Campus plans.



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

BEAD - Reconsideration of their function  
in fulfilling the Local Community who fund it  
What is Cost per participating Local person  
What is Total Cost to South Bay

How does this contribution compare  
to other cities in helping non contributing  
members

→ Any other Project involving Bar from 75 to 125  
Pier?



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

Q. If the population is aging why would you add a 0.75 FAIR on a public Agency that is planning on providing Residential care (AL) for the Elderly??



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

Q. How has the City addressed the likely loss of assisted living options for seniors in the City resulting ~~from~~ from the proposed maximum FAR of 0.75 on the BCHD Campus?

How is that loss consistent with the City's Housing Element, which identifies a general code of suitable housing options for disabled seniors in the City??





## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

How is "down zoning" the  
BCHD property campus  
consistent w/ General  
Plan, Policies: LV-1-13

Health LV-1-13  
LV-4-7?  
P 2-21?



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

How will the General Plan  
in city address the likely  
loss of housing option for  
seniors due to the  
proposed maximum .75 FAR  
on the BCTD Campus



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

What is the justification  
for assigning a lead EIR  
for City Facilities and ITS  
for BCLD?



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

FAR OF 0.75 IS TOO HIGH FOR  
PUBLIC-INSTITUTIONAL ZONES, A FAR  
OF 0.5 IS MORE APPROPRIATE AND  
BETTER IN LINE WITH THE GUIDING  
PRINCIPLES OF THE GENERAL PLAN.



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

I'm concerned with the the .75 FAR on the  
Beach Cities Health District campus - this  
will limit the District's ability to provide  
and facilitate important health services  
for the community



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

What was the justification of proposing  
a FAR of .75 for BHD campus while  
city-owned property with same land use  
designation has a FAR of 1.25?



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

How will Redondo Beach measure the current and future health impacts of reducing the density of a property designated P and/or zoned Community facility that provides & facilitates public health services such as pandemic relief, youth mental health, older adult care, medical fitness and nutrition education for over 30,000 Redondo Beach residents



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

As I understand schools & City of Redondo are exempt from the .75 FAR. Questioning why BCHD Healthy Living Campus is not included in this exemption as planning thus far has not been based on this .75 FAR? Would like the document be "tweaked" to put the FAR to 1.25.



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

BCHD's appeal that their HLC project be exempt from the 0.75 FAR proposal should not be accepted. The primary and largest part of the HLC is the phase I, commercial development, Elder Care Facility (RCFE). This misuse of public land is not exclusive to ~~the~~ residents of the three Beach Cities, but rather to the public at large who can afford the cost, ~~not to the~~ BCHD's request for exemption is so unreasonable as a commercial developer requesting an exemption for an apartment, Condo, or senior living facility.

Geoff Gilbert, 1406 DIAMOND ST. R.B. geoffgilbert2248  
@aol-com

Why is the "public and institutional" category that ~~is~~  
is the BCHD property,  carried out from the  
other properties allowed FAR 1.25, <sup>while BCHD property is</sup> reduced to FAR .75?  
Comment Card

## General Plan Update Public Workshop and Open House

Please write any comments you may have:

I am a Hermosa Beach resident and homeowner of over  
40 years. I pay taxes for and use the services  
provided by the Beach Cities Health District,  
specifically those offered at their Prospect Avenue  
property. My question is that as ~~the~~ BCHD is  
regional, serving Hermosa Beach and Manhattan Beach,  
as well as Redondo, why was not BCHD and Hermosa <sup>Manhattan</sup>  
Beach ~~involved~~ involved in developing the proposed maximum FAR  
for that BCHD campus? There seems to be a lack of  
full transparency here and some unusually unprecedented  
restrictions suggested for this property in particular.



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

Why did the City not involve BCHD and thereby Hermosa Beach and Manhattan Beach in developing the proposed maximum FAR for the campus that provides and facilitates health services for all three Cities.

And putting a 0.75 FAR will limit not only City of RB residents access to preventative Health Services but also vulnerable residents in Manhattan Beach and Hermosa Beach.



Comment Card  
General Plan Update Public Workshop and Open House

Please write any comments you may have:

How will RB measure current & future health impacts  
of reducing public property designated & for  
zoned community facility that provides public  
health services?



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

My concern is regarding the restrictions/reduction of FAR specifically for the BCND property on Prospect. I am a Hermosa Beach resident, I pay taxes for the services offered there, I use those services that are exclusively provided on that campus. It seems to me this is a regional issue for all of the Beach Cities, why wasn't BCND, and the other cities served by BCND Hermosa Beach and Manhattan Beach, and BCND itself in the discussions?



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

The FAR of 0.75 for Public Institutional is still too high. This needs to be 0.5 or lower, which is more in line with the principles of the General Plan.

JILL KLAUSEN



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

My property at 408 Ruby Street falls within the "major changes" area that will go from housing to commercial. Even if my house in particular is not swallowed up, the four historic beach cottages between my house and the corner of PCH being torn down to build either highrises or commercial property will plummet the value of my home to nothing, meaning our 20-year investment for our retirement will have been for naught. Please reconsider this change, as it appears to be a mistake.

Thank You



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

Francisco Lopez

CAN BCHD receive an exception for a Higher FAR if the project includes a significant component of Affordable Housing (independent living facilities) in order for Redondo Beach to maintain a compliant Housing Element with HCD?



Nick Birro

Comment Card

General Plan Update Public Workshop and Open House

Please write any comments you may have:

Why - isn't Manhattan Beach Blvd

Red - it is a truck route.



Comment Card

General Plan Update Public Workshop and Open House

The South Bay, The very reasonable 0.75 FAR for all other

I SUPPORT the 0.75 FAR for PI.

Please write any comments you may have:

PI zoned land is appropriate and just makes sense.

of utmost importance to residents are the top 4 items in the GP Vision and Guiding Principles: Quality of Life & Beach Culture, small town feel comm. and family, and especially the preservation of neighborhoods.

Protecting and preserving source Public Land is the most important. ~~the~~

~~Do~~ Do NOT allow an exception to one parcel - the BCDH who currently is trying to build a structure that is completely incompatible with the character of the ~~new~~ community, and would damage neighborhoods and sightlines across.

Re: BCHD



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

I hope you will not allow the BCHD to build a monstrosity of corporate housing for ~~elderly~~ elderly ~~and~~ outside cities' residents for profit on public taxpayer land. Redondo taxpayers should not be on the hook for financing the excess police, fire & ambulance services as well as support & repair of our already overburdened infrastructure that will house primarily people not from the beach cities they are supposed to be serving. It is not zoned for this use, nor should it be.



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

Q. Could BHO get an exemption if  
it builds homeless housing??

Monica



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

Since the BCHA site involves  
services for the 2 other Beach Cities, has  
RB reached out, or considered their input,  
or make an exemption for that property  
on the FAR? Thank You



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

Why wasn't HERNOSA BEACH & MANDELITAN  
BEACH (BCHD members) invited to  
participate in ~~the~~ the discussions that  
involved their properties.

Residents of all 3 beach cities  
pay property taxes to sustain BCHD.



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

I wish the city would build a large parking structure along Artesia Boulevard to improve access to area businesses and encourage development.

Thank you.



Comment Card  
General Plan Update Public Workshop and Open House

Please write any comments you may have:

o What is the rationale for reducing the FAR for BCHD?

o ~~What~~ How is making the community more walkable and bikable incorporated into the General Plan

o Are bike lanes considered in the General Plan?



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

- The aging population "rose to top of priority list";
- Senior Citizen and Childcare Services were ok'd in 1992;
- With 5.68 million sq ft of non-residential planned by 2050, then why would public institutions - including BCHD - then have a lower FAR imposed on them than City buildings? BCHD's plans address serving the aging population and providing successful services for children in the RBUSD. All public/institutional uses should have a uniform FAR of 1.25



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

How do you plan  
to fund it?



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

1. Re: 92% of RB residents commuting outside RB,  
Was this measured before or after  
the COVID-19 pandemic?  
What is the denominator (eg. total # of  
Workers)?
2. Is a swimming pool considered "open space"?
3. Who in the city council voted for the FAR  
reduction from 1.25 to .75 for Pub/Instit?



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

- ① 3. IT SEEMS THAT THE GPAC IS RECOMMENDING THAT ALL HOUSING REQUIRED PURSUANT TO THE CERTIFIED HOUSING ELEMENT, WILL BE LOCATED IN NORTH R.B. IS THAT THE CASE? WHAT ARE THE NUMBERS OF HOUSING UNITS FOR BOTH NORTH & SOUTH REDONDO? MOST IF NOT
- ② THE PROPOSED FAR REDUCTION FOR BCHD IS NOT CONSISTENT WITH THE STATED VISION OF GPAC AS IT WOULD LIMIT BCHD'S ABILITY TO SERVE THE RESIDENTS THRU ITS HEALTHY LIVING CAMPUIS. ~~IT WOULD LIMIT THE ABILITY OF BCHD TO SERVE THE RESIDENTS THRU ITS HEALTHY LIVING CAMPUIS.~~



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

Q. Why does the City impose FAR limits that are limiting when the future of design and growth is unknown into the future, as spaces are <sup>to</sup> considered healthy. The city can limit use in the CUP process. 2015 to 25 - is too limiting



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

- Where does the committee members live? Are they mostly from Beach areas in South Redondo? I see most density are in North Redondo, away from Beach!!
- How does AACAP win the award? Artesia is still has ~~very~~ empty store fronts and old looking. Not walkable at all.



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

Why was "SENIOR SERVICES" dropped?

A major topic "HEALTH" considered to be important  
+ independent ELEMENT  
+ if housing is important why is BEACH'S  
& PROPOSED NOT EMPHASIZED?  
+ OPEN SPACE BEACH?



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

The fee of 0.75 for public  
construction is still too high.  
The need to lower to 0.5 or lower  
is more in line with the principles  
of the general plan.

Parking is a need to have a normal  
price that accepted worldwide. The  
current charge of parking in residential  
area is too high as current parking



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

Why the apparent restrictions on  
the BCHD expansion plans?



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

You said the council instructed the  
GPAC to reduce the FAR. Is that  
common, is it set in stone, did they  
have to justify the recommendation, and is  
it able to be reversed later?

Thank you



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

How is the expansion of Beach Cities Health District being addressed in the General Plan?

Has the expansion addressed safety concerns, traffic issues, etc.

If this property is public land, who has authority over usage?



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

Q. Which counsel directed staff to impose a  
~~imposed~~ FAR on the Beach Cities  
Health District campus??



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

Q. Is the City aware of any other properties  
(comparable in size to Redondo's campus  
(approx. 9.5 acres) that have public or  
institutional (P) land use designations and are  
zoned as a community facility (P-CF) that  
have a proposed maximum FAR of 0.75!!!



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

What is the justification for assigning a proposed maximum Floor Area Ratio (FAR) of 1.25 to the City-owned property located at the northeast corner of PCH and Vincent Street, while BCTD's Campus, which shares the same land use designation, has a proposed maximum FAR of only 0.75??



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

How is the proposed maximum FAR of .75 on the campus, which would prevent its modernization & expansion, consistent with Policy LU-4.7 which states that the City should "Build and maintain partnerships with 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 (pg 2-21)"



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

How does 25 improve economic vitality for BCAD?

Increased FAR FOR MOST AREAS BUT REDUCED FOR BCAD.  
Why?

~~Exp~~ BCAD upgrade is important. Your reducing FAR reduces health opportunities in conflict with your presentation.



## Comment Card

### General Plan Update Public Workshop and Open House

Please write any comments you may have:

Did the GPAC<sup>1</sup> <sup>Formally</sup> DISCUSS  
the .75 FAR cap on  
the BCHD property?



Comment Card  
General Plan Update Public Workshop and Open House

Please write any comments you may have:

How is the proposed maximum FAR of 0.75 on the Campus, which would prevent its modernization and expansion, consistent with the following policies in the General Plan?

Policy LU-1.03 pg. 2-18

Policy LU-1.03 ... the City should "seek to incorporate  
pg. 2-20 health considerations into land use planning"

Policy LU-4.7 pg. 2-21

**3. Public Comments Received since the March 20, 2024 General Plan Update Public Workshop.**

**From:** [Jacqueline Suiter](#)  
**To:** [Planredondo](#)  
**Subject:** Automatic reply: Review and comment on Draft Documents for the City's General Plan Update through April 15!  
**Date:** Wednesday, April 3, 2024 12:09:38 PM

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I will be out of the office the week of 4/1 - 4/5.

Please contact Jillian Van Leuven, Executive Director at [REDACTED] or the CSC South Bay office at [REDACTED] for assistance.

Thank you

**From:** [Bill Brand](#)  
**To:** [Planredondo](#)  
**Subject:** Automatic reply: Review and comment on Draft Documents for the City's General Plan Update through April 15!  
**Date:** Wednesday, April 3, 2024 12:09:58 PM

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For immediate concerns pertaining to Council policies, please contact Mayor Pro Tem Todd Loewenstein at [REDACTED]

For concerns pertaining to City services, please contact City Manager Mike Witzansky at [REDACTED]

For matters involving invitations to community events, please contact Executive Assistant, Renee Michel at [REDACTED]

If you are unsure, feel free to contact all of the above.

Thank you.

**From:** [Karina Alvarez](#)  
**To:** [Planredondo](#)  
**Subject:** Automatic reply: Review and comment on Draft Documents for the City's General Plan Update through April 15!  
**Date:** Wednesday, April 3, 2024 12:10:05 PM

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Thank you for your message. My last day with USC Sea Grant was March 29. For queries related to AdaptLA, a recent workshop, or any other USC SG projects, please reach out directly to [REDACTED] and [REDACTED]. To contact me personally, you can reach me at [REDACTED].

**From:** [Alysia Bell](#)  
**To:** [Planredondo](#)  
**Subject:** Automatic reply: Review and comment on Draft Documents for the City's General Plan Update through April 15!  
**Date:** Wednesday, April 3, 2024 12:10:06 PM

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Greetings,

I am out of office, returning Monday, April 8th.

I look forward to responding ASAP!

In partnership,

Alysia Bell

**From:** [Stacey Kwon](#)  
**To:** [Planredondo](#)  
**Subject:** Automatic reply: Review and comment on Draft Documents for the City's General Plan Update through April 15!  
**Date:** Wednesday, April 3, 2024 12:09:16 PM

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*Reception/office support*

*Tenant/building support or emergencies*

[inc.com](#)

*Office services support or emergencies*

[inc.com](#)

*HR support or emergencies*

[inc.com](#)

Tracy David [\[REDACTED\]@edgewood-](#)

Kim Mellman [\[REDACTED\]@wedgewood-](#)

Cameron Hudson [\[REDACTED\]@wedgewood-](#)

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**From:** [Bart Boquist](#)  
**To:** [Planredondo](#)  
**Subject:** BCHD FAR  
**Date:** Saturday, March 30, 2024 6:56:45 AM

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Hi - As a Redondo Beach resident, I'd like to share that **I SUPPORT** the 0.75 FAR limit on Public Institutional (PI) land for all non-City-owned parcels, as written in the Draft General Plan.

Please ensure our rights as residents are not infringed upon.

Thank you.

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [REDACTED] [Planredondo](#)  
**Subject:** BCHD Project Fast Facts with Citations  
**Date:** Monday, April 1, 2024 10:55:22 AM  
**Attachments:** [BCHD Fast Facts with Cites.png](#)

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Public Comment: Mayors, Councils, Planning Commissions of Redondo Beach, Hermosa Beach, Manhattan Beach, and Torrance

We continue to work with various parties to develop reference materials for easy use. If you have recommendations for additional reference materials, please email [StopBCHD+](#) [REDACTED]

# BCHD DEVELOPMENT FAST FACTS

FACT	CITATION
<u>Total Size</u> Current campus: 312,000 sf Proposed redevelopment: 792,520 sf (2.5X)	BCHD CEQA EIR NOP Paul Murdoch Architects
<u>Development Height above Beryl &amp; Flagler St</u> 108 feet, 8 inches	BCHD HLC Drawing Set Elevation 242'8" – 134'0" = 108' 8"
<u>Development Height above Diamond St</u> 102 feet, 0 inches	BCHD Refined HLC Master Plan, USGS Elevation 232' 0" – 130'0" = 102' 0"
<u>BCHD RCFE Project Ownership</u> BCHD has 0% ownership in the PMB LLC assisted living facility project	Cain Bros., Investment Bankers to BCHD
<u>allcove Service Area</u> Service area population: 1,409,500 (SPA8) District population: 122,000 (8.7% of SPA8) Non-Residents/Non-Taxpayers: 91.3%	BCHD SPA8 cities, 2020 Census data (rounded) 2020 Census data (rounded)
<u>Assisted Living Prospective Tenants</u> Non-Residents/Non-Taxpayers: 80% Resident-Taxpayers: 20%	BCHD MDS Consultants zip code level analysis Residents = 90254, 90266, 90277, 90278
<u>PACE Prospective Enrollees</u> Non-Residents/Non-Taxpayers: 95.5% Resident-Taxpayers: 4.5%	National PACE Association Statistics 2020 Census data
<u>Proposed allcove Building Site Land Rent</u> \$0/year on a \$4M taxpayer-owned parcel	BCHD public records response, Cain Bros. per acre land values

--  
 StopBCHD.com ( [REDACTED] ) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft

commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#)  
**Subject:** Comment on GP FAR for PI Land Use  
**Date:** Saturday, April 13, 2024 11:45:42 AM

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We propose:

Base FAR 0.50 - Any PI facility with less than 50% Redondo Beach Resident services.

Enhanced FAR 0.75 - Any PI facility with at least 50% Redondo Beach Resident services

Enhanced FAR 1.25 - Any PI facility with at least 75% Redondo Beach Resident services If a facility is being developed for non-residents, its development should be severely limited to protect RESIDENTS health, safety, and property values.

The burden of effort providing the share of site use for Redondo Beach residents would be on the project proponent, and subject to Planning Commission hearings and acceptance prior to certification of the project's FAR.

Development on Public Land in Redondo Beach must be commensurate with the share of the services provided to Redondo Beach residents.

--

StopBCHD.com ( [REDACTED] ) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Ann Wolfson](#)  
**To:** [Planredondo](#)  
**Subject:** Comment to Draft General Plan  
**Date:** Monday, April 15, 2024 12:48:21 AM  
**Attachments:** [Figure 1 View of HLC from Flagler and Beryl.png](#)  
[Comments to DGP 041524.pdf](#)

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## Public Comment to the Draft General Plan

I would like to add my comments to the record for the Draft General Plan for consideration pertaining to the FAR on Public Institutional land.

First, I **strongly support keeping the 0.75 maximum FAR limit on Public Institutional (PI) land**. This issue is important for the future of the City. Public institutional land should be preserved and responsibly guided by city policy. Any development on public land should be compatible with the character, mass, and scale of the surrounding neighborhoods, and used for the benefit of residents. Allowing an increased level of density and intensity on public institutional land could easily lead to mis-use and abuse resulting in permanent damages to the City.

In 2021, the State mandated that “objective” rather than “subjective” standards be put in place. The 0.75 standard for future development on public land meets that objective standard responsibly, without subjecting the City to the constant threat of future development that is not compatible in character, land use and surrounding neighborhoods.

No single public agency should be given an exception. Unfortunately, Beach Cities Health District (BCHD) is making the FAR on public land a big issue.

### Why it's important to preserve the 0.75 FAR limit for Public Institutional land:

- The standard provides ample room for growth while preserving open space and adding protections for the City, the environment, and residents. The 0.75 FAR will help to ensure compatibility with surrounding areas.
- Increasing the FAR would set a **precedence for overdevelopment** on public land now, and for the future.
  - We've seen what happens when no limits are prescribed for development. In the early 1970s, two buildings rose to 70+ plus ft. high along the ocean (Delphi and Ocean Plaza).

- Today BCHD is pushing hard to have a massive, 100% privately owned RCFE structure built up against the edge of its 30 ft. elevated site. This proposed project fails the Redondo Beach municipal code regarding compatibility. See **Figure 1**.
- The first four tenets of the Redondo Beach General Plan Vision 2050 & Guiding Principles are:
  - Quality of Life & Beach Culture
  - Small Town Feel
  - Community & Family
  - Preservation of Neighborhoods
 The BCHD plan violates these principles.
- **No single public entity** should be given an exception to the limit. There are ~ 20 public institutional properties that fall under the 0.75 FAR. However, BCHD demands it should be treated like the City. However, far from having the City's responsibilities for the **critical infrastructure and services** (Police, Fire, City maintenance, etc.) for its residents, BCHD provides optional, non-essential services. There is **no reason** for them to receive favored treatment.
- Public land is designated to serve the residents, not private developers and a majority of non-residents.
- BCHD's development plans **have always been in conflict** with Redondo Beach municipal code in scale, mass and compatibility with the surrounding neighborhoods that encompass the site. They have already proven to have no regard for surrounding neighborhoods and residents.
- The Public Institutional 0.75 FAR limit has been in the plan and was subject to review for three GPAC meetings between 2022 and 2024.
- The Chair of the GPAC approved the plan in January 2024. He is also currently a paid consultant to BCHD contracted to usher through a conditional use permit for its proposed HLC project through the City of Redondo Beach.
- The General Plan includes an Adjacent Planned Land Use consideration for development's relationship to uses in adjacent cities. The neighborhood directly to the east of the BCHD site is covered by the Torrance Hillside Ordinance.

For these reasons, I urge the Planning Department, Planning Commission, and City Council to and preserve the current 0.75 FAR. Preserve the integrity of the City now and for the future.

Thank you for your consideration,  
Ann Wolfson



*An artist's rendering of the proposed Healthy Living Campus, from the view above the intersection of Beryl Street and Flagler Lane. The Vons shopping center is at middle right. Courtesy of BCHD*

Figure 1

**From:** [Marianne Teola](#)  
**To:** [Planredondo](#)  
**Cc:** [REDACTED]  
**Subject:** Comments on Density of Redondo Beach Public/Institution Land Use and Surrounding Property Value Protection (RB General Plan)  
**Date:** Tuesday, April 9, 2024 11:36:53 AM  
**Attachments:** [Final Document Opposition to the BCHD.docx](#)

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Please include these comments regarding the Redondo Beach General Plan.  
Thank you for your consideration. Marianne Teola, Concerned Citizen

**From:** [Judy Scott](#)  
**To:** [Planredondo](#)  
**Cc:** [Judith Scott](#)  
**Subject:** FAR Limit  
**Date:** Saturday, April 13, 2024 5:02:53 PM

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**I support** the 0.75 FAR limit on Public Institutional (PI) land for all non-City-owned parcels, as written in the Draft General Plan, and this includes plans that BCHD is advancing for their site. Land being used for private profit should not be granted an exemption.

Yours truly,  
Judith Scott

[REDACTED]

Sent from my iPad

**From:** [Geoff Gilbert](#)  
**To:** [Planredondo](#); [Todd Loewenstein](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Scott Behrendt](#); [Zein Obagi](#)  
**Subject:** FAR Limits on Public Land  
**Date:** Monday, April 15, 2024 12:24:30 PM

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I Support the 0.75 FAR limit on Public Institutional Land for all non-City- owner parcels. as written in the Draft General Plan.

I believe that limits are needed to control future development.

This includes the Beach Cities Health District planned "Healthy Living Campus", Phase 1 commercial Residential Care Facility for the Elderly which is on public land. BCHD has been lobbying support from the public against the proposed FAR 0.75 and FAR1.25 limits, however they **have not** clearly disclosed that this is a commercially operated business controlled for by a third party company which is not being built specifically for the Beach Cities residents. The building and funding would all be borne by the residents who will also be financially liable if this business fails (as did the Beach Cities Hospital in the early 90's).

Imagine BCHD funding the RCFE on behalf of Kensington Residential Care for its use and profit. There will be no benefit specifically for for Beach Cities residents as occupancy will be based on who can afford the +\$12,000 month (**estimated from 2023) fee.**

**BCHD's own marketing study estimates some** 80% of customers will be from outside the Beach Cities. This clearly shows this is not a Beach Cities "civic" project but simply using our public land for a commercial endeavor. **BCHD should not get any consideration to avoid the FAR limitations.**

Sincerely,  
Geoffrey Gilbert  
Redondo Beach

**From:** [Hamant and Robin Patel](#)  
**To:** [Planredondo](#)  
**Subject:** FAR of 0.75 for public land  
**Date:** Sunday, April 7, 2024 10:41:28 AM

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The FAR rules for public land are designed to preserve open space, safeguard residents' quality of life, and ensure compatibility with the surrounding neighborhoods.

**I SUPPORT** the 0.75 FAR limit on Public Institutional (PI) land for all non-City-owned parcels, as written in the Draft General Plan."

Robin Patel

**From:** [Paul Lieberman](#)  
**To:** [Planredondo](#)  
**Subject:** FAR  
**Date:** Thursday, April 11, 2024 12:05:37 PM

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**I SUPPORT** the 0.75 FAR limit on Public Institutional (PI) land for all non-City-owned parcels, as written in the Draft General Plan.

PaulLieberman

10045 Mil... LA  
[REDACTED]

**From:** [Marianne Teola](#)  
**To:** [Planredondo](#)  
**Cc:** [REDACTED]  
**Subject:** Final Letter- Opposition to BCHD's proposed "Healthy Living Campus"  
**Date:** Sunday, April 7, 2024 11:51:54 AM

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April 7, 2024

I am opposed to the BCHD's proposed "Healthy Living Campus" in its entirety.

This discussion has gone on for too long. It is incumbent on the City Councils of the three beach cities to discuss the status of Beach Cities Health District and come to a resolution. Comments regarding the development of this property vary from day to day. How can the Floor Area Ratio be determined if there is a dispute as to whether or not the site of the Beach Cities Health District is on public land?

Before the Planning Commission makes final recommendations and advises the Redondo Beach City Council, the following topics need to be clarified:

- The South Bay Hospital was established by voters for the benefit of the RESIDENTS WHO RESIDE IN THE DISTRICT.
- According to data published regarding the percentage of resident vs. non-resident services provided through Beach Cities it is apparent that this program is addressing the needs of non-residents. HLC Assisted Living (100% private – 80% non-residents.) HLC PACE (95% non-resident). Allcove (91%-non-resident). It is apparent from these percentages that these programs are not effectively addressing the needs of the residents of the beach cities.
- The Health District is public property. The program is supported by taxpayers of the three beach cities. The intent of the Beach Cities was to service the communities of Hermosa Beach, Manhattan, and Redondo Beach.  
Where is the accountability? Who monitors expenditures?  
It was apparent to me when I attended the Community meetings that the residents were opposed to the size of the structure and the "potential" negative impact on the community for years.
- The intent of the property as it appears to me is to transfer public land to private developers through a lease. How is this accomplished if you don't own the land? Beach Cities Health District is attempting to lease 3 acres of public owned and zoned land to private developer PMB LLC for up to 95-years without a Measure DD vote of the resident taxpayers.
- June of 2019, BCHD proposed the 60-foot tall, 800,000 square foot

design. Despite the Public's call for shorter, smaller and further from the site edges, BCHD increased the height from 60-feet (6/2019) to 76-feet (6/2020) to 103-feet (3/2021) and to 107.5-feet (2/2022). The existing structure is 312,000 sqft, 99.7% under 52-foot tall.

- It would be a major eyesore, soaring over the surrounding community, casting wide shade, harming trees, gardens, and wildlife.

- Has this issue regarding the movement of electrical generators been publicized and have environmental concerns been addressed?

When were residents notified of this change? Has the safety of the residents been considered? "BCHD plans to move all its polluting electrical generators from the middle of the 10 acre site to the west edge. And it wants up to 75,000 gallons of diesel fuel storage there too. That puts it up against Diamond and Tomlee homes."

- Has the City of Redondo Beach considered the land use and zoning of adjoining cities as it revised the General Plan? In the case of at least one large Public/Institutional land use that is currently P-CF zoned parcel, the adjacent Torrance land is residential and in the Torrance Hillside Overlay. As a result of the THO, significant limitations should be considered for the P/I P-CF parcel. The Torrance Hillside Overlay includes the entirety of Flagler from Beryl to Towers, and through Flagler Alley.

- The Healthy Living Campus impacts the surrounding property values. "Econometric analysis using the same dataset vendor as BCHD's MDS consultants used for market analysis shows a reduction in property values due to proximity to BCHD of nearly \$100M in the 2024 update values." Which neighborhoods were included in this analysis? The Golden Hills area of Redondo Beach, north of 190<sup>th</sup> will definitely be impacted by this massive structure. Have those residents been surveyed? What radius is being used to determine the effect of this development?

- More concerning than the above points, was the article in the Easy Reader. The General Plan draft was created by a city-appointed advisory committee which submitted its recommendations to the planning commission. If GPAC did not address the square footage of the Healthy Living Campus how did it appear in the General Plan? This is very concerning as development of the General Plan was rather transparent.

BCHD could be dissolved in the same way that Los Medanos Healthcare District was. The residents of Los Medanos cut a deal with their county whereby 90% of the property tax and asset revenues went to programs inside District area and were administered at a far lower cost by the county. Dissolution of BCHD may be the Best Path for District Residents.

Concerned Resident,  
Marianne Teola

**From:** [Marie Puterbaugh](#)  
**To:** [Planredondo](#)  
**Subject:** Fw: Comment on Easy Reader Article and FAR of 0.75  
**Date:** Saturday, March 30, 2024 6:59:28 PM

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**From:** Marie Puterbaugh <[REDACTED]>  
**Sent:** Saturday, March 30, 2024 6:57 PM  
**To:** [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
<[REDACTED]> Scott Behrendt <[REDACTED]> Paige Kaluderovic <[REDACTED]> [REDACTED] <[REDACTED]>  
<[REDACTED]> [REDACTED] <[REDACTED]> Zein Obagi <[REDACTED]>  
<[REDACTED]>  
**Subject:** Comment on Easy Reader Article and FAR of 0.75

[BCHD campus plan at risk by zoning fracas - Easy Reader News](#)

	<p><b>BCHD campus plan at risk by zoning fracas</b></p> <p>by Garth Meyer The Beach Cities Health District's proposed Healthy Living Campus could be stopped from ever being built because of a provision in the Redondo Beach draft General Plan update. The item...</p> <p><a href="#">easyreadernews.com</a></p>
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Why is BCHD being targeted with a FAR of 0.75 now? Why is BCHD just finding this restriction? Is our City Council putting Redondo at risk for builder's remedy? It seems to me that BCHD has every right to fight this, as it clearly seems like a last-ditch effort to "stop" BCHD as this number clearly negatively impacts only the Healthy Living campus.

The Easy Reader article states, "We're the final decision makers, as city council," Nehrenheim said. "We take the responsibility." My understanding is residents are the final decision makers for the plan, not Council. Is that so? My understanding is residents vote on the plan.

This reeks of the nasty politics that was literally front-page news in the LA Times. BCHD worked really hard to solicit feedback; this is such a ruthless, nasty,

bushwhack; I imagine if BCHD was forced to defend itself it would prevail. BCHD put the South Bay on the map with the Blue Zones effort - [Want to Live to 100? Living in One of These 8 U.S. Cities Will Help — Healthy Cities - Parade](#) They are addressing the loneliness epidemic, the aging population, the mental health crisis especially with teens. Council should have learned when they played dirty with Christian Horvath - Redondo rallies when they need to. Just like attacking Christian backfired, I strongly believe attacking BCHD with this creepy stunt is more dirty politics. Parents and residents love BCHD and, if history is any guide, they will show up and support them at the voting booth.

	<p><a href="#">Want to Live to 100? Living in One of These 8 U.S. Cities Will Help!</a></p> <p>Hope to blow out 100 birthday candles? "I would argue that the biggest impact on how long you live is where you live," says National Geographic Fellow Dan</p> <p><a href="#">parade.com</a></p>
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Marie Puterbaugh

**From:** [Sean Scully](#)  
**To:** [Planredondo](#)  
**Subject:** FW: Letter of Support for BCHD  
**Date:** Thursday, April 11, 2024 12:31:13 PM  
**Attachments:** [Letter to Support BCHD 2024.pdf](#)  
[image001.png](#)

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## Sean Scully

### Acting Community Development Director

Community Development Department, Building & Safety Division/Planning Division  
415 Diamond Street, Door "2"  
Redondo Beach, CA 90277

Tel [REDACTED]

Fax [REDACTED]

[REDACTED]

[www.redondo.org](http://www.redondo.org)



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**From:** Jessica Accamando <[REDACTED]>  
**Sent:** Thursday, April 11, 2024 10:47 AM  
**To:** Sean Scully <[REDACTED]> Mike Witzansky <[REDACTED]>  
James Light <[REDACTED]> Zein Obagi <[REDACTED]> Todd Loewenstein  
<[REDACTED]> Paige Kaluderovic <[REDACTED]>  
[REDACTED] Nils Nehrenheim <[REDACTED]> Scott Behrendt  
<[REDACTED]>  
**Subject:** Letter of Support for BCHD

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hello Redondo City Staff, Mayor, and Council,

Attached is a letter from the Hermosa Beach Chamber of Commerce and Visitors Bureau board of directors. We proudly support our Beach Cities Health District efforts and wanted to submit our comments for your consideration.

Thank you,

Jessica

.....  
**Jessica Accamando**  
President / CEO

[REDACTED]  
M: (310) [REDACTED]  
[hbchamber.net](http://hbchamber.net) & [trulyhermosa.com](http://trulyhermosa.com)

**Upcoming Events:**

- [2024 Partner Info Deck](#)
- [Truly Hermosa Destination Guide & Magazine](#)
- Spring Sidewalk Sale (April 20-21, 2024)
- [Lemonade Day](#) (April 21, 2024)
- [Fiesta Hermosa Memorial Day](#) (May 25-27, 2024)

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [Planredondo](#)  
**Subject:** Fwd: BCHDs Proposed Overdevelopment is Inconsistent with More Current P-CF Zoned Development  
**Date:** Wednesday, May 1, 2024 11:04:03 PM  
**Attachments:** [Required Approvals - BCHD Proposal Inconsistent with current P-CF development.pdf](#)

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This report is support for a limited FAR of 0.75 for any public facility that services a majority non-residents of Redondo Beach on the property. BCHD's HLC services 80% to 95% non-residents of the District and 91% to 97% non-residents of Redondo Beach. The limited FAR of 0.75 reduces damages to the surrounding residents and property values.

----- Forwarded message -----

**From:** **Mark Nelson (Home Gmail)** <[REDACTED]>  
**Date:** Thu, Feb 29, 2024 at 1:13 AM  
**Subject:** Fwd: BCHDs Proposed Overdevelopment is Inconsistent with More Current P-CF Zoned Development  
**To:** Eleanor Manzano <[REDACTED]> <[REDACTED]> Michael Webb <[REDACTED]>

Public Comment Mayor, Council, Planning Commission, City Attorney, GPAC

On June 7, 2021, the City of Redondo Beach was presented with a detailed analysis of ALL P-CF parcels in the City, including photos, impacts, and neighborhoods. The analysis clearly showed that a tall, high mass, high FAR development on P-CF was both inconsistent with existing P-CF, but at 800,000 sqft and over 100-feet tall, it was a wildly out of scale and character with surrounding neighborhoods. This detailed analysis was reviewed by the Planning Director and available to GPAC and any City Department.

----- Forwarded message -----

**From:** **Mark Nelson (Home Gmail)** <[REDACTED]>  
**Date:** Mon, Jun 7, 2021 at 3:32 PM  
**Subject:** BCHDs Proposed Overdevelopment is Inconsistent with More Current P-CF Zoned Development  
**To:** Eleanor Manzano <[REDACTED]> Brandy Forbes <[REDACTED]>  
**Cc:** <[REDACTED]> Christian Anthony Horvath <[REDACTED]> <[REDACTED]> Nils Nehrenheim <[REDACTED]> Laura Emdee <[REDACTED]> Christian Horvath – Redondo Beach District 3 Council Member <[REDACTED]> Bill Brand <[REDACTED]>

PUBLIC COMMENT

Dear Mayor, Council and Commission:

The attached PDF shows all 7 P-CF parcels in the City of Redondo Beach and demonstrates

how they conform to a consistency requirement of the local neighborhoods. The proposed BCHD is well outside 2 standard deviations of the local neighborhoods in both height and size.

Please include comments in the DEIR demonstrating the City's concern regarding the BCHD project's lack of conformance with required approvals.

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#)  
**Subject:** Fwd: Fw: BCHD Planned expansion is bad for South Bay Residence  
**Date:** Sunday, March 31, 2024 5:17:14 PM

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Comments to Mayor, Council and General Plan Staff from Mr.Morse, forwarded at his request

**Subject:** Re: BCHD Planned expansion is bad for South Bay Residents

50 yr beach cities taxpayer - mb & rb resident/business owner

On Mar 20, 2024, at 1:14 PM, Steve Morse <[REDACTED]> wrote:

1. Using our funds for 90-95% families, out of our area, seems inappropriate.
2. Overcrowding and increasing FAR also seem like abusing the system
3. Open space planned for free parking space to a company is not appropriate - it should be rented out to highest bidder, or even social services for volunteers , as an idea or other nonprofits, for the benefits of the South bay.
4. Isn't time to redirect the BCHD towards direct benefits for local paying communities and refocus on getting more local participation or reduce services and expenses to reflect actual activities benefitting us.
5. This reminds me of the beach expansion idea that research showed was an extravagant idea that could have put an unberable burden on our community.

Thanks, Steve Morse, 40-year resident of the South Bay

### **KEEP P/I FAR AT 0.75 BASE AND 1.25 FOR LIMITED CITY OWNED PARCELS**

Back in early 2022, City staff along with the City Council were forced by a State law change to add rigor and pre-published standards to development in the City. One of the few land use/zonings with significant Planning Commission discretion was in the public sector.

For example, P-CF (Public – Community Facilities) zoning had only subjective standards on how much building could be crammed onto a P-CF zoned lot. The Planning Commission was free to allow only 1 story, or 10 stories. The Planning Commission could enforce an FAR (Floor Area Ratio) of 0.1 or 2.0. Essentially, there were no objective rules for P-CF

development.

“A design standard that involves no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.” (California Government Code, Section 65913.4)

As a result, the Council provided a base FAR of 0.75 for P/I public-institutional land use and allowed for a 1.25 FAR in certain areas of City owned property for public services development. This was merely a conformance with the change in State law and provided the required objective standards.

BCHD has elected to claim this is “spot zoning” and is a taking from the District. By law, that is not true. The prior flexibility used by the Planning Commission no longer meets State law. Furthermore, the Planning Commission was free under the prior Redondo Beach Code to issue BCHD an FAR of 0.5 for future development. That would have been completely compliant with City Code. So BCHD is actually better off with 0.75 than with subjective standards.

### **PUBLIC NOTICE OF THE 0.75 / 1.25 PROPOSAL WAS REPEATED MADE TO GPAC**

City Staff and Council provided the FAR 0.75 base FAR and 1.25 limited FAR to the General Plan Advisory Committee (GPAC) in March of 2022. The draft document was provided to the members and the public three times, in March, August and September. How it could be that few GPAC members bothered to review the draft document throughout 2022 is simply astounded. Some did, and they even filed comments.

### **IF THE 0.75 / 1.25 PROPOSAL IS NOT SUSTAINABLE, ROLL BACK P/I to 0.75 FAR**

For the protection of the surrounding public, the City should roll back the FAR for P/I to 0.75 uniformly if it concludes that FAR 1.25 for specific Redondo Beach resident-taxpayer owned is indefensible on the grounds of benefits to residents of Redondo Beach.

### **BCHD PLANS TO PRIVATIZE P/I LAND USE THROUGH 95 YEAR CONTRACTS**

It's not at all clear that BCHD intends to use the P-CF zoning for PUBLIC use. It appears that BCHD plans to lease 3 acres to a 100% private entity for 95 years for commercial use. BCHD's estimates show that 80% of the use will be by non-residents. <https://www.stopbchd.com/post/only-bchd-preserve-public-space-by-leasing-it-to-a-100-private-developer-for-95-years>

## **CURRENT P-CF INDUCED PROPERTY VALUE DAMAGES EXCEED \$150M**

Consolidated property damage values from existing 0.72 FAR P-CF site on RB/Torrance border:

\$97M Redondo Beach property value declines within 1/2-mile  
\$65M Torrance property value declines within 1/2-mile

## **LOCAL REDONDO BEACH RESIDENTS SUFFER NEARLY \$100M IN PROPERTY VALUE DECLINE WITHIN 1/2-MILE OF THE BCHD PARCEL AND HIGHER FAR DEVELOPMENT WILL CREATE MORE DAMAGES**

The property value decline (\$97M) in Redondo Beach surrounding the 312,000 sf, 99.7% under 52-foot tall campus is estimated by econometric models and the dataset used by BCHD's MDS consultants for market analysis (purchased and licensed by StopBCHD). <https://www.stopbchd.com/post/redondo-beach-property-value-loss-within-1-2-mile-of-bchd-campus-over-97m-2024-update>

The impact of being within 1/2-mile of BCHD campus has been estimated for Torrance residences, using the Redondo Beach model as a proxy. The property value damage from proximity to the 312,000 sf, 99.7% under 52-foot tall existing campus is \$65M. Greater FARs and denser development will undoubtedly create larger losses for surrounding property values and property owners.

## **PCDR REQUIRES PROTECTION OF PROPERTY VALUES**

The PCDR requires that new developments are subject to protecting property values. The 0.72 FAR of BCHD site damages surrounding property by \$100M. The current 0.75 proposed FAR will result in increased property value damage.

## **P/I LAND USE SHOULD BE USED FOR THE BENEFIT OF REDONDO BEACH RESIDENTS**

From a policy perspective, P/I land should be used primarily for the benefit of Redondo Beach residents. Based on BCHD's consultant's work, Kensington (P-CF zoned) likely services 80% non-residents on 3 acres of P/I land. The use of Redondo Beach public land is unsustainable if it is consumed for non-resident use.

## **BCHD PROPOSED HLC IS 80% to 95% DISTRICT NON-RESIDENTS BCHD PROPOSED HLC IS 91% to 97% REDONDO NON-RESIDENTS BCHD's HLC is supermajority benefit of non-residents**

RCFE - BCHD's MDS consultant demonstrates 91% non-Redondo Beach resident tenants by zip code for the assisted living  
PACE - BCHD's PACE will be 97% non-Redondo Beach resident enrollees.

allcove - BCHD's allcove services LA County SPA8 (1.4M population) and is 95% non-Redondo Beach residents.

While the damages of P/I fall entirely to Redondo Beach, the benefits of BCHD proposed HLC accrue to 91% to 97% non-Redondo Beach residents.

Residents should NOT have damages to service NON-RESIDENTS on P/I land

### **CITY RESIDENT-TAXPAYER OWNED SITES SHOULD NOT REQUIRE PCDR REVIEW**

Sites developed by the City of Redondo Beach for the majority benefit of residents should not require a PCDR process. They should be assumed compliant.

It should be explicitly stated that P/I land use should be for at least a majority benefit of the residents of Redondo Beach. The damages accrue 100% to Redondo Beach residents, therefore, they should receive a minimum level of a majority of benefits from the land use.

### **THE CURRENT P-CF BCHD SITE IS NON-CONFORMING WITH ITS CUP**

At least one P/I site, the BCHD campus, no longer has a hospital, therefore, "associated medical" are no long permitted uses. The can be allowed to remain until their natural sunset lifespans.

### **OBJECTIVE NUMERICAL FARs ARE REQUIRED**

The State mandate for objective (not subjective) standards requires the city abandon the PCDR chosen FAR and it be replaced by objective standards. This proposal is consistent with State mandate.

### **BCHD HAD A PAID CONSULTANT AS CHAIR OF THE GPAC**

Nick Biro was the Chair of GPAC and a \$10,000 to \$15,000 per month retained consultant of BCHD. Mr. Biro had both a GPAC obligation and a fiduciary taxpayer obligation via his BCHD to review all draft General Plan documents and provide comments timely.

### **THREE GPAC MEETINGS PUBLICIZED THE FAR PROPOSAL**

March, August and September 2022 GPAC meetings and 2024 CEQA NOP for GP all included public notice of the P/I proposed 0.75 and 1.25 FAR.

**The full content of each of the following html links is also entered into the formal record, in the same way as attached files would be under California law:**

<https://www.stopbchd.com/post/the-redondo-beach-general-plan-far-for-p-i-land-use-is-appropriate-and-should-not-be-changed>

<https://www.stopbchd.com/post/where-is-the-city-s-or-bchd-s-analysis-of-the-property-value-damages-from-the-current-bchd-developme>

<https://www.stopbchd.com/post/redondo-beach-property-value-loss-within-1-2-mile-of-bchd-campus-over-97m-2024-update>

<https://www.stopbchd.com/post/torrance-property-value-loss-within-1-2-mile-of-bchd-campus-is-65m>

<https://www.stopbchd.com/post/stop-bchd-s-high-density-commercial-development-on-public-zoned-land>

From: [Stop BCHD](#)  
To: [Victoria J. Foster](#), [Noel Chan](#), [Michelle Eholst](#), [Nils Nebennheim](#), [Todd Lowenstein](#), [Paige Kalderovic](#), [Scott Behrendt](#), [Zain Obasi](#), [Mike Wyzanski](#), [Sean Scully](#), [Benedek](#)  
Subject: Public Comment - BCHD Regional Focus with District Resident-Taxpayer Assets and Revenues  
Date: Wednesday, April 24, 2024 5:33:56 PM  
Attachments: [image.png](#), [image.png](#), [image.png](#), [image.png](#), [image.png](#), [image.png](#), [image.png](#)

Some people who received this message don't often get email from [\[redacted\]](#). [Learn why this is important.](#)

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Public Comment

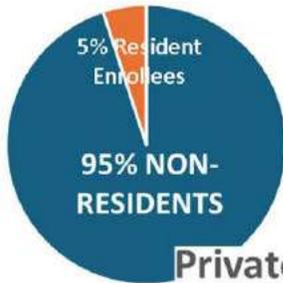
----- Forwarded message -----

From: Stop BCHD  
Date: Wed, Apr 24, 2024 at 5:06 PM  
Subject: Public Comment - BCHD Regional Focus with District Resident-Taxpayer Assets and Revenues  
To: Communications  
Cc: [redacted]

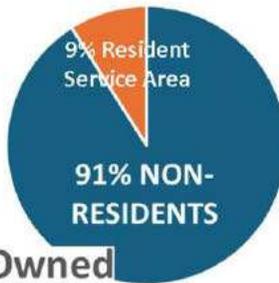
# SHOULD BCHD STILL HAVE PUBLIC ZONING?

## When the HLC is 80% to 95% Non-Residents of the District

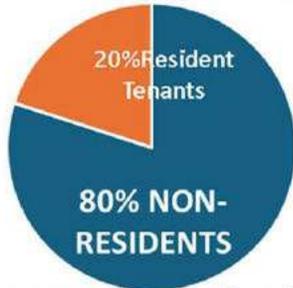
PACE Facility



allcove



Privately Owned Assisted Living



### Voter approval was for RESIDENTS

hospital in order to provide hospital facilities for the various residents who reside within the South Bay Hospital District.

**The allcove Service Area is 91.5%  
NON-RESIDENTS/NON-TAXPAYERS of  
the Beach Cities Health District**  
(presented in order of population)

Long Beach, Torrance, Inglewood, Carson, Hawthorne, San Pedro, **Redondo (#7, 4.7%)**, Gardena, Wilmington, RPV, **Manhattan (#11, 2.5%)**, Lawndale, Harbor City, Lennox, **Hermosa (#15, 1.3%)**, El Segundo, Rancho Dominguez, PVE, Athens, RHE, Avalon, Rolling Hills, Catalina Island.

*So WHY is BCHD going to give  
the allcove building 30 YEARS  
of 100% FREE LAND RENT?*

We're only 8.5% of the allcove service area. NOT 100%! Why is BCHD donating a \$4M+ Taxpayer asset?

**TELL BCHD TO "PRESERVE  
OUR PUBLIC SPACES"  
for Redondo Beach PUBLIC USE**

In its email – BCHD asked residents to "Preserve Public Spaces" by letting a 100% Private Developer overbuild 3 acres of 100% PUBLIC LAND for 80% Non-Residents.

**THAT'S NOT PRESERVING PUBLIC SPACE!**

**BCHD MUST:**

- 1) Stop the Lease of 3 acres of PUBLIC LAND to a PRIVATE COMPANY for 95 years for 80% non-resident assisted living**
- 2) Stop the FREE use of a \$4M lot for 30 years for the 91% non-resident service area of allcove**

**Keep the building limit at a Floor Area Ratio = 0.75!**

**QUICK FACTS ABOUT BCHD'S OVERDEVELOPMENT PLAN**

**TOO BIG** +254% sf  
 Current campus buildings = 312,000 sf  
 Phase 1+2 building = 792,000 sf

**TOO TALL**  
 Current = 99.7% under 52 ft tall  
 Phase 1+2 = 100% above 66 ft tall

**80% to 95% NON-RESIDENT SERVICES**

allcove = 91% non-resident service area (per LA County)  
 RCFE = 80% non-resident tenants (per BCHD MDS report)  
 PACE = 95% non-resident enrollees (per Natl PACE Assoc)

The infographic titled "Healthy Living Campus" features a background image of a green campus. It lists the following details:

- PHASE 1:** allcove Beach Offices - youth wellness center, Residential Care for the Elderly, Program of All-Inclusive Care for the Elderly, Active Open Green Space, Parking.
- PHASE 2:** Community Wellness Pavilion, Aquatics, Center for Health & Fitness, Parking.
- Statistics:** allcove 91% non-resident service area, RCFE 80% non-resident tenant, PACE 95% non-resident enrollees.
- Other notes:** 8-10 stories above houses at Prospect & Diamond; Fewer Units: Reducing RCFE units from 420 to 217; Smaller Building Sizes: 426,000 sf to 253,700 sf.

**REDONDO BEACH'S PUBLIC LAND SHOULD SUPPORT REDONDO BEACH RESIDENTS!**

**BCHD's So-Called Healthy Living Campus is for NON-RESIDENT USE**

**BCHD Non-Resident Living Campus Stats**

USE	Resident Usage	
	District	Redondo Beach
allcove	9%	5%
Assisted Living	20%	9%
PACE	5%	3%

allcove service area - Allens, Arroyo, Carson, Catalina Island, El Segundo, Gardena, Harbor City, Hawthorne, Inglewood, Larchmont, Lomax, Long Beach, 2nd Harbors Beach, 3rd Manhattan Beach, Palms Verdes, Estotes, Rancho Dominguez, Rancho Palms Verdes, 5th Redondo Beach, Rolling Hills, Rolling Hills Estates, San Pedro, Torrance, Wilmington and others.  
 Assisted Living service area - 40% PV, 30% Out of area, 18% Torrance, 9% MB, 4% RB, 3% HB  
 PACE service area - 1 RB, 2% MB, 1% HB, 95% District

**BCHD'S DEVELOPMENT IS A BAD DEAL FOR DISTRICT & REDONDO BEACH TAXPAYERS AND DAMAGES SURROUNDING RESIDENTS!**

# WHY ARE BCHD RESIDENT-TAXPAYERS FUNDING ALLCOVE?

Allcove SERVICE AREA is **9%** DISTRICT Allcove Building's Land Lease Cost **\$0**

Service Area in LA County Health's SPA8

RB/HB/MB 120,000 population (9%)

Rest of Allcove 1,380,000 population (91%)

Value of Taxpayer-owned Lot at Flagler & Beryl

Land Value \$4.2M

Fair Market Lease Rate \$250K/yr

**District Residents 9%**

**Non-Taxpayers 91%**

**Allcove payment 0%**

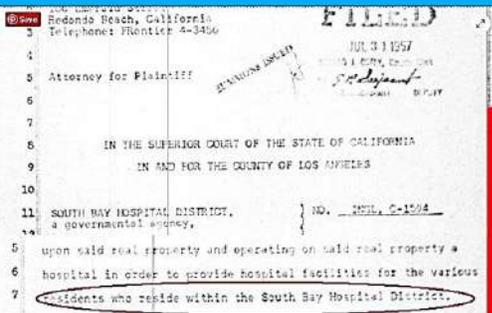
**District Taxpayers 100%**

**MAKE ALLCOVE PAY ITS FAIR SHARE!**  
**BCHD RESIDENT-TAXPAYERS SHOULD**  
**ONLY PAY 9% OF ALLCOVE COSTS**

# BCHD Has Decided to Focus on 80% to 95% NON-RESIDENTS

*Despite the fact the HB/MB/RB voters founded and funded the District for Resident Benefit*

**“RESIDENTS WHO RESIDE IN THE DISTRICT”**  
... is what the DISTRICT wrote to the SUPERIOR COURT when it condemned the BCHD Prospect Avenue campus land



## What does the BCHD CEO Say Now?

BCHD 2/16/24 Meeting @timestamp01:02:25,020 → 01:02:27,980

## "Our authority comes from the State"

The Board obviously agreed - as the BCHD BOARD was present and let it pass without comment.

# STOP BCHD

Healthy Living Campus 80% to 95% Non-Residents

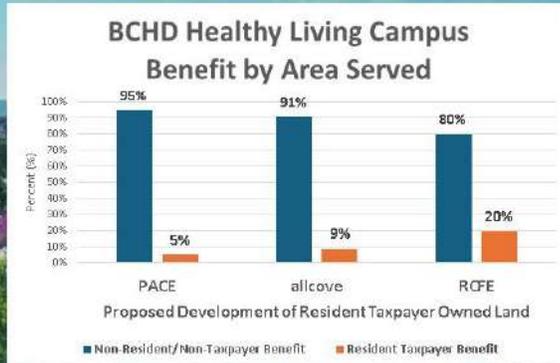
**PACE – 95% Non-Resident Enrollees**

**Allcove – 91% Non-Resident Service Area**

**Assisted Living – 80% Non-Resident Tenants**

# BCHD Proposed HLC Development Benefits 80% to 95% Non-Resident/Non-Taxpayers

The Healthy Living  
Campus Project



The current Board and Executives of BCHD have forgotten that the District was established by voters for the benefit of *“residents who reside ... in the District”*

Email [StopBCHD@gmail.com](mailto:StopBCHD@gmail.com) to join the list of folks working to get BCHD back in line!

--  
StopBCHD.com [REDACTED] is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [CityClerk](#); [Planredondo](#); [Sean Scully](#)  
**Subject:** Fwd: PUBLIC COMMENT - BCHD's ONGOING FALSE CLAIM ABOUT RB GENERAL PLAN  
**Date:** Monday, July 15, 2024 1:17:04 PM

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Public comment, City Council and Planning Commission

**NO. Redondo Beach did NOT only place a 0.75 floor area ratio (FAR) on the BCHD parcel. THAT IS SIMPLY FALSE and BCHD continues to email out that false claim over and over.**

All Public/Institutional (P/I) zoned land was designated 0.75 FAR except for a limited area of City-owned land that is held for development for the BENEFIT of CITY OF REDONDO BEACH RESIDENTS. All other similarly zoned P/I land, including the failed South Bay Hospital campus (assumed by BCHD) was zoned for 0.75 FAR.

Why would the City take this action? It's quite simple. The taller, larger and denser a development is, the more damage to surrounding health, quality-of-life, and property values it creates. That's a development fact. By limiting the FAR to 0.75, the City is protecting the health, quality-of-life, and property values of surrounding residents. In the special case where all the benefits of municipal development accrue almost exclusively to residents of Redondo Beach, the City increased the density of development to 1.25 FAR.

This isn't just about BCHD. But even if it were, BCHD's Healthy Living Campus is for the benefit of a supermajority of non-Redondo Beach residents. The HLC is 91% to 97% non-residents of Redondo Beach. So quite clearly, the damages of dense development overwhelm any benefits to nearby Redondo Beach neighborhoods as BCHD develops to house 91% non-RB resident tenants in the assisted living, 95% non-RB resident participants in allcove and 97% non-RB resident enrollees in PACE.

The City must create objective standards for development. The prior standard is no longer acceptable, and it was loosely "whatever the Planning Commission decided". That could have been an FAR of 0.1 to 2.0 or higher. Now, the FAR is 0.75 for all P/I development except a limited amount of City-owned land to be developed for resident benefit.

This is a Redondo Beach General Plan for the benefit of Redondo Beach residents. The City has no obligation to make any concessions to commercial developers like PMB LLC as they consume our precious P/I land on the BCHD campus for 95 years. We need local, not regional benefits in exchange for the give generations of residents who reside in Redondo who will be denied use of taxpayer owned land by BCHD as it services a supermajority of non-residents of the City.

Mark Nelson  
Redondo Beach

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#)  
**Cc:** [REDACTED]  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Saturday, March 30, 2024 1:05:51 PM

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This comment was requested by Mike Jamgochian. Please enter it into the record.

Dear Mayor, Council, Planning Commission, and General Plan Staff:

These comments are being filed at the request of the cc:d party on this email. Please add them to the record of the draft General Plan and the P/I FAR issue. Thank you.

**KEEP P/I FAR AT 0.75 BASE AND 1.25 FOR LIMITED CITY OWNED PARCELS**

Back in early 2022, City staff along with the City Council were forced by a State law change to add rigor and pre-published standards to development in the City. One of the few land use/zonings with significant Planning Commission discretion was in the public sector.

For example, P-CF (Public – Community Facilities) zoning had only subjective standards on how much building could be crammed onto a P-CF zoned lot. The Planning Commission was free to allow only 1 story, or 10 stories. The Planning Commission could enforce an FAR (Floor Area Ratio) of 0.1 or 2.0. Essentially, there were no objective rules for P-CF development.

“A design standard that involves no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.” (California Government Code, Section 65913.4)

As a result, the Council provided a base FAR of 0.75 for P/I public-institutional land use and allowed for a 1.25 FAR in certain areas of City owned property for public services development. This was merely a conformance with the change in State law and provided the required objective standards.

BCHD has elected to claim this is “spot zoning” and is a taking from the District. By law, that is not true. The prior flexibility used by the Planning Commission no longer meets State law. Furthermore, the Planning Commission was free under the prior Redondo Beach Code to issue BCHD an FAR of 0.5 for future development. That would have been completely compliant with City Code. So BCHD is actually better off with 0.75 than with subjective standards.

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City Staff and Council provided the FAR 0.75 base FAR and 1.25 limited FAR to the General Plan Advisory Committee (GPAC) in March of 2022. The draft document was provided to the members and the public three times, in March, August and September. How it could be that few GPAC members bothered to review the draft document throughout 2022 is simply astounded. Some did, and they even filed comments.

## **IF THE 0.75 / 1.25 PROPOSAL IS NOT SUSTAINABLE, ROLL BACK P/I to 0.75 FAR**

For the protection of the surrounding public, the City should roll back the FAR for P/I to 0.75 uniformly if it concludes that FAR 1.25 for specific Redondo Beach resident-taxpayer owned is indefensible on the grounds of benefits to residents of Redondo Beach.

## **BCHD PLANS TO PRIVATIZE P/I LAND USE THROUGH 95 YEAR CONTRACTS**

It's not at all clear that BCHD intends to use the P-CF zoning for PUBLIC use. It appears that BCHD plans to lease 3 acres to a 100% private entity for 95 years for commercial use. BCHD's estimates show that 80% of the use will be by non-residents. <https://www.stopbchd.com/post/only-bchd-preserve-public-space-by-leasing-it-to-a-100-private-developer-for-95-years>

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Consolidated property damage values from existing 0.72 FAR P-CF site on RB/Torrance border:

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The property value decline (\$97M) in Redondo Beach surrounding the 312,000 sf, 99.7% under 52-foot tall campus is estimated by econometric models and the dataset used by BCHD's MDS consultants for market analysis (purchased and licensed by StopBCHD). <https://www.stopbchd.com/post/redondo-beach-property-value-loss-within-1-2-mile-of-bchd-campus-over-97m-2024-update>

The impact of being within 1/2-mile of BCHD campus has been estimated for Torrance residences, using the Redondo Beach model as a proxy. The property value damage from proximity to the 312,000 sf, 99.7% under 52-foot tall existing campus is \$65M. Greater FARs and denser development will undoubtedly create larger losses for surrounding property values and property owners.

## **PCDR REQUIRES PROTECTION OF PROPERTY VALUES**

The PCDR requires that new developments are subject to protecting property values.

The 0.72 FAR of BCHD site damages surrounding property by \$100M. The current 0.75 proposed FAR will result in increased property value damage.

### **P/I LAND USE SHOULD BE USED FOR THE BENEFIT OF REDONDO BEACH RESIDENTS**

From a policy perspective, P/I land should be used primarily for the benefit of Redondo Beach residents. Based on BCHD's consultant's work, Kensington (P-CF zoned) likely services 80% non-residents on 3 acres of P/I land. The use of Redondo Beach public land is unsustainable if it is consumed for non-resident use.

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At least one P/I site, the BCHD campus, no longer has a hospital, therefore, "associated medical" are no long permitted uses. The can be allowed to remain until their natural sunset lifespans.

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Nick Biro was the Chair of GPAC and a \$10,000 to \$15,000 per month retained consultant of BCHD. Mr. Biro had both a GPAC obligation and a fiduciary taxpayer obligation via his BCHD to review all draft General Plan documents and provide

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**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#)  
**Cc:** [REDACTED]  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Saturday, March 30, 2024 2:07:14 PM

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The following comments were requested to be filed with the City and the General Plan by Ms Olmos on her behalf.

Dear Mayor, Council, Planning Commission, and General Plan Staff:

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**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#)  
**Cc:** [REDACTED]  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Saturday, March 30, 2024 2:12:00 PM

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Sent on behalf of Ms. Johnson <[REDACTED]>

I think it is very unfair to build this massive BCHD project in Redondo Beach on Redondo Beach property. How can you give away city land to a private organization? Also the demolition and construction is going to be very unhealthy to residents. This proposed project should be stopped!

Bethany Johnson  
Resident of Redondo Beach

Dear Mayor, Council, Planning Commission, and General Plan Staff:

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**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#)  
**Cc:** [REDACTED]  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Saturday, March 30, 2024 5:11:33 PM

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***CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.***

The following comment was requested to be filed with the City by Mr. Dickson:

Dear Mayor, Council, Planning Commission, and General Plan Staff:

For the life of me I can not understand how the BCHD can take land and a Charter that was Created to serve the residents of Redondo, Hermosa and Manhattan and change it to something different that what it was created for!

Dan Dickson  
69 year resident of Redondo Beach

These comments are being filed at the request of the cc:d party on this email. Please add them to the record of the draft General Plan and the P/I FAR issue. Thank you.

**BCHD PROPOSED HLC IS 80% to 95% DISTRICT NON-RESIDENTS  
BCHD PROPOSED HLC IS 91% to 97% REDONDO NON-RESIDENTS**

BCHD's HLC is supermajority benefit of non-residents with the damages accruing primarily to Redondo Beach resident taxpayers in order for BCHD to service the non-residents.

RCFE - BCHD's MDS consultant demonstrates 91% non-Redondo Beach resident tenants by zip code for the assisted living  
PACE - BCHD's PACE will be 97% non-Redondo Beach resident enrollees.  
allcove - BCHD's allcove services LA County SPA8 (1.4M population) and is 95% non-Redondo Beach residents.

While the damages of P/I fall entirely to Redondo Beach, the benefits of BCHD proposed HLC accrue to 91% to 97% non-Redondo Beach residents.

Residents should NOT have damages to service NON-RESIDENTS on P/I land

**KEEP P/I FAR AT 0.75 BASE AND 1.25 FOR LIMITED CITY OWNED PARCELS**

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For example, P-CF (Public – Community Facilities) zoning had only subjective

standards on how much building could be crammed onto a P-CF zoned lot. The Planning Commission was free to allow only 1 story, or 10 stories. The Planning Commission could enforce an FAR (Floor Area Ratio) of 0.1 or 2.0. Essentially, there were no objective rules for P-CF development.

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As a result, the Council provided a base FAR of 0.75 for P/I public-institutional land use and allowed for a 1.25 FAR in certain areas of City owned property for public services development. This was merely a conformance with the change in State law and provided the required objective standards.

BCHD has elected to claim this is “spot zoning” and is a taking from the District. By law, that is not true. The prior flexibility used by the Planning Commission no longer meets State law. Furthermore, the Planning Commission was free under the prior Redondo Beach Code to issue BCHD an FAR of 0.5 for future development. That would have been completely compliant with City Code. So BCHD is actually better off with 0.75 than with subjective standards.

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From a policy perspective, P/I land should be used primarily for the benefit of Redondo Beach residents. Based on BCHD's consultant's work, Kensington (P-CF zoned) likely services 80% non-residents on 3 acres of P/I land. The use of Redondo Beach public land is unsustainable if it is consumed for non-resident use.

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**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#)  
**Cc:** [Lisa Falk](#)  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Saturday, March 30, 2024 5:49:49 PM

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This comment is filed with the City at the request of Ms. Falk:

Dear Mayor, Council, Planning Commission, and General Plan Staff:

These comments are being filed at the request of the cc:d party on this email. Please add them to the record of the draft General Plan and the P/I FAR issue. Thank you.

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**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#)  
**Cc:** [REDACTED]  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Saturday, March 30, 2024 7:58:11 PM

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Submitted as public comment regarding the draft General Plan at the request of Ms Yee.

Dear Mayor, Council, Planning Commission, and General Plan Staff:

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**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planning Redondo](#); [Planredondo](#)  
**Cc:** [REDACTED]  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Saturday, March 30, 2024 8:04:02 PM

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Submitted as comments to the General Plan and City Council at the request of Mr Burschinger

Mr. Burschinger commented a desire for the following results in the General Plan:

- FAR 0.75 as base for P/I parcels
- FAR 1.25 for City of Redondo Beach facilities in P./I due to the direct benefit to residents offsetting the damages to surrounding neighborhood

Mr. Burschinger cited the following as some reasons supporting the FAR's above:

- Current loss of nearly \$100M in property value in Redondo Beach within 1/2-mile of P-CF zoned BCHD
- Estimated loss (work underway) of Torrance within 1/2 mile also (expected to be about \$50M)
- Thank you for helping to stop what could be a \$200M loss of property value of surrounding property in Torrance and Redondo if BCHD is allowed to expand from 300K to 792K SQFT and from 99% less than 52-feet high to at least 300,000 sqft of 110-feet above Beryl & Flagler Streets

Mr. Burschinger also supports the following comments:

Dear Mayor, Council, Planning Commission, and General Plan Staff:

These comments are being filed at the request of the cc:d party on this email. Please add them to the record of the draft General Plan and the P/I FAR issue. Thank you.

**KEEP P/I FAR AT 0.75 BASE AND 1.25 FOR LIMITED CITY OWNED PARCELS**

Back in early 2022, City staff along with the City Council were forced by a State law change to add rigor and pre-published standards to development in the City. One of the few land use/zonings with significant Planning Commission discretion was in the public sector.

For example, P-CF (Public – Community Facilities) zoning had only subjective standards on how much building could be crammed onto a P-CF zoned lot. The Planning Commission was free to allow only 1 story, or 10 stories. The Planning Commission could enforce an FAR (Floor Area Ratio) of 0.1 or 2.0. Essentially, there were no objective rules for P-CF development.

“A design standard that involves no personal or subjective judgment by a public

official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.” (California Government Code, Section 65913.4)

As a result, the Council provided a base FAR of 0.75 for P/I public-institutional land use and allowed for a 1.25 FAR in certain areas of City owned property for public services development. This was merely a conformance with the change in State law and provided the required objective standards.

BCHD has elected to claim this is “spot zoning” and is a taking from the District. By law, that is not true. The prior flexibility used by the Planning Commission no longer meets State law. Furthermore, the Planning Commission was free under the prior Redondo Beach Code to issue BCHD an FAR of 0.5 for future development. That would have been completely compliant with City Code. So BCHD is actually better off with 0.75 than with subjective standards.

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For the protection of the surrounding public, the City should roll back the FAR for P/I to 0.75 uniformly if it concludes that FAR 1.25 for specific Redondo Beach resident-taxpayer owned is indefensible on the grounds of benefits to residents of Redondo Beach.

**BCHD PLANS TO PRIVATIZE P/I LAND USE THROUGH 95 YEAR CONTRACTS**

It's not at all clear that BCHD intends to use the P-CF zoning for PUBLIC use. It appears that BCHD plans to lease 3 acres to a 100% private entity for 95 years for commercial use. BCHD's estimates show that 80% of the use will be by non-residents. <https://www.stopbchd.com/post/only-bchd-preserve-public-space-by-leasing-it-to-a-100-private-developer-for-95-years>

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The impact of being within 1/2-mile of BCHD campus has been estimated for Torrance residences, using the Redondo Beach model as a proxy. The property value damage from proximity to the 312,000 sf, 99.7% under 52-foot tall existing campus is \$65M. Greater FARs and denser development will undoubtedly create larger losses for surrounding property values and property owners.

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The PCDR requires that new developments are subject to protecting property values. The 0.72 FAR of BCHD site damages surrounding property by \$100M. The current 0.75 proposed FAR will result in increased property value damage.

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**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#)  
**Cc:** [Lisa Falk](#)  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Sunday, March 31, 2024 1:54:27 PM

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The following comment to the City Council of Redondo Beach and the draft General Plan is provided at the request of Ms. Falk:

Dear Mayor, Council, Planning Commission, and General Plan Staff:

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**Cc:** [REDACTED]  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Saturday, March 30, 2024 8:05:41 PM

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Mr. Earnest supports and files the following comments to the General Plan and Council:

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**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#)  
**Cc:** [REDACTED]  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Sunday, March 31, 2024 1:59:19 PM

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**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#)  
**Cc:** [joyce field](#)  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Sunday, March 31, 2024 2:01:27 PM

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**Cc:** [REDACTED]  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Sunday, March 31, 2024 2:04:03 PM

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**Cc:** [BARRY SINSHEIMER](#)  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
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This public comment to the Mayor, Council and General Plan was requested by the Sinsheimers:

Dear Mayor, Council, Planning Commission, and General Plan Staff:

These comments are being filed at the request of the cc:d party on this email. Please add them to the record of the draft General Plan and the P/I FAR issue. Thank you.

**KEEP P/I FAR AT 0.75 BASE AND 1.25 FOR LIMITED CITY OWNED PARCELS**

Back in early 2022, City staff along with the City Council were forced by a State law change to add rigor and pre-published standards to development in the City. One of the few land use/zonings with significant Planning Commission discretion was in the public sector.

For example, P-CF (Public – Community Facilities) zoning had only subjective standards on how much building could be crammed onto a P-CF zoned lot. The Planning Commission was free to allow only 1 story, or 10 stories. The Planning Commission could enforce an FAR (Floor Area Ratio) of 0.1 or 2.0. Essentially, there were no objective rules for P-CF development.

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## **BCHD PLANS TO PRIVATIZE P/I LAND USE THROUGH 95 YEAR CONTRACTS**

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Consolidated property damage values from existing 0.72 FAR P-CF site on RB/Torrance border:

\$97M Redondo Beach property value declines within 1/2-mile

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The property value decline (\$97M) in Redondo Beach surrounding the 312,000 sf, 99.7% under 52-foot tall campus is estimated by econometric models and the dataset used by BCHD's MDS consultants for market analysis (purchased and licensed by StopBCHD). <https://www.stopbchd.com/post/redondo-beach-property-value-loss-within-1-2-mile-of-bchd-campus-over-97m-2024-update>

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## **PCDR REQUIRES PROTECTION OF PROPERTY VALUES**

The PCDR requires that new developments are subject to protecting property values. The 0.72 FAR of BCHD site damages surrounding property by \$100M. The current

0.75 proposed FAR will result in increased property value damage.

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Nick Biro was the Chair of GPAC and a \$10,000 to \$15,000 per month retained consultant of BCHD. Mr. Biro had both a GPAC obligation and a fiduciary taxpayer obligation via his BCHD to review all draft General Plan documents and provide comments timely.

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**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planning Redondo](#); [Planredondo](#)  
**Cc:** [REDACTED]  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Sunday, March 31, 2024 2:17:12 PM

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**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#)  
**Cc:** [REDACTED]  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Sunday, March 31, 2024 5:11:35 PM

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**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#)  
**Cc:** [REDACTED]  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Sunday, March 31, 2024 5:19:55 PM

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These comments were requested to be filed with the Mayor, Council and General Plan staff by Ms. Rogers.

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**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#)  
**Cc:** [REDACTED]  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Sunday, March 31, 2024 6:54:46 PM

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**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Sunday, March 31, 2024 6:59:48 PM

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\$65M Torrance property value declines within 1/2-mile

### **LOCAL REDONDO BEACH RESIDENTS SUFFER NEARLY \$100M IN PROPERTY VALUE DECLINE WITHIN ½-MILE OF THE BCHD PARCEL AND HIGHER FAR DEVELOPMENT WILL CREATE MORE DAMAGES**

The property value decline (\$97M) in Redondo Beach surrounding the 312,000 sf, 99.7% under 52-foot tall campus is estimated by econometric models and the dataset used by BCHD's MDS consultants for market analysis (purchased and licensed by StopBCHD). <https://www.stopbchd.com/post/redondo-beach-property-value-loss-within-1-2-mile-of-bchd-campus-over-97m-2024-update>

The impact of being within 1/2-mile of BCHD campus has been estimated for Torrance residences, using the Redondo Beach model as a proxy. The property value damage from proximity to the 312,000 sf, 99.7% under 52-foot tall existing campus is \$65M. Greater FARs and denser development will undoubtedly create larger losses

for surrounding property values and property owners.

### **PCDR REQUIRES PROTECTION OF PROPERTY VALUES**

The PCDR requires that new developments are subject to protecting property values. The 0.72 FAR of BCHD site damages surrounding property by \$100M. The current 0.75 proposed FAR will result in increased property value damage.

### **P/I LAND USE SHOULD BE USED FOR THE BENEFIT OF REDONDO BEACH RESIDENTS**

From a policy perspective, P/I land should be used primarily for the benefit of Redondo Beach residents. Based on BCHD's consultant's work, Kensington (P-CF zoned) likely services 80% non-residents on 3 acres of P/I land. The use of Redondo Beach public land is unsustainable if it is consumed for non-resident use.

### **BCHD PROPOSED HLC IS 80% to 95% DISTRICT NON-RESIDENTS BCHD PROPOSED HLC IS 91% to 97% REDONDO NON-RESIDENTS**

BCHD's HLC is supermajority benefit of non-residents

RCFE - BCHD's MDS consultant demonstrates 91% non-Redondo Beach resident tenants by zip code for the assisted living

PACE - BCHD's PACE will be 97% non-Redondo Beach resident enrollees.

allcove - BCHD's allcove services LA County SPA8 (1.4M population) and is 95% non-Redondo Beach residents.

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Residents should NOT have damages to service NON-RESIDENTS on P/I land

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It should be explicitly stated that P/I land use should be for at least a majority benefit of the residents of Redondo Beach. The damages accrue 100% to Redondo Beach residents, therefore, they should receive a minimum level of a majority of benefits from the land use.

### **THE CURRENT P-CF BCHD SITE IS NON-CONFORMING WITH ITS CUP**

At least one P/I site, the BCHD campus, no longer has a hospital, therefore, "associated medical" are no long permitted uses. The can be allowed to remain until their natural sunset lifespans.

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The State mandate for objective (not subjective) standards requires the city abandon the PCDR chosen FAR and it be replaced by objective standards. This proposal is consistent with State mandate.

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Nick Biro was the Chair of GPAC and a \$10,000 to \$15,000 per month retained consultant of BCHD. Mr. Biro had both a GPAC obligation and a fiduciary taxpayer obligation via his BCHD to review all draft General Plan documents and provide comments timely.

**THREE GPAC MEETINGS PUBLICIZED THE FAR PROPOSAL**

March, August and September 2022 GPAC meetings and 2024 CEQA NOP for GP all included public notice of the P/I proposed 0.75 and 1.25 FAR.

**The full content of each of the following html links is also entered into the formal record, in the same way as attached files would be under California law:**

<https://www.stopbchd.com/post/the-redondo-beach-general-plan-far-for-p-i-land-use-is-appropriate-and-should-not-be-changed>

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**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#)  
**Cc:** [REDACTED]  
**Subject:** Fwd: Public Comments - P/I FAR in Draft General Plan  
**Date:** Saturday, March 30, 2024 11:23:24 AM

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**CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

Filed at the request of RA Loeffler.

Dear Mayor, Council, Planning Commission, and General Plan Staff:

These comments are being filed at the request of the cc:d party on this email. Please add them to the record of the draft General Plan and the P/I FAR issue. Thank you.

**KEEP P/I FAR AT 0.75 BASE AND 1.25 FOR LIMITED CITY OWNED PARCELS**

Back in early 2022, City staff along with the City Council were forced by a State law change to add rigor and pre-published standards to development in the City. One of the few land use/zonings with significant Planning Commission discretion was in the public sector.

For example, P-CF (Public – Community Facilities) zoning had only subjective standards on how much building could be crammed onto a P-CF zoned lot. The Planning Commission was free to allow only 1 story, or 10 stories. The Planning Commission could enforce an FAR (Floor Area Ratio) of 0.1 or 2.0. Essentially, there were no objective rules for P-CF development.

“A design standard that involves no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.” (California Government Code, Section 65913.4)

As a result, the Council provided a base FAR of 0.75 for P/I public-institutional land use and allowed for a 1.25 FAR in certain areas of City owned property for public services development. This was merely a conformance with the change in State law and provided the required objective standards.

BCHD has elected to claim this is “spot zoning” and is a taking from the District. By law, that is not true. The prior flexibility used by the Planning Commission no longer meets State law. Furthermore, the Planning Commission was free under the prior Redondo Beach Code to issue BCHD an FAR of 0.5 for future development. That would have been completely compliant with City Code. So BCHD is actually better off with 0.75 than with subjective standards.

**PUBLIC NOTICE OF THE 0.75 / 1.25 PROPOSAL WAS REPEATED MADE TO GPAC**

City Staff and Council provided the FAR 0.75 base FAR and 1.25 limited FAR to the General Plan Advisory Committee (GPAC) in March of 2022. The draft document was provided to the members and the public three times, in March, August and September. How it could be that few GPAC members bothered to review the draft document throughout 2022 is simply astounded. Some did, and they even filed comments.

**IF THE 0.75 / 1.25 PROPOSAL IS NOT SUSTAINABLE, ROLL BACK P/I to 0.75 FAR**

For the protection of the surrounding public, the City should roll back the FAR for P/I to 0.75 uniformly if it concludes that FAR 1.25 for specific Redondo Beach resident-taxpayer owned is indefensible on the grounds of benefits to residents of Redondo Beach.

**BCHD PLANS TO PRIVATIZE P/I LAND USE THROUGH 95 YEAR CONTRACTS**

It's not at all clear that BCHD intends to use the P-CF zoning for PUBLIC use. It appears that BCHD plans to lease 3 acres to a 100% private entity for 95 years for commercial use. BCHD's estimates show that 80% of the use will be by non-residents. <https://www.stopbchd.com/post/only-bchd-preserve-public-space-by-leasing-it-to-a-100-private-developer-for-95-years>

**CURRENT P-CF INDUCED PROPERTY VALUE DAMAGES EXCEED \$150M**

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**From:** [Tim Ozenne](#)  
**To:** [Planredondo](#); [Planning Redondo](#); [CityClerk](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obagi](#)  
**Subject:** Fwd: RECENT LETTER TO RB CITY COUNCIL -> Public Comment - P/I FAR OF 0.75 SHOULD BE UNIFORMLY INSTATED  
**Date:** Sunday, March 31, 2024 3:25:26 PM

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

I fully endorse these Stop BCHD comments below. Please do not increase the FAR above 0.75 for this project.

As RB officials likely know, in 1957 the land for the project was designated only for a hospital for local use. So far as I know, the restriction has never been removed or interpreted to allow other facility types beyond those necessary for a hospital. CA has a process for changing uses of public lands, but it doesn't appear BCHD feels obligated to obtain legal sanction for the change in use. I hope Redondo will enforce CA law with respect to the use of this land.

Thank you,  
Tim Ozenne  
[REDACTED]

Back in early 2022, City staff along with the City Council were forced by a State law change to add rigor and pre-published standards to development in the City. One of the few land use/zonings with significant Planning Commission discretion was in the public sector.

For example, P-CF (Public – Community Facilities) zoning had only subjective standards on how much building could be crammed onto a P-CF zoned lot. The Planning Commission was free to allow only 1 story, or 10 stories. The Planning Commission could enforce an FAR (Floor Area Ratio) of 0.1 or 2.0. Essentially, there were no objective rules for P-CF development.

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For the protection of the surrounding public, the City should roll back the FAR for P/I to 0.75 uniformly.

**From:** [Stop\\_BCHD](#)  
**To:** [Planredondo](#)  
**Subject:** Fwd: StopBCHD Board Member Poster Question (4/9)  
**Date:** Wednesday, April 10, 2024 2:04:16 AM

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Public Comment General Plan

----- Forwarded message -----

**From:** Stop BCHD <[REDACTED]>  
**Date:** Wed, Apr 10, 2024 at 1:56 AM  
**Subject:** StopBCHD Board Member Poster Question (4/9)  
**To:** Communications <[REDACTED]>  
**Cc:** Eleanor Manzano <[REDACTED]>

Public Comment Mayor, Council

As a public service StopBCHD will ask a daily question of Member Poster regarding the loss of Resident-Taxpayer services caused by BCHD's provision of non-resident services.

## Poster Question of the Day (4/9) - The Resident-Taxpayer Loss of \$7.5M of Free Land Rent to allcove

Dear Ms Poster:

BCHD has stated that it will forgo the \$250,000 in land rent from the \$4M taxpayer-owned lot where the allcove building will be built. Since BCHD was required to accept a 30 year operations and maintenance agreement for the building as a condition of funding, it will deprive District Residents of 30 x \$250,000 or at least \$7.5M in services that otherwise could have been provided to them with the allcove site rent.

**How will Resident Taxpayers of the District be reimbursed for BCHD's donation to the 91% District non-resident allcove service area of \$7.5M in Land Rent?**

**What services will be denied Resident Taxpayers due to the \$7.5M donation to allcove of public land rent free?**

--  
StopBCHD.com ([REDACTED]) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHD's 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHD's proposal.

**From:** [Stop BCHD](#)  
**To:** [Planredondo](#)  
**Subject:** Fwd: StopBCHD Board Member Poster Question (4/10)  
**Date:** Wednesday, April 10, 2024 2:04:50 AM

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**CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

Public Comment Genera Plan

----- Forwarded message -----

From: Stop BCHD <[REDACTED]>  
Date: Wed, Apr 10, 2024 at 2:03 AM  
Subject: StopBCHD Board Member Poster Question (4/10)  
To: Communications <[REDACTED]> Eleanor Manzano <[REDACTED]>  
<[REDACTED]>

Public Comment Mayor, Council

As a public service StopBCHD will ask a daily question of Member Poster regarding the loss of Resident-Taxpayer services caused by BCHD's provision of non-resident services.

## Poster Question of the Day (4/10) - The Resident-Taxpayer Risk from BCHD's 30-year allcove Building Obligation

Dear Ms Poster:

BCHD has agreed to accept approximately \$6M from the State as partial payment to build an allcove building. The building will be built on the Flagler & Beryl lot and Resident-Taxpayers will receive no rent from the \$4M+ site. Additionally, BCHD was forced to accept a 30-year, unfunded obligation to operate the building. The cost of operation is unknown.

Assuming an annual cost of \$1M, BCHD Resident-Taxpayers would be denied \$30M of services over the 30 year period.

**How will Resident Taxpayers of the District be reimbursed for BCHD's excessive risk from the 30 year, unfunded obligation of the allcove building?**

**What services will be denied Resident Taxpayers due to the \$30M unfunded obligation of the allcove building?**

--  
StopBCHD.com ([REDACTED]) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#)  
**Subject:** Fwd: Unfair to Redondo Beach residents  
**Date:** Saturday, March 30, 2024 2:10:42 PM

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**CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

Sent on behalf of Ms. Johnson <[REDACTED]>  
Date: Wed, Mar 20, 2024 at 10:10 PM  
Subject: Unfair to Redondo Beach residents  
To: <[StopBCHD+](#)[REDACTED]>

I think it is very unfair to build this massive BCHD project in Redondo Beach on Redondo Beach property. How can you give away city land to a private organization? Also the demolition and construction is going to be very unhealthy to residents. This proposed project should be stopped!

Bethany Johnson  
Resident of Redondo Beach  
Sent from my iPhone

**From:** [Stop BCHD](#)  
**To:** [Planredondo](#)  
**Subject:** General Plan Comment on recommended PI FAR  
**Date:** Sunday, April 14, 2024 8:15:47 PM  
**Attachments:** [Redondo Beach Public Land Use Intensity Survey \(4-14-24 2009\).pdf](#)

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**CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

The attached PDF is the interim result of a survey with a roughly 5% response rate at this time. It shows that respondents support a 3-tier FAR for PI Land Use by 2-to-1 and support a Redondo Beach resident benefit requirement by 3-to-1.

LAND USE: PI

FAR 0.5 for any project with less than 50% Redondo Beach resident benefit or services provision

FAR 0.75 if resident benefit services provision exceeds 50% RB residents

FAR 1.25 if resident benefit service provision exceeds 75% RB residents

--

StopBCHD.com ( [REDACTED] ) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Melanie Cohen](#)  
**To:** [Planredondo](#)  
**Subject:** General Plan Zoning and New Rules  
**Date:** Friday, April 5, 2024 7:35:34 AM

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You don't often get email from [REDACTED] [Learn why this is important](#)

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**"I SUPPORT** the 0.75 FAR limit on Public Institutional (PI) land for all non-City-owned parcels, as written in the Draft General Plan."

### **Why it's important to all residents**

The FAR rules for public land are designed to preserve open space, safeguard residents' quality of life, and ensure compatibility with the surrounding neighborhoods.

Melanie Cohen

1 [REDACTED]

3 [REDACTED]

[REDACTED]

**From:** [Barbara Epstein](#)  
**To:** [Planredondo](#)  
**Subject:** I Support .75 FAR Limit  
**Date:** Saturday, March 30, 2024 1:33:27 PM

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CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear Plan Redondo,

Redondo Beach has been the victim of overdevelopment and commercial exploitation for as long as anyone can remember.

The most criminal examples might be when:

- the railroad went right above the beach in the early days. Bad planning in so many ways
  - the city demolished the Town Center in 1969 to make way for the solid line of condos, blocking ocean views along Catalina and the Esplanade. All that is left of the Redondo Beach City Center is a plaque at Czuleger Park.
  - the city ignored the opportunity to extend the Manhattan/Hermosa Green Belt in favor of public storage
- the city supported the AES/Edison business interests over the will of the residents, missing the opportunity to have a voice in development
- the city gifted a shopping center developer our entire public waterfront property against the will of the people

It is time to stop the tradition of the city gifting public property and assets to private, for profit, corporations.  
The public deserves better.

Thank You

Barbara Epstein



Sent from my iPad

**From:** [Lara Duke](#)  
**To:** [Planredondo](#)  
**Subject:** I support the .75 FAR limit  
**Date:** Thursday, April 11, 2024 9:25:10 AM

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You don't often get email from [REDACTED] [Learn why this is important](#)

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**I SUPPORT** the 0.75 FAR limit on Public Institutional (PI) land for all non-City-owned parcels, as written in the Draft General Plan.

Please preserve my neighborhood, and others like it, from nearby monstrosities that will destroy home values and desperately needed open spaces.

Lara Duke

[REDACTED]

[Yahoo Mail: Search, Organize, Conquer](#)

**From:** [M. Nava](#)  
**To:** [Planredondo](#)  
**Subject:** I SUPPORT the 0.75 FAR limit on Public Institutional (PI) land  
**Date:** Friday, March 29, 2024 2:01:30 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

I really support and please consider the 0.75 FAR limit on Public Institutional (PI) land for all non-City-owned parcels, as written in the Draft General Plan.

Marcio

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Michael Webb](#); [Planredondo](#)  
**Cc:** [Vanessa I. Poster](#); [REDACTED]; [Noel Chun](#); [Jane Diehl](#); [Michelle Bholat](#)  
**Subject:** Is BCHD is spending our tax money on political organizing and threatening LAWSUITS?  
**Date:** Saturday, April 6, 2024 8:01:10 AM  
**Attachments:** [image.png](#)

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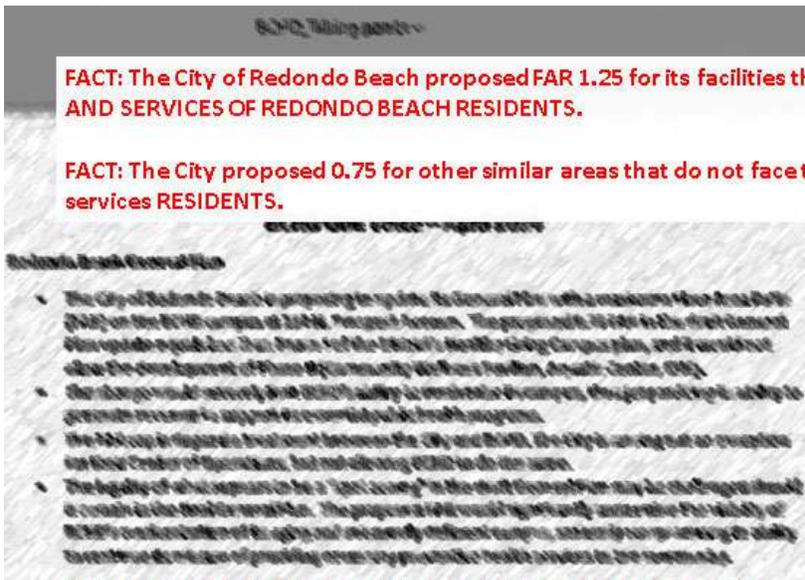
**CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

**PUBLIC COMMENT - Redondo Beach Mayor, Council, City Council, Planning Commission, Planning Director, and General Plan records**

BCHD sure seems to be sending out communications with taxpayer funding. And those communications sure smell like litigation against the City by BCHD. Concerned members of the public brought BCHD's political organizing to our attention. BCHD seems to threaten to sue the City of Redondo Beach with our tax dollars - a City that provides nearly 100% of its services to RB RESIDENTS.

BCHD's proposed new facility will have only 3% PACE, 5% allcove and 9% assisted living Redondo Beach Resident services (and only 5% to 20% District services) with the rest of the HLC plan providing services to non-resident/non-taxpayers. (stats based on BCHD, LA County, or National PACE Association data/analysis)

Furthermore, the claims of BCHD have little truth and are easily rebutted. See below. It's becoming clear that BCHD will spend as much tax money as needed on its 80% to 95% non-resident services scheme.



**FACT: The City of Redondo Beach proposed FAR 1.25 for its facilities that are BUILT for the BENEFIT AND SERVICES OF REDONDO BEACH RESIDENTS.**

**FACT: The City proposed 0.75 for other similar areas that do not face the same constraints of services RESIDENTS.**

**The BCHD campus buildings meet every current seismic requirement set forth in code.**

**BCHD has no right to damage surrounding health and property values while services 91% to 97% non-residents in the new overdevelopment.**

BCHD currently has no objective FAR standards, contrary to new State policy. BCHD could have been legally limited to 0.1 FAR by the Planning Commission.

BCHD is planning to allow private development on public land and also service 91% to 97% non-residents of the City of Redondo Beach.

If BCHD wants to sue the City – GO FOR IT! BCHD has no right to overbuild the site. The site was condemned for “residents who reside” in the District. Furthermore, 91% to 97% of services will go to NON-RESIDENTS of RB while 100% of DAMAGES ARE LOCAL!

--  
StopBCHD.com ([REDACTED]) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [James Ecklund](#)  
**To:** [Planredondo](#)  
**Subject:** 0.75 FAR  
**Date:** Saturday, April 6, 2024 7:13:54 PM

---

You don't often get email from [REDACTED] [Learn why this is important](#)

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**I SUPPORT** the 0.75 FAR limit on Public Institutional (PI) land for all non-City-owned parcels, as written in the Draft General Plan. High density housing brings many issues to neighborhoods that cause problems for tenants such as limited parking and utility constraints. Please maintain a 0.75 FAR limit for these reasons.

Thank you.

**From:** [m.chen](#)  
**To:** [Planredondo](#)  
**Date:** Friday, March 29, 2024 4:01:31 PM

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Dear Sir/Madam :

**I SUPPORT** the 0.75 FAR limit on Public Institutional (PI) land for all non-City-owned parcels, as written in the Draft General Plan.

Regards,

Wendy & Min Chen

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [Planredondo](#)  
**Subject:** Ms Nafissi"s comments are not reflected in the GPAC member comments  
**Date:** Wednesday, May 1, 2024 10:52:53 PM

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Please correct.

**From:** [Jill Klausen](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to change in zoning at Pacific Coast Highway and Ruby Street/South Guadalupe Avenue  
**Date:** Sunday, March 31, 2024 7:18:06 PM

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To whom it may concern

I am writing to express my deep concern over the proposed zoning change from residential to allow commercial development at the intersection of Pacific Coast Highway where both Ruby Street and South Guadalupe Avenue criss cross over it.

I believe this would be a dangerous mistake.

This intersection has seen numerous very bad accidents, including a man nearly bleeding to death from having had his leg severed into three pieces and his 12-year-old daughter suffering a compound fracture of her femur and having her heel sliced off, requiring multiple surgeries to repair the damage.

Video: [LAPD Detective Loses Leg in New Year's Motorcycle Crash/Redondo Beach](#)

The accidents at that intersection have been so bad that CalTrans approved a study, conducted it, and determined that protected left-turn arrows were warranted, which were scheduled for installation but never happened. CalTrans also wrote to the police department requesting additional enforcement at that intersection, which we also never received, leaving that intersection just as dangerous as before. I have attached both letters from CalTrans regarding these issues.

I cannot imagine how much worse it would be with drivers trying to enter and exit parking lots in or around that intersection in addition to the crazy 6-way criss-crossing we already have there.

And that's not to mention that all of the existing homes on the south-east side of that intersection are 100-year-old original beach cottages. Those should be preserved, not torn down to put up whatever business would potentially go in there.

I beseech you to undo this recommended zoning change and maintain it as residential only.

Thank you,

**From:** [Marianne Teola](#)  
**To:** [Planredondo](#)  
**Cc:** [REDACTED]  
**Subject:** Opposition to Healthy Living Campus  
**Date:** Saturday, April 6, 2024 1:21:02 PM

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I am opposed to the BCHD's proposed "Healthy Living Campus" in its entirety.

This discussion has gone on for too long. It is incumbent on the City Councils of the three beach cities to discuss the status of Beach Cities Health District and come to a resolution. Comments regarding the development of this property vary from day to day. How can the Floor Area Ratio be determined if the property is public land and the Beach Cities Health District appears to think otherwise?

Before the Planning Commission makes final recommendations and advises the Redondo Beach City Council, advise that the following be clarified:  
the DISTRICT was founded by voters for the benefit of the RESIDENTS WHO RESIDE IN THE DISTRICT.

The Health District is public property. The program is supported by taxpayers of the three beach cities. The intent of the Beach Cities was to service the communities of Hermosa Beach, Manhattan, and Redondo Beach. This is NOT happening! This is not a county facility. the DISTRICT was founded by voters for the benefit of the RESIDENTS WHO RESIDE IN THE DISTRICT.

The intent of the property as it appears to me is to transfer public land to private developers through a lease. How is this accomplished if you don't own the land.

AS a Plan to determine the building structure for Redondo Beach.

\* It would be a major eyesore, soaring over the surrounding community, casting wide shade, harming trees, gardens, and wildlife.

The existing 312,000 sqft, 99.7% under 52-foot tall, FAR 0.72 campus impacts the surrounding property values. Econometric analysis using the same dataset vendor as BCHD's MDS consultants used for market analysis shows a reduction in property values due to proximity to BCHD of nearly \$100M in the 2024 update values.

BCHD plans to move all its polluting electrical generators from the middle of the 10 acre site to the west edge. And it wants up to 75,000 gallons of diesel fuel storage there too. That puts it up against Diamond and Tomlee homes. How can BCHD keep blowing through tax dollars with no way to know if their programs provide more benefits than they cost?

Since June of 2019 when BCHD proposed the 60-foot tall, 800,000 square foot design without any Public review, the Public has been shut out of the process. Despite the Public's call for shorter, smaller and further from the site edges, BCHD increased the

height from 60-feet (6/2019) to 76-feet (6/2020) to 103-feet (3/2021) and to 107.5-feet (2/2022).

BCHD is going to spend another \$100K of BCHD Resident/Taxpayer funds on a feel good, meaningless survey of the Wealthy Living Campus. Tell BCHD that you demand a VALUABLE SURVEY of the knowledge level of District Residents!

A

allcove Beach Cities - 91% NON-RESIDENTS of the District.

Why are we donating land?

Why are we agreeing to operate a building for 30 years?

Why are we providing staff and funding to 91% non-residents?

BCHD could be dissolved in the same way that Los Medanos Heathcare District was. The residents of Los Medanos cut a deal with their county whereby 90% of the property tax and asset revenues went to programs inside District area and were administered at a far lower cost by the county. Dissolution of BCHD may be the Best Path for District Residents

**From:** [Katherine gilbert](#)  
**To:** [Planredondo](#); [James Light](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obaqi](#)  
**Subject:** Planned FAR  
**Date:** Monday, April 15, 2024 8:05:11 PM

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Redondo Beach General Planning Committee, Mayor and City Council;  
I am in favor of the proposed FAR limitations and believe these should be approved.  
Unchecked development will ruin the quality of life of our City.

I AM NOT IN FAVOR OF ANY EXCEPTIONS OF THE FAR TO THE BEACH CITIES HEALTH DISTRICT "HEALTHY LIVING CAMPUS" or ANY OTHER OF ITS PROJECTS.

They are planning a commercial, profit for a third party entity, Residential Care Facility for the Elderly on our public land without the approval of the Beach Cities residents.  
To further make this project more objectionable it is not being built for the Beach Cities aging community but rather for anyone who can afford it, regardless of where they live.

If the project fails, like the ill planned, poorly managed Beach Cities Hospital, the citizens of the Beach Cities will bear the financial liability.

BCHD knows they have no legal right to circumvent the FAR so they are trying to get the public to lobby on its behalf, falsely telling us this is for our benefit when it really is not.

I am sure BCHD has not been transparent with the City in this matter.

Say NO to BCHD.

Sincerely,

Katie Gilbert

District 2 Resident and Voter, Redondo Beach

;

**From:** [Rosann Taylor](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Cc:** [Geoff Gilbert](#)  
**Subject:** Please limit development on the BCHD site  
**Date:** Thursday, April 11, 2024 2:59:00 PM

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To the Planning Commission and City Council,

Thank you for the years of research and hard work that is going into the General Plan for Redondo Beach.

My comment is to ask that you limit development on the BCHD site, both the commercial development and the expansion of BCHD facilities.

I live next door to the BCHD on Diamond and Prospect. The building plans BCHD proposes will affect our home values and quality of life. The plans for a residential care facility for the elderly (RCFE) is a commercial, for profit endeavor, not for the benefit of the community.

Can you restrict commercial development on this public land? It doesn't seem right to have this land be given to commercial developers under the auspices of BCHD.

Other BCHD plans include a new gym, aquatic center and community center. We do not need an aquatic center on this very busy street. They plan to build large multistory buildings and a tall parking structure which will tower over our front yards. Their buildings would be the tallest the Redondo Beach. Please don't allow this to happen!

The residents on Diamond will bear the brunt of whatever BCHD is allowed to build. Please restrict the development on the BCHD site.

Thank you for your time and consideration.

Rosann Taylor

Aloha! ♀

**From:** [char](#)  
**To:** [Nils Nehrenheim](#); [Todd Loewenstein](#); [Zein Obagi](#); [Scott Behrendt](#); [Paige Kaluderovic](#); [Planredondo](#); [James Light](#)  
**Subject:** Proposed FAR Limits  
**Date:** Monday, April 15, 2024 12:49:11 PM

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Dear Redondo Beach Planning and City Council;

**I SUPPORT** the 0.75 FAR limit on Public Institutional (PI) land for all non-City-owned parcels, as written in the Draft General Plan."

I furthermore reject any consideration that the Beach Cities Health District should be allowed to build its Healthy Living Campus outside these proposed FAR limits. The "HLC" is a commercial development designed not for the Beach City residents but for anyone able to afford the price, regardless of where they reside. The property on which the HLC is to be built is owned by the public and was not intended for private development as planned by BCHD. This development project was never presented to the BC residents for their approval in the first place.

Sincerely,  
Charlene Gilbert  
Redondo Beach

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [Communications](#); [CityClerk](#); [Planredondo](#)  
**Subject:** Public Comment - A Clear Explanation of BCHD's HLC Failure  
**Date:** Thursday, April 4, 2024 1:38:18 PM  
**Attachments:** [image.png](#)

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Public Comment - Mayor, Council, Planning Commission, PlanRedondo

## **Read the reports**

### **Dear ER:**

The Beach Cities Health District (BCHD) has created an unnecessary controversy over previously disclosed, state-mandated changes to the General Plan Floor Area Ratio (FAR) in Redondo Beach (“[BCHD Campus plan at risk](#),” [ER March 28, 2024](#)). These were presented to the General Plan Advisory Committee (GPAC) in at least three meetings in 2022.

For the Chair and some members of the GPAC claiming two years later they didn’t know this until last week is ridiculous. At best, it shows some GPAC members didn’t bother to read the agenda materials or attend meetings. The failure to be aware is on them, not on anything nefarious by the City of Redondo Beach. GPAC chair Nick Biro has been and still is a consultant for the BCHD. Does anyone truly believe Biro didn’t inform BCHD what was happening two years ago.

The bitter truth is post-COVID BCHD realized they cannot secure funding for their project. It’s just too expensive and risky to lenders, even after BCHD gave away most of the ownership to outside entities.

This latest PR effort appears to be a distraction to cover up for gross mismanagement. To date BCHD has spent over \$12 million of taxpayer’s money developing this project and no lender appears to want any part of it. BCHD management and the District’s elected Board are frantically scrambling to find a scapegoat to keep their jobs. Time to blame the City of Redondo Beach.

Jessica Gonzales

Redondo Beach

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [Planredondo](#)  
**Cc:** [Communications](#)  
**Subject:** Public Comment - GPAC member comment - ID 1555  
**Date:** Wednesday, May 1, 2024 10:50:44 PM  
**Attachments:** [image.png](#)

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BCHD has elected to develop an HLC that is 80% to 95% non-resident focused. BCHD's proposed HLC is for 80% to 95% non-resident benefit, so BCHD has made a decision to be a regional provider on local district taxpayer paid for and owned land. The PACE facility is 95% non-resident enrollees per the National PACE Association. The allcove facility is a 91% non-resident service area per the BCHD contract to service LA County SPA8, an area of 1.4M population. Last, the RCFE of PMB LLC is 80% non-residents of 90254, 90266, 90277 and 90278 based on a careful analysis by BCHD's consultant MDS.

BCHD does not provide essential services by statute, as only a small percentage of LA County is subject to any health district services. Health districts are optional and developed for services in the boundaries of the district. In BCHD's case, it has clearly elected to become a regional vendor and should not have the same FAR as the City of Redondo Beach which services nearly 100% residents.

1) Recommend deletion of FAR limit to BCHD property. It serves as a controversy that could affect the vote on the GP. It potentially violates state housing law by reducing the site capacity for RCFE units. It potentially serves as the basis for a "spot zoning" lawsuit. And it potentially eliminates well used community serving facilities and services. It is far better to negotiate with BCHD directly rather than using this GP update as a one-sided mandate without discussion. BCHD has been a good partner with the City and the community. They deserve better treatment and consideration.

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [Planredondo](#)  
**Cc:** [Communications](#)  
**Subject:** Public Comment - GPAC Member Comment ID 1560  
**Date:** Wednesday, May 1, 2024 10:45:23 PM  
**Attachments:** [image.png](#)

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Mr. Waller appears to be another of the GPAC membership that failed to read the materials provided to them as part of the public record beginning in March of 2022. A scant few GPAC members read the materials and commented in real time. The FAR selection as this point appears to be between ALL P/I land use at the base FAR of 0.75 or the enhanced Resident Services FAR of 1.25. In the specific case of BCHD, it intends to service a supermajority of non-residents in the HLC. BCHD's proposed HLC is for 80% to 95% non-resident benefit, so BCHD has made a decision to be a regional provider on local district taxpayer paid for and owned land. The PACE facility is 95% non-resident enrollees per the National PACE Association. The allcove facility is a 91% non-resident service area per the BCHD contract to service LA County SPA8, an area of 1.4M population. Last, the RCFE of PMB LLC is 80% non-residents of 90254, 90266, 90277 and 90278 based on a careful analysis by BCHD's consultant MDS.

There is no valid comparison between the City FAR of 1.25 for nearly 100 Resident Benefit and the base FAR for P/I. The base FAR allows for commercialization of public land, such as BCHD's plan to have 0% ownership in the HLC and service only 5% to 20% Residents while damaging the surrounding neighborhoods.

updates.

The second controversial section of the General Plan updates is the nefarious .75 FAR spot zoning on the Beach Cities Health District parcel. This spot zoning mysteriously appeared in the General Plan updates. The GPAC never discussed the BCHD parcel and did not recommend the change in the floor area ratio on the BCHD parcel. This aspect of the General Plan updates must be changed or Redondo Beach will be involved in another unwinnable lawsuit over land use zoning. To avoid another costly unwinnable lawsuit City Staff can recommend a uniform Floor Area Ratio (FAR) of 1.25 for all properties with a public or institutional (P) land use designation in the General Plan. The proposed non-uniform FAR for some properties, particularly the imposition of a 0.75 FAR on Beach Cities Health District's campus while allowing a 1.25 FAR for other similarly situated properties, may pose a problem by hindering fair and equitable land use. Also, the currently proposed 0.75 FAR for the BCHD property would hinder the modernization of its outdated campus, and lead to a reduction in health services in the city. Thus, a uniform 1.25 FAR for all properties with a P designation should be studied in the EIR for the General Plan update. Because of these two aspects of the General Plan updates, I cannot in good faith recommend voters approve the document. I recommend voters reject the General Plan updates at the ballot. They can do so with knowledge that a new and more equitable Housing Element can be drafted.

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [Planredondo](#)  
**Cc:** [Communications](#)  
**Subject:** Public Comment - GPAC Member Comment ID 1596  
**Date:** Wednesday, May 1, 2024 10:38:37 PM  
**Attachments:** [image.png](#)

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Mr Waller seeks spot zoning upgrades for both BCHD and RBUSD from the 0.75 base FAR.

Health Districts, such as BCHD, are not essential services as asserted by Mr Waller. They are optional services based on limited service areas. In the case of LA County, there are only two Health Districts and cover a small fraction of the County. Therefore, no action regarding FAR will impact essential services, since BCHD does not, and cannot provide them per statute. Health Districts provide only elective services.

**1) Public/Institutional/Open Space FAR**

I am writing to express my concerns about the proposed Floor Area Ratio (FAR) of 0.75 for all Public/Institutional/Open Space properties, as outlined in Table 2.1 (Page 2-11) of the proposed Redondo Beach General Plan.

The current proposal could significantly hinder the modernization of the Beach Cities Health District (BCHD) campus. The outdated facilities are in dire need of upgrades to continue providing essential health services to our community. A FAR of 0.75 may lead to a reduction in these services, which would be detrimental to the health and well-being of our residents.

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [Planredondo](#)  
**Cc:** [Communications](#)  
**Subject:** Public Comment - GPAC Member Comment, Contribution ID 1551  
**Date:** Wednesday, May 1, 2024 10:32:34 PM

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While Mr. Hannon makes the claim that the 0.75 FAR might impact health services for city residences (SIC), I assert that is not the case. BCHD's proposed HLC is for 80% to 95% non-resident benefit, so BCHD has made a decision to be a regional provider on local district taxpayer paid for and owned land. The PACE facility is 95% non-resident enrollees per the National PACE Association. The allcove facility is a 91% non-resident service area per the BCHD contract to service LA County SPA8, an area of 1.4M population. Last, the RCFE of PMB LLC is 80% non-residents of 90254, 90266, 90277 and 90278 based on a careful analysis by BCHD's consultant MDS.

**As such, any restrictions that BCHD might face with the base 0.75 FAR would have little impact on residents and only impact services to non-residents.**

Contribution ID: 1551 Member ID: Date Submitted: Feb 07, 2024, 11 :46 AM Q1 Please provide your comments, insights, or other input for decisionmakers to consider during their review and action on the General Plan Update. 1) Creating a Bike/Walk friendly community, should include implementation of the 2011 approved Bike Master Plan, with safe and connected bikeways/walkways for all ages and abilities, should be a high priority in the updated General Pan. 2) The proposed City 0.75 FAR for the BCHD property would hinder their ability to modernize their campus and lead to a reduction in health services that benefit for the city residences. A uniform 1.25 FAR for all properties with a P designation should be studied in the EIR for the General Plan update. First Name Jim Last Name Hannon Email address

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Nils Nehrenheim](#); [Zein Obagi](#); [REDACTED] [Paige Kaluderovic](#); [Todd Loewenstein](#)  
**Cc:** [McGarry Family](#)  
**Subject:** Public Comment - P/I FAR in Draft General Plan  
**Date:** Saturday, March 30, 2024 11:12:08 AM

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Dear Mayor, Council, Planning Commission, and General Plan Staff:

These comments are being filed at the request of Mr. McGarry.. Please add them to the record of the draft General Plan and the P/I FAR issue. Thank you.

### **KEEP P/I FAR AT 0.75 BASE AND 1.25 FOR LIMITED CITY OWNED PARCELS**

Back in early 2022, City staff along with the City Council were forced by a State law change to add rigor and pre-published standards to development in the City. One of the few land use/zonings with significant Planning Commission discretion was in the public sector.

For example, P-CF (Public – Community Facilities) zoning had only subjective standards on how much building could be crammed onto a P-CF zoned lot. The Planning Commission was free to allow only 1 story, or 10 stories. The Planning Commission could enforce an FAR (Floor Area Ratio) of 0.1 or 2.0. Essentially, there were no objective rules for P-CF development.

“A design standard that involves no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.” (California Government Code, Section 65913.4)

As a result, the Council provided a base FAR of 0.75 for P/I public-institutional land use and allowed for a 1.25 FAR in certain areas of City owned property for public services development. This was merely a conformance with the change in State law and provided the required objective standards.

BCHD has elected to claim this is “spot zoning” and is a taking from the District. By law, that is not true. The prior flexibility used by the Planning Commission no longer meets State law. Furthermore, the Planning Commission was free under the prior Redondo Beach Code to issue BCHD an FAR of 0.5 for future development. That would have been completely compliant with City Code. So BCHD is actually better off with 0.75 than with subjective standards.

### **PUBLIC NOTICE OF THE 0.75 / 1.25 PROPOSAL WAS REPEATED MADE TO GPAC**

City Staff and Council provided the FAR 0.75 base FAR and 1.25 limited FAR to the

General Plan Advisory Committee (GPAC) in March of 2022. The draft document was provided to the members and the public three times, in March, August and September. How it could be that few GPAC members bothered to review the draft document throughout 2022 is simply astounding. Some did, and they even filed comments.

### **IF THE 0.75 / 1.25 PROPOSAL IS NOT SUSTAINABLE, ROLL BACK P/I to 0.75 FAR**

For the protection of the surrounding public, the City should roll back the FAR for P/I to 0.75 uniformly if it concludes that FAR 1.25 for specific Redondo Beach resident-taxpayer owned is indefensible on the grounds of benefits to residents of Redondo Beach.

### **BCHD PLANS TO PRIVATIZE P/I LAND USE THROUGH 95 YEAR CONTRACTS**

It's not at all clear that BCHD intends to use the P-CF zoning for PUBLIC use. It appears that BCHD plans to lease 3 acres to a 100% private entity for 95 years for commercial use. BCHD's estimates show that 80% of the use will be by non-residents. <https://www.stopbchd.com/post/only-bchd-preserve-public-space-by-leasing-it-to-a-100-private-developer-for-95-years>

### **CURRENT P-CF INDUCED PROPERTY VALUE DAMAGES EXCEED \$150M**

Consolidated property damage values from existing 0.72 FAR P-CF site on RB/Torrance border:

\$97M Redondo Beach property value declines within 1/2-mile

\$65M Torrance property value declines within 1/2-mile

### **LOCAL REDONDO BEACH RESIDENTS SUFFER NEARLY \$100M IN PROPERTY VALUE DECLINE WITHIN ½-MILE OF THE BCHD PARCEL AND HIGHER FAR DEVELOPMENT WILL CREATE MORE DAMAGES**

The property value decline (\$97M) in Redondo Beach surrounding the 312,000 sf, 99.7% under 52-foot tall campus is estimated by econometric models and the dataset used by BCHD's MDS consultants for market analysis (purchased and licensed by StopBCHD). <https://www.stopbchd.com/post/redondo-beach-property-value-loss-within-1-2-mile-of-bchd-campus-over-97m-2024-update>

The impact of being within 1/2-mile of BCHD campus has been estimated for Torrance residences, using the Redondo Beach model as a proxy. The property value damage from proximity to the 312,000 sf, 99.7% under 52-foot tall existing campus is \$65M. Greater FARs and denser development will undoubtedly create larger losses for surrounding property values and property owners.

### **PCDR REQUIRES PROTECTION OF PROPERTY VALUES**

The PCDR requires that new developments are subject to protecting property values. The 0.72 FAR of BCHD site damages surrounding property by \$100M. The current 0.75 proposed FAR will result in increased property value damage.

**P/I LAND USE SHOULD BE USED FOR THE BENEFIT OF REDONDO BEACH RESIDENTS**

From a policy perspective, P/I land should be used primarily for the benefit of Redondo Beach residents. Based on BCHD's consultant's work, Kensington (P-CF zoned) likely services 80% non-residents on 3 acres of P/I land. The use of Redondo Beach public land is unsustainable if it is consumed for non-resident use.

**BCHD PROPOSED HLC IS 80% to 95% DISTRICT NON-RESIDENTS  
BCHD PROPOSED HLC IS 91% to 97% REDONDO NON-RESIDENTS**

BCHD's HLC is supermajority benefit of non-residents

RCFE - BCHD's MDS consultant demonstrates 91% non-Redondo Beach resident tenants by zip code for the assisted living  
PACE - BCHD's PACE will be 97% non-Redondo Beach resident enrollees.  
allcove - BCHD's allcove services LA County SPA8 (1.4M population) and is 95% non-Redondo Beach residents.

While the damages of P/I fall entirely to Redondo Beach, the benefits of BCHD proposed HLC accrue to 91% to 97% non-Redondo Beach residents.

Residents should NOT have damages to service NON-RESIDENTS on P/I land

**CITY RESIDENT-TAXPAYER OWNED SITES SHOULD NOT REQUIRE PCDR REVIEW**

Sites developed by the City of Redondo Beach for the majority benefit of residents should not require a PCDR process. They should be assumed compliant. It should be explicitly stated that P/I land use should be for at least a majority benefit of the residents of Redondo Beach. The damages accrue 100% to Redondo Beach residents, therefore, they should receive a minimum level of a majority of benefits from the land use.

**THE CURRENT P-CF BCHD SITE IS NON-CONFORMING WITH ITS CUP**

At least one P/I site, the BCHD campus, no longer has a hospital, therefore, "associated medical" are no long permitted uses. The can be allowed to remain until their natural sunset lifespans.

**OBJECTIVE NUMERICAL FARS ARE REQUIRED**

The State mandate for objective (not subjective) standards requires the city abandon the PCDR chosen FAR and it be replaced by objective standards. This proposal is consistent with State mandate.

**BCHD HAD A PAID CONSULTANT AS CHAIR OF THE GPAC**

Nick Biro was the Chair of GPAC and a \$10,000 to \$15,000 per month retained consultant of BCHD. Mr. Biro had both a GPAC obligation and a fiduciary taxpayer obligation via his BCHD to review all draft General Plan documents and provide comments timely.

**THREE GPAC MEETINGS PUBLICIZED THE FAR PROPOSAL**

March, August and September 2022 GPAC meetings and 2024 CEQA NOP for GP all included public notice of the P/I proposed 0.75 and 1.25 FAR.

**The full content of each of the following html links is also entered into the formal record, in the same way as attached files would be under California law:**

<https://www.stopbchd.com/post/the-redondo-beach-general-plan-far-for-p-i-land-use-is-appropriate-and-should-not-be-changed>

<https://www.stopbchd.com/post/where-is-the-city-s-or-bchd-s-analysis-of-the-property-value-damages-from-the-current-bchd-developme>

<https://www.stopbchd.com/post/redondo-beach-property-value-loss-within-1-2-mile-of-bchd-campus-over-97m-2024-update>

<https://www.stopbchd.com/post/torrance-property-value-loss-within-1-2-mile-of-bchd-campus-is-65m>

<https://www.stopbchd.com/post/stop-bchd-s-high-density-commercial-development-on-public-zoned-land>

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StopBCHD.com ([REDACTED]) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Stop BCHD](#)  
**To:** [Planredondo](#); [CityClerk](#); [Planning Redondo](#); [Sean Scully](#); [Zein Obagi](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Paige Kaluderovic](#)  
**Cc:** [Kevin Cody](#); [Residents Against Overdevelopment](#); [Stop BCHD](#); [REDACTED]  
**Subject:** Public Comment - PlanRedondo - Proposal for PI FAR Development  
**Date:** Monday, April 15, 2024 11:29:34 AM  
**Attachments:** [Redondo Beach Public Land Use Intensity Survey-3.png](#)  
[Redondo Beach Public Land Use Intensity Survey-1.png](#)  
[Redondo Beach Public Land Use Intensity Survey-4.png](#)  
[Redondo Beach Public Land Use Intensity Survey-5.png](#)  
[Redondo Beach Public Land Use Intensity Survey-2.png](#)  
[Redondo Beach Public Land Use Intensity Survey-8.png](#)  
[Redondo Beach Public Land Use Intensity Survey-6.png](#)  
[Redondo Beach Public Land Use Intensity Survey-7.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)  
[Redondo Beach Public Land Use Intensity Survey.pdf](#)

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**CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

**Public Comment - Mayor, Council, Planning Commission, General Plan**

note: survey results are both embedded and a PDF to allow for easy viewing and also to prevent loss of comment if PlanRedondo does not accept attachments.

A survey was conducted through Facebook and Instagram promotion (2730 promotions by Meta) Saturday through Monday (4/13 to 4/15) on P/I development philosophy and FAR. The survey is summarized and presented below and supports a reconsideration of a Redondo Beach resident benefit/survey test for P/I development with associated FAR bonus.

Overall,

76.2% support a requirement that Public land use be commensurate with the share of its services provided to RB residents

71.4% agree that FAR should be used as the tool for encouraging benefits/services

69.0% agree with the **specific FAR proposal** that any P/I development qualify for the following FAR levels:

<b><u>RB Resident Benefit/Service Level</u></b>	<b><u>FAR</u></b>
Less than 50% of its benefits/services	0.50
50-75% of its benefits/services	0.75 (i.e., bonus = 0.25)
over 75% of its benefits/services	1.25 (i.e., bonus = 0.75)

**SURVEY SUMMARY**

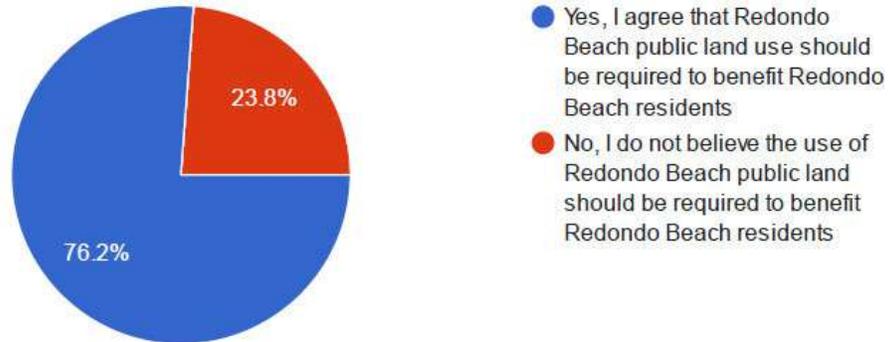
Based on this indicative survey, there is considerable support for requiring Public/Institutional land use to provide substantial benefits/services to Redondo Beach residents as a condition of development.

**QUESTION #1**

Development on Public Land in Redondo Beach must be commensurate with the share of the services provided to Redondo Beach residents.

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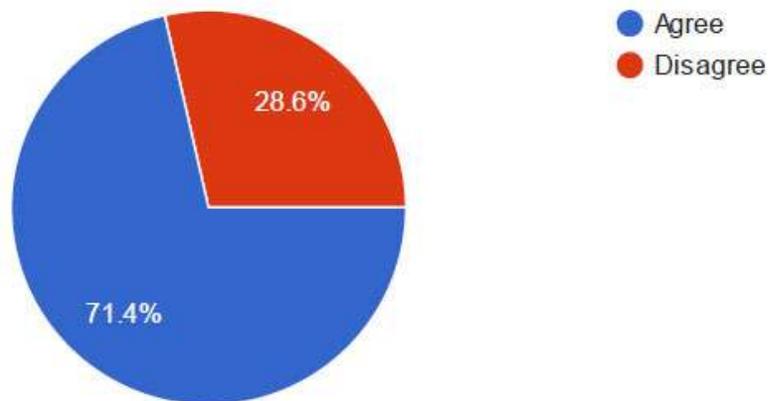
84 responses



### QUESTION #2

The use of FAR to gain more Redondo Beach resident benefits should be implemented on Redondo Beach Public land

84 responses



### QUESTION #3

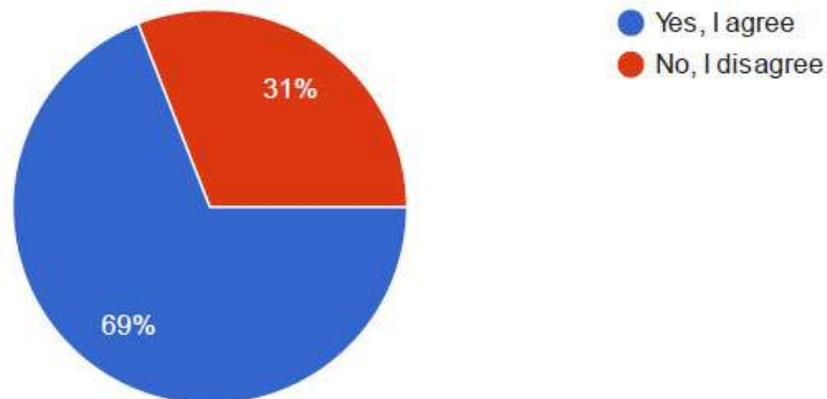
**I agree with the specific proposal above:**

FAR 0.50 for less than 50% Redondo Beach resident services from a project on Public land

FAR 0.75 for 50% or more Redondo Beach resident services from a project on Public land

FAR 1.25 for 75% or more Redondo Beach resident services from a project on Public land

84 responses



There are also verbatim comments that were collected and included. Warning - some of the language is foul, but we did no editing.

**SURVEY CONCLUSION**

If the General Plan is going to reopen the FAR issue for Public/Institutional then it should be reconsidered in light of the specific proposal and public input for

<b><u>RB Resident Benefit/Service Level</u></b>	<b><u>FAR</u></b>
Less than 50% of its benefits/services	0.50
50-75% of its benefits/services	0.75
over 75% of its benefits/services	1.25

**SURVEY PROCESS**

The following results were compiled from publication of the survey via Facebook and Instagram on Meta to an area approximating the BCHD District boundaries. Per Meta, the survey was presented to 2730 social media participants, 110 clicked through, and 83 completed the survey.

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### Post engagements

The following survey gathers your view on how developm

---

**2,730**

Reach

**110**

Post engagements

---

**FULL TEXT SURVEY RESULTS**

# Redondo Beach Public Land Use Intensity Survey

84 responses

[Publish analytics](#)



**Land Use Intensity of Redondo Beach Public Zoned Land Should Be Proportionate to the Share of Services and Benefits It Provides to Redondo Beach Residents**



Development of the limited Public land in Redondo Beach necessarily comes with damages to local traffic, pollution, noise, neighborhood character, and surrounding property values.

In order to minimize negative impacts on Redondo Beach Residents, while maximizing benefits, all uses of Public-Institutional (PI) land should be subjected to a SERVICES & BENEFITS TEST. **The larger the share of the project that SERVICES REDONDO BEACH RESIDENTS - THE HIGHER THE DEVELOPMENT DENSITY ALLOWED.**

**FLOOR AREA RATIO**

The Floor Area Ratio (FAR) of a development project is a measure of development density. FAR = SQFT of the Development/SQFT of the Lot.

Ex. If you have a 5,000 SQFT lot, an FAR of 0.5 would allow you to build a 2,500 SQFT home. An FAR of .75 would allow you to build a 3,750 SQFT home. While an FAR of 1.25 would allow you to build a 6,250 SQFT home.

**LAND USE DENSITY PROPOSAL FOR PI PUBLIC LAND IN REDONDO BEACH**

**Base FAR 0.50** - Any PI facility with less than 50% Redondo Beach Resident services.

**Enhanced FAR 0.75** - Any PI facility with at least 50% Redondo Beach Resident services.

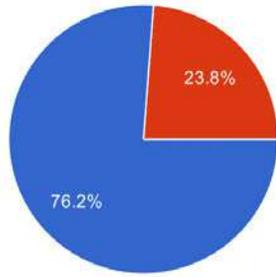
**Enhanced FAR 1.25** - Any PI facility with at least 75% Redondo Beach Resident services.

If a facility is being developed for non-residents, its development should be severely limited to protect RESIDENTS health, safety, and property values.

**Development on Public Land in Redondo Beach must be commensurate with the share of the services provided to Redondo Beach residents.**



84 responses

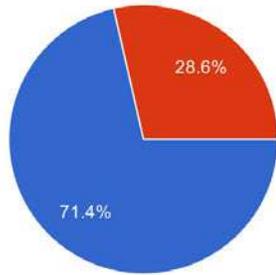


- Yes, I agree that Redondo Beach public land use should be required to benefit Redondo Beach residents
- No, I do not believe the use of Redondo Beach public land should be required to benefit Redondo Beach residents

**The use of FAR to gain more Redondo Beach resident benefits should be implemented on Redondo Beach Public land**

 Copy

84 responses



- Agree
- Disagree



**I agree with the specific proposal above:**

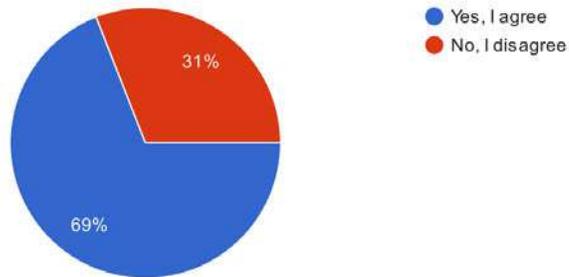
 Copy

FAR 0.50 for less than 50% Redondo Beach resident services from a project on Public land

FAR 0.75 for 50% or more Redondo Beach resident services from a project on Public land

FAR 1.25 for 75% or more Redondo Beach resident services from a project on Public land

84 responses



Please provide any comments below

45 responses

I disagree with 1.25% as this is still over developing the site

Floor area ratios should never be above 1.0 with public space

Consider lower baseline FAR, dropping below 0.50.

Residents in Redondo Beach pay taxes for the services provided on PUBLIC land. Police, fire, infrastructure, etc. Therefore, Redondo Beach residents should have priority over who benefits from whatever is built on PUBLIC land in the city.

Stop the overbuilding!

Even development for the benefit of Redondo residents should be done with careful consideration of the surrounding neighbors, home values, and maintaining the beauty and character of Redondo Beach.

BCHD has outlived its usefulness in our town. It is a outpost for grifters and sinecure seekers.

Bchd should be working for residents not those outside the beach cities, the planned over development projectiobs of use doesn't cater to the redondo beach residents as it should. Bchd does not own the land and shouldn't moving forward

The FAR should be the same for all public land.

BCHD Koolaid is better vomited than swallowed.

I believe public land is for public use and enjoyment, not for speculation by private business.

This is the most badly worded survey I've ever seen. It is tainted and slanted. Shameful.

Stop harassing BCHD and stop trying to place us at risk for lawsuits. Ridiculous. BCHD provides a great service to the city. It's not about YOU and what YOU want. It's about everyone as a whole. Everyone benefits from BCHD.

Resolutions of necessity?

Please do not sacrifice quality of life for the sake of special interests like BCHD!

YES!!!!!!



Asking leading questions in a survey to elicit a certain response is manipulative; leading to biased or inaccurate results.

This project is way out of control and TOO huge!

You are a liar

Stop with the BCHD spot zoning

Beach life brings in many patrons from outside the city yet we're not penalizing them on what they can do so why should we penalize beaches health district who serves all of the Beach communities not just Redondo Beach?

Why does bchd need to program for other areas at all?

FUCK YOU! BCHD can do whatever the fuck they want. It's their land. FUCK OFF

Residents need to get the benefits from government land, not businesses

This is a skewed survey.

Very innovative. I think other cities will try it if Redondo does.

The language used in this survey is a misleading false narrative. Spot zoning should not be permitted & would only serve to limit needed services & facilities to a majority of residents.

Why is BCHD allowed to give public land to a private developer with zero benefits to the South Bay? This boondoggle development makes no sense and should not go forward. I feel very sorry for the residents who live around this project

Turning over public land to private profiteers should be outright banned.

Stop terrorizing BCHD and South Bay residents with your constant nonsensical blather.

Who wrote this survey and at whose behest? I have a feeling it's the special interest NIMBYs of Redondo who have staunchly opposed all sensible development and laid us open to lawsuits. Enough. BCHD is not only necessary, it is a GOOD thing that serves ALL the Beach Cities, not just Redondo. Stop trying to kill it.

No gifts of public land. Beach Cities land should be for public use for those in the district, not for private profit.

NIMBY ASSHOLES! BUILD BUILD BUILD! BIGGER TALLER MORE!



I think Redondo Beach has paid enough in lawsuits, so much a council member and our former mayor we're doing fundraisers to pay their personal legal fees.  
FAR Should be absolutely uniform to protect from litigation. If CC wants FAR of .75 It should be for everybody.  
Fortunately, there's a lot of community support for Beach Cities health district.

Flora Guevara

One must not forget that City of Torrance residents living adjacent to Redondo Beach Public land being turned into a senior living housing facility will bear the lasting environmental and traffic adverse impacts without any saying in this matter. It seems City of Torrance Municipal officials have regrettably forgotten the plaque being brought upon it's residents by staying silence and not challenging BCHD Board of Directors and City of Redondo Municipal authorities.

Either relocate the services they presently provide to another city or dissolve the BCHD. The city needs to preserve open space and/or increase commercial zoning for the benefit of Redondo Beach residents.

Don't waste your fucking time on this shit. Bakaly gives the city hundreds of thousands of dollars as yearly bribes.

THUMBS UP!

No senior living/dying facility @bchd

Submitted at request of LF

Submitted at request of TN

Submitted at request of LL

Submitted at request of TH

NIMBY's are the freaking worst people. BCHD Over-Development is a NIMBY shadow group.

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Google Forms





**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [CityClerk](#); [Michael Webb](#); [Planredondo](#)  
**Subject:** Public Comment Pg 1160 Agenda Document 6-18-24  
**Date:** Monday, June 17, 2024 3:09:27 PM  
**Attachments:** [image.png](#)

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**CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

Due to BCHD's lack of planning and funding for allcove, a 91% non-resident of the District program from Avalon to Long Beach to LAX, I strongly recommend that the City of Redondo Beach remaining fully insulated financially from BCHD and allcove.

According to a CPRA response from BCHD, it never even assessed the 30-year obligation of District taxpayers for allcove prior to accepting the 30-year obligation as part of the building grant funding. As such, we have assessed the cost and deem it to be up to \$175M over 30 years. BCHD funding for allcove expires June 30, 2026, again, per a CPRA response. Absent \$175M in funding for allcove, BCHD will have to consume nearly all of the Property Tax revenues in order to service the 91% non-resident service area.

On page 1160, the following:

Allcove, BCHD Redondo Beach

514 N. Prospect Ave. 4<sup>th</sup> Floor RB, 90277

Staff has recently met with representatives from Allcove about future opportunities for program collaboration. Allcove provides a variety of services, including:

- Mental & Physical Health
- Substance Abuse
- Peer & Family Support
- Supported Education & Employment
- Life Skills & Wellness

From: [Stop BCHD](#)  
To: [CityClerk](#); [REDACTED]; [REDACTED]; [Planning Redondo](#); [Planredondo](#); [Sean Scully](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#); [info](#); [Garth Meyer](#); [Kevin Cody](#); [REDACTED]; [Michael Webb](#)  
Subject: Public Comment: BCHDs published HLC plans are to be a supermajority non-resident provider of services using District taxpayer owned land and resources  
Date: Tuesday, July 16, 2024 5:37:05 PM  
Attachments: [image.png](#)

**CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

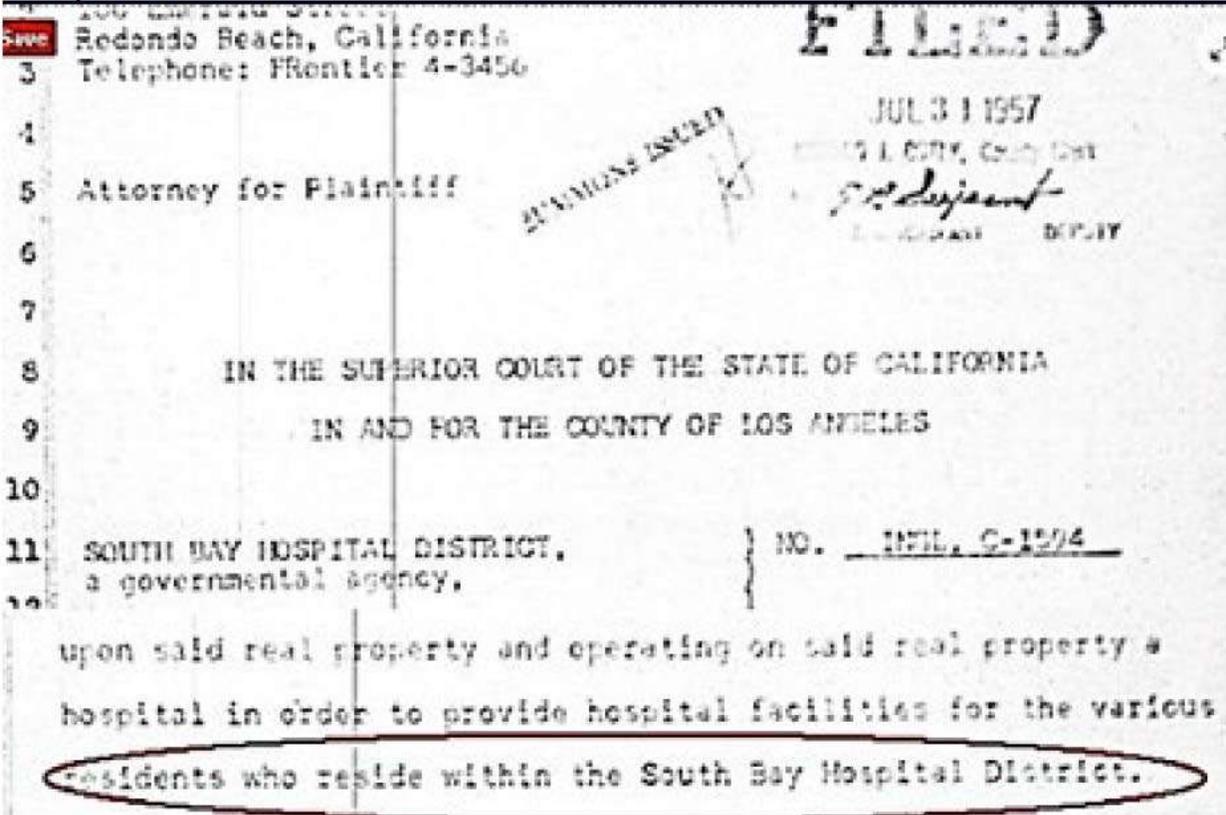
Public Comment - BCHD Owning Cities, Councils, Planning Commissions, LAFCO Board

**BCHD is attempting to secure preferential 1.25 FAR for the Prospect Avenue site so that it can develop a SUPERMAJORITY NON-RESIDENT FACILITY.**

**DISTRICT WAS VOTER APPROVED FOR RESIDENTS WHO RESIDE WITHIN THE DISTRICT**

As you are all aware, BCHD began as the South Bay Hospital District. The SBHD was authorized by voters to develop a hospital for the "residents who reside" within the District. How do we know? The District swore to that fact in its pleading to the Superior Court in order to condemn and seize the private, single family dwelling land of the 510, 514, 520 N. Prospect site.

The District swore to the Superior Court that this was its legal basis for taking land that was low-density for residential use:



**SOUTH BAY HOSPITAL FAILED IN THE LATE 70s AND CEASED PUBLIC OPERATION IN 1984 - ENDING THE DISTRICT'S LAWFUL FULFILLMENT OF THE VOTER APPROVAL**

According to the Daily Breeze, "Facing increasing competition from private hospitals such as Torrance Memorial Medical Center and Little Company of Mary, the **publicly owned South Bay Hospital began to lose patients and falter financially in the late 1970s**. Layoffs became increasingly common. **By 1984, the 203-bed hospital was forced to give up its publicly owned status**. The South Bay Hospital District signed a lease deal with American Medical International in 1984, with AMI taking over operation of the facility."

**SOUTH BAY HOSPITAL(now MEDICAL CENTER) FAILED YET AGAIN AND FOLDED IN 1998**

According to the Daily Breeze, "**Its financial problems continued** despite the name change, however, with AMI's attempts to sublease the hospital to Daniel Freeman Medical Center in Inglewood ended without a deal in November 1994. Tenet Healthcare Corp. assumed control over the hospital when it acquired AMI in 1995. By then, **the hospital's future was becoming increasingly bleak**, with fewer doctors signing on as residents. In 1997, **Tenet announced that it would give-up its lease with the Beach Cities Health District in May 1998, essentially abandoning the hospital.**"

**NAME CHANGE TO BCHD IN ORDER TO KEEP THE ASSETS AND PROPERTY TAX REVENUES AND IGNORE THE ONLY VOTER APPROVAL FOR THE DISTRICT**

According to the Daily Breeze, "Two name changes followed: In 1994, the South Bay Hospital District changed its name to the Beach Cities Health District, and, in February 1995, South Bay Hospital became South Bay Medical Center." This enabled the twice-failed hospital to retain the assets and property tax revenues and essentially **ignore its only voter-approved function of a publicly owned and operated hospital.**

**BCHD HEALTHY LIVING CAMPUS IS TARGETED AT A SUPERMAJORITY OF NON-RESIDENT/NON-TAXPAYERS OF THE DISTRICT**

As it stated to the Superior Court, the District's only voter approval was to provide a benefit for the "Residents who reside" within the District. Yet BCHD abandoned that public vote mandate without another vote. BCHD's HLC consists of 1) PACE facility, 2) allcove, and 3) RCFE assisted living.

**PACE = 95% NON-RESIDENT ENROLLEES** - BCHD has yet to even compute a likely mix of PACE enrollees according to California Public Record requests. Thus, in consultation with the National PACE Association and using US Census data, PACE will only serve 1 in 1000 seniors, on average, in the 3 beach cities. Thus only 17 of the 400 PACE enrollees (under 5%) will be "residents who reside within the District".

**allcove = 91% NON-RESIDENT SERVICE AREA** - BCHD agreed to a service area for allcove of LA County Public Health Service Planning Area 8. SPA8 has a 1.4M population from Long Beach to Catalina Island to the LAX area. BCHD also agreed to a 30 year operating requirement for PACE with an estimated liability of \$175M across those 30 years.

**RCFE Assisted Living = 80% NON-RESIDENT TENANTS** - BCHD conducted 3 studies using MDS consulting. MDS determined that zip codes 90254, 90266, 90277 and 90278 would only provide less than 20% of the prospective tenants for the facility. The rest would be 30% from outside the area completely and 50% from Palos Verdes, Torrance and other more local areas.

**BCHD IS USING DISTRICT TAXPAYER LAND, TAXES AND FACILITIES TO SERVICE A SUPERMAJORITY OF NON-RESIDENT WHO DO NOT RESIDE IN THE DISTRICT**  
The District is far outside of its voter approval. In fact, BCHD is now operating in the same

**fashion as any other commercial provider. It plans to service the wealthy (RCFE assisted living) and non-residents (allcove and PACE).**

**BCHD's benefits to the District are diminished.**

**BCHD's Healthy Living Campus is 80% to 95% non-residents who do not reside within the District.**

**BCHD should not be allowed to damage surrounding neighborhoods with preferential zoning of its P-CF site.**

**BCHD is no longer operating under the voter approval, and should be limited to 0.5 FAR like a Commercial enterprise, or the 0.75 FAR proposed for all Public sites.**

The City of Redondo Beach operates for the nearly EXCLUSIVE benefit of Redondo Beach residents and taxpayers. Therefore, if the City seeks to provide those PURE BENEFITS to residents, it can easily justify a 1.25 FAR for its facilities.

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StopBCHD.com ( [REDACTED] ) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Stop BCHD](#)  
**To:** [CityClerk;](#) [REDACTED] [Planredondo;](#) [Planning Redondo](#)  
**Cc:** [Kevin Cody;](#) [REDACTED]  
**Subject:** Public Comment: Redondo Beach Interface with Torrance Hillside Overlay Area  
**Date:** Tuesday, April 2, 2024 11:36:56 AM  
**Attachments:** [image.png](#)  
[Comments of StopBCHD on Torrance Hillside Overlay and PI Land Use.pdf](#)

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**CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

TO: Redondo Beach and Torrance Mayors, Councils, Planning Commissions, City Counsel; Redondo Beach General Plan Comments

The attached comments highlight the Torrance Hillside Overlay (THO) that is a protective measure in the Torrance Municipal Code (TMC). In the specific case of Redondo Beach, the TMC THO is applied from Beryl St, south on Flagler and Flagler Alley, and continues south on Tomlee. A map is included in the attachment.

Specifically, there are a number of limits on development and development impacts on property in the THO that we recommend be incorporated into the Redondo Beach General Plan Update to create a Redondo Beach-Torrance interface overlay for non-residential property. This overlay would use THO development requirements and be applied to non-residential parcels in Redondo Beach that adjoin the THO areas in Torrance.

Please include this email and the attached comments in full in the public record and in the public comments to the current draft Redondo Beach General Plan update.

**ATTACHED COMMENTS PASTED BELOW FOR CONVENIENCE AND SEARCHABILITY ONLY - PLEASE USE ATTACHED PDF FOR OFFICIAL COMMENT**

## **P/I, P-CF Specific Land Use Issues Under the Torrance Hillside Overlay**

### **RECOMMENDATION**

**The City of Redondo Beach has indicated it seeks to consider the land use and zoning of adjoining cities as it revises its General Plan. In the case of at least one large Public/Institutional (P/I) land use that is a currently P-CF zoned parcel, the adjacent Torrance land is residential and in the Torrance Hillside Overlay (THO).**

**As a result of the THO, significant limitations should be considered for the P/I P-CF parcel, including:**

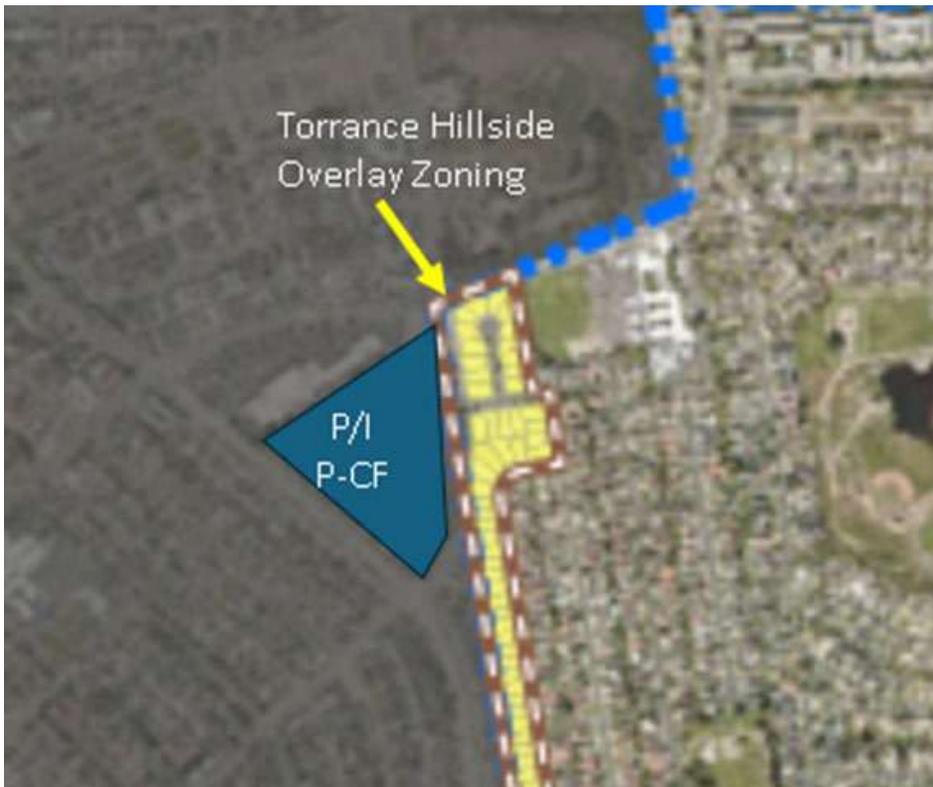
- **No adverse impact on view, light, air, or privacy**
- **Minimize intrusion**
- **Harmony with THO property**
- **No negative impact on property values**

- No adverse cumulative impact
- Not exceed 14-feet in height
- No adverse impact or significant controversy

**These considerations based on the adjoining THO area are recommended to be incorporated into a Redondo Beach overlay that is applied to non-residential Redondo Beach property adjacent to THO areas.**

**DISCUSSION**

The Torrance Hillside Overlay (THO) map clearly shows that the entirety of Flagler from Beryl to Towers, and through Flagler Alley, is governed under the THO.



Development under the THO is constrained by the long-standing Torrance Municipal Code (TMC) section, the full text of which is available at ARTICLE 41 - R-H HILLSIDE AND LOCAL COASTAL OVERLAY ZONE. For convenience, the THO is reproduced at the end of this document and is thereby entered into the Redondo Beach General Plan, City Council, and Planning Commission records.

The THO has a number of specific requirements that are best extracted verbatim for discussion. **In summary, if the adjacent Redondo Beach P/I Land Use (P-CF zoning) were in Torrance, it would be required by the THO to conform to the following:**

- No adverse impact on view, light, air, or privacy
- Minimize intrusion
- Harmony with other property

- **No negative impact on property values**
- **No adverse cumulative impact**
- **Not exceed 14-feet in height**
- **No adverse impact or significant controversy**

#### **91.41.6 PLANNING AND DESIGN.**

(Amended by O-3477)

*No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, have been planned and designed in such a manner as to comply with the following provisions:*

##### **NO ADVERSE IMPACT ON VIEW, LIGHT, AIR OR PRIVACY**

a) *The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;*

##### **MINIMIZE INTRUSION**

b) *The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity;*

##### **HARMONY WITH OTHER PROPERTY IN THE VICINITY**

c) *The design provides an orderly and attractive development in harmony with other properties in the vicinity;*

##### **NO HARMFUL IMPACT ON LAND VALUES IN THE VICINITY**

d) *The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;*

##### **NOT DETRIMENTAL TO OTHER PROPERTIES IN THE VICINITY**

e) *Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity;*

##### **NO ADVERSE CUMULATIVE IMPACT**

f) *The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity.*

#### **91.41.8 PERMITTED DEVELOPMENT - COMMERCIAL.**

*Notwithstanding the provisions of this Article, no Precise Plan shall be required if the proposed development within the Hillside and Coastal Overlay zone is for the **purpose of constructing, remodeling or enlarging a commercial building, located in a commercial zone, if the following requirements are met:***

a) *In the case of remodeling or enlargement of a building, the net interior area of the resulting building will not be increased by more than fifty percent (50%) as a result of the remodeling or enlargement;*

b) *The commercial building (or in the case of remodeling or enlargement, the portion remodeled or enlarged) will be one (1) story; and provided, further, that in the event the commercially zoned lot adjoins any lot used for residential purposes, no portion of the roof (or in the event of remodeling or enlargement, no portion of the remodeled or enlarged roof) will be used as a deck, sun-deck or patio, nor will any equipment or appurtenances be mounted on the roof, protrude through the roof, or extend above the roof, or extend above the roof eave line (except for ordinary plumbing or*

heating vents);

**NOT EXCEED 14-FEET IN HEIGHT**

c) *No portion of the building, in the case of new construction, will exceed fourteen (14) feet in height, measured from the ground at finished grade, but not including any berm. In the case of remodeling or enlargement, the portion remodeled or enlarged shall not exceed fourteen (14) feet in height, measured from finished grade, but not including any berm, or shall not exceed the height of the lowest portion of the remainder of the building, whichever is less. Ordinary plumbing or heating vents, as provided for in subsection b) of this section shall not be considered in the height measurement.*

**NO ADVERSE EFFECT OR CONTROVERSY**

d) *The Planning Director has determined that the proposed development will not have an adverse effect on other properties in the vicinity, and there is no significant public controversy thereon.*

**FULL TEXT OF THO**

**ARTICLE 41 - R-H HILLSIDE AND LOCAL COASTAL OVERLAY ZONE**

(Added by O-2747; Amended by O-2760; O-2961; O-2982; O-3027; O-3110, O-3126, O-3144)

**91.41.1 HILLSIDE AND COASTAL ZONE.**

a) The Hillside and Local Coastal Overlay Zone shall consist of the area designated in the maps attached following this Article, marked Exhibits A, B and C to this section, which are incorporated in this Code by this reference.

b) The provisions of this Article shall apply to all properties within the Overlay Zone in addition to the requirements of the underlying zone, except as provided in this Article. No permits shall be issued for development in the Hillside and Coastal Zone unless the requirements of this Article have been met.

**91.41.2 APPLICATION OF PREEXISTING ZONE.**

Nothing contained in this Article shall be deemed to repeal any provision of this Code, and the requirements of all preexisting zones in existence in the area encompassed by this Overlay Zone shall be and remain in full force and effect in addition to the requirements of the Overlay Zone, except that the requirements of the Overlay Zone shall be applied where the requirements and standards contained therein are more restrictive than those of the preexisting underlying zones.

**91.41.3 LOT DIMENSIONS.**

(Amended by O-3283)

Residential lots within the Overlay Zone shall provide a minimum lot width of fifty (50) feet for interior lots or sixty (60) feet for exterior lots, plus one (1) foot for each one percent (1%) slope in excess of fifteen percent (15%) based on existing grade or finished grade, whichever is more restrictive.

**91.41.4 PUBLIC HEARING.**

a) Upon receipt of the complete application, the Planning Director shall set a date, time and place for a public hearing thereon as soon as practicable and shall send notice thereof to the owners of land included within a three hundred (300) foot radius of the exterior boundaries of the land for which the permit is sought as shown on the last equalized assessment roll. The Planning Commission may conduct said hearing in an informal manner. The rules of evidence shall not apply. The hearing may be adjourned to a future time at the discretion of the Planning Commission without the

giving of further notice, other than announcement by the Commission of the date, time and place of such adjourned meeting at the time of said adjournment.

b) The applicant shall have the burden of proving that all the requirements of this Article have been met.

c) The Planning Commission may consider all measures which are proposed by the project proponents to be included in the project and other measures that are not included but could reasonably be expected to reduce the adverse impacts of the project, if required as conditions.

#### **91.41.5 PRECISE PLAN.**

a) Any development on a lot within the Hillside and Coastal Zone shall be subject to approval by the Planning Commission of a Precise Plan in accordance with Chapter [6](#) of this Division [9](#), except as provided in Sections [91.41.7](#), [91.41.8](#), and [91.41.14](#) of this Article.

b) Nothing in this chapter shall be construed to permit the restrictions which are less restrictive than established in the this Code, or in the California Coastal Act as to those properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined by the California Coastal Act.

c) Nothing in this Article shall be construed to authorize the Planning Commission to impose conditions more restrictive than the express provisions of this Code or the California Coastal Act as to those properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined in the California Coastal Act when so doing would render construction on any lot impossible where such construction would be possible in accordance with the Code as written.

d) The requirements, restrictions and conditions of the California Coastal Act, commencing at Section [30000](#) of the Public Resources Code of the State of California and any implementing regulations authorized by law, are incorporated by this reference as to the properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined in the California Coastal Act.

#### **91.41.6 PLANNING AND DESIGN.**

(Amended by O-3477)

No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, have been planned and designed in such a manner as to comply with the following provisions:

a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;

b) The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity;

c) The design provides an orderly and attractive development in harmony with other properties in the vicinity;

d) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;

e) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity;

f) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity.

#### **91.41.7 PERMITTED DEVELOPMENT - RESIDENTIAL.**

Notwithstanding the provisions of this Article, no Precise Plan shall be required if the proposed development within the Hillside and Coastal Overlay Zone is for the purpose of constructing, remodeling or enlarging a dwelling, provided the following requirements are met:

- a) The net interior area of the completed dwelling, whether it is new construction or remodeled or enlarged, including the area of the garage, whether attached or detached, will not exceed fifty percent (50%) of the area of the lot or parcel on which the dwelling is located;
- b) The dwelling (or in the case of remodeling or enlargement, the portion remodeled or enlarged) will be one (1) story; and provided further that no portion of the roof of the dwelling (or in the case of remodeling or enlargement, no portion of the remodeled or enlarged roof) will be used as a deck, sun-deck or patio, nor will any equipment or appurtenances be mounted on the roof or protrude through the roof (except for ordinary plumbing or heater vents) nor extend above the roof eave line; provided further that a chimney will be permitted if the portion extending above the roof eave line is no larger than the minimum dimensions required by the Torrance Building Code.
- c) Except as provided in this subsection, no portion of the dwelling, in the case of new construction, will exceed fourteen (14) feet in height, measured from the ground at finished grade, but not including any berm. In the case of remodeling or enlargement, the portion remodeled or enlarged shall not exceed the height of the lowest portion of the remainder of the dwelling, or fourteen (14) feet measured from the ground at finished grade, but not including any berm, whichever is less. In the case of a down-sloping lot, no portion of the dwelling shall exceed fourteen (14) feet in height, measured from the top of the curb at the center point of the front property line. Vents and a chimney, as provided in subsection b) of this section, shall not be considered in the height measurements.
- d) The Planning Director has determined that the proposed development will not have an adverse effect on other properties in the vicinity, and there is no significant public controversy thereon.

#### **91.41.8 PERMITTED DEVELOPMENT - COMMERCIAL.**

Notwithstanding the provisions of this Article, no Precise Plan shall be required if the proposed development within the Hillside and Coastal Overlay zone is for the purpose of constructing, remodeling or enlarging a commercial building, located in a commercial zone, if the following requirements are met:

- a) In the case of remodeling or enlargement of a building, the net interior area of the resulting building will not be increased by more than fifty percent (50%) as a result of the remodeling or enlargement;
- b) The commercial building (or in the case of remodeling or enlargement, the portion remodeled or enlarged) will be one (1) story; and provided, further, that in the event the commercially zoned lot adjoins any lot used for residential purposes, no portion of the roof (or in the event of remodeling or enlargement, no portion of the remodeled or enlarged roof) will be used as a deck, sun-deck or patio, nor will any equipment or appurtenances be mounted on the roof, protrude through the roof, or extend above the roof, or extend above the roof eave line (except for ordinary plumbing or heating vents);
- c) No portion of the building, in the case of new construction, will exceed fourteen (14) feet in height, measured from the ground at finished grade, but not including any

berm. In the case of remodeling or enlargement, the portion remodeled or enlarged shall not exceed fourteen (14) feet in height, measured from finished grade, but not including any berm, or shall not exceed the height of the lowest portion of the remainder of the building, whichever is less. Ordinary plumbing or heating vents, as provided for in subsection b) of this section shall not be considered in the height measurement;

d) The Planning Director has determined that the proposed development will not have an adverse effect on other properties in the vicinity, and there is no significant public controversy thereon.

#### **91.41.9 DEVELOPMENT STANDARDS.**

a) For slope control:

- 1) All structures shall have roof drainage directed to the street or other approved drainageways by approved methods;
- 2) All excavations, paving, hillside and slope earthwork construction, landscaping and grading, including fills and embankments, shall meet building and grading Code requirements;

b) For safety, general welfare, aesthetic control, and to help stabilize land values and investments;

- 1) Stilt-type structures shall be constructed in such a way that there is no exposure to public view of plumbing, electrical, mechanical equipment, ducts, pipes or other construction appurtenances normally associated with a residential or commercial structure;
- 2) Swing-in garages and circular driveway are encouraged on wide lots to allow vehicles to enter the public way in a forward manner when such drives are landscaped appropriately;
- 3) There shall be a level setback of not less than five (5) feet on that portion of a hillside lot between the wall of any structure on such lot and any adjacent slope of greater than 15% of such lot;
- 4) The proposed development will not result in a substantial change in the physical conditions which exist in the area affected by the proposed project.

#### **91.41.10 LIMITATION ON INCREASES IN HEIGHT.**

No enlargement in any building or structure, or any remodeling of any building or structure, shall be permitted which causes the height of such building or structure or any part thereof, to be higher than before the remodeling or enlargement, unless the Planning Commission (or City Council on appeal) shall find that:

- a) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height;
- b) If such lack of feasibility is proved:
  - 1) Denial of such application would result in an unreasonable hardship to the applicant; and
  - 2) Granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity.

#### **91.41.11 LIMITATION ON INCREASES IN BUILDING SPACE LOT COVERAGE.**

a) No remodeling or enlargement shall be made to any building or structure, except for commercial uses in a commercial zone, which remodeling or addition increases the net interior floor area of the building or structure so that it exceeds fifty percent (50%) of the number of square feet in the lot or parcel of land upon which the building or structure is located unless the Planning Commission (or the City Council on

appeal) shall find that:

- 1) Denial of such application would constitute an unreasonable hardship to the applicant; and
  - 2) Granting of such application would not be materially detrimental to the public welfare, and to other property in the vicinity.
- b) For purposes of this section, the term "commercial zone" shall mean any zone in which commercial uses are permitted, or are permitted with a Conditional Use Permit.

**91.41.12 WAIVERS.**

Waivers may be granted pursuant to the provisions of Chapter 4, Article 2, of this Division; provided, however, that the building height requirements of this Article may be changed only pursuant to a Precise Plan. Where both a Waiver and a Precise Plan are necessary, both may be processed as a single matter.

**91.41.13 GUIDELINES FOR REVIEW OF COASTAL DEVELOPMENT.**

- a) The following factors, in addition to the California Coastal Act, related State regulations and the other provisions of this Article, shall be considered by the Planning Commission when reviewing any development regardless of zone as to those properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined in the California Coastal Act:
- 1) Multiple-family dwellings should not exceed thirty-five (35) feet above existing grade elevation;
  - 2) Roof signs should not be permitted; and
  - 3) Ground signs should be limited to monument-type signs with a maximum height of eight (8) feet above the front property line.
- b) The following factors should be considered during review of any development proposed for the coastal bluffs or adjacent to the sandy beach areas:
- 1) No improvements will be allowed west of the safe building line established by the Department of Building and Safety for Lots 149 through 164, Tract 18379;
  - 2) No construction will be allowed between the safe building line and the west side of Paseo de la Playa, or on any lots north of Lot 148, Tract 18379, without a soils and geologic investigation being filed with the Department of Building and Safety;
  - 3) No development will be allowed without supporting data showing proof of bluff and supporting soils stability being filed with the Department of Building and Safety;
  - 4) Whether the proposed development impairs access to the beach areas for use by the general public;
  - 5) Whether the proposed development is incompatible with recreational usage by the general public; and
  - 6) Whether the proposed development will result in blockage of coastal views from public rights-of-way.

**91.41.14 EXEMPTIONS.**

- a) Unless in the opinion of the Director of Building and Safety, based upon the criteria of Sections [91.41.6](#), [91.41.9](#), [91.41.10](#), [91.41.11](#) and [91.41.13](#) of this Article, such improvements may have a significant adverse effect on surrounding properties, the following shall be exempt from review under Section [91.41.9](#) of this Code, regardless of the valuation of improvements: retaining walls three (3) feet or less in height, interior modifications, maintenance or replacement of existing improvements, fences six (6) feet or less in height, grade walls, architectural appurtenances and

nonoccupied areas, including but not limited to, uncovered decks, swimming pools, jacuzzis and open patios and those developments exempted by the California Coastal Act where applicable.

b) The Planning Director may exempt the following from review under Section [91.41.5](#) of this Article upon determining that there is no significant public controversy thereon unless in the opinion of the Planning Director or the Director of Building and Safety, based upon the criteria of Sections [91.41.6](#), [91.41.9](#), [91.41.10](#), [91.41.11](#) and [91.41.13](#) of this Article, the improvements may have a significant adverse effect on such surrounding properties, regardless of the value of such improvements: retaining walls over three (3) feet in height, balconies, patios, covered decks or any other occupied areas or solar panels; and those developments exempted by the California Coastal Act where applicable.

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StopBCHD.com ( [REDACTED] ) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [CityClerk](#); [Communications](#); [Planredondo](#); [Nils Nehrenheim](#); [Scott Berhrendt](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Zein Obagi](#); [Vanessa I. Poster](#); [Jane Diehl](#); [Noel Chun](#); [Martha Koo](#); [Michelle Bholat](#); [James Light](#); [REDACTED] [Holly J. Mitchell](#)  
**Cc:** [Kevin Cody](#)  
**Subject:** Public Comment: Would BCHD Like some Cheese with its Whine?  
**Date:** Tuesday, April 9, 2024 1:51:40 AM

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BCHD has sent its CEO on a campaign to allege that the City of Redondo Beach has "spot zoned" the site that South Bay Hospital condemned for a medical facility to service the "residents who reside" in the District. Nothing could be further from the truth than BCHD's claim.

The City has followed State mandates to provide objective (numerical) standards for development. The City proposed a conservative standard that would force development on all public land in Redondo Beach to have a compatible scale with surrounding neighborhoods. In two cases, the City proposed a denser development standard for Redondo Beach taxpayer-owned public lands. Given that the land will be developed for the overwhelming, targeted benefit of Redondo Beach residents, the density's value more than offsets its imposition on City residents.

BCHD is inimating that the City's act was illegal, which more than likely means that BCHD will spend District resident tax dollars to sue the City. This lawsuit would be so that BCHD could pursue its nearly 800,000 square foot, 100+ feet above Beryl, Flagler and Diamond commercial development for 80% to 95% non-residents of the District.

Yes, BCHD would continue to spend District taxpayer funds in order to pursue a 100% privately-owned assisted living facility for 80% non-residents, the allcove facility for a 91% District non-resident service area (LA County's SPA8), and a 95% non-resident enrollee PACE facility. So what's a few million dollars more in District taxpayer funding to sue the City of Redondo Beach.

BCHD seems to be enjoying a hefty dose of aromatic Limburger cheese with its whine, since BCHD's accusations stink to high Heaven.

Mark Nelson  
Redondo Beach

Undisclosed BCCs.

**From:** [Diem Vuong](#)  
**To:** [Planredondo](#)  
**Subject:** Public Institutional (PI) land for all non-City-owned  
**Date:** Thursday, April 11, 2024 8:56:08 AM

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## To whom it may concern

**I SUPPORT** the 0.75 FAR limit on Public Institutional (PI) land for all non-City-owned parcels, as written in the Draft General Plan

Diem Vuong

[REDACTED]

- \\_ (\*\* ) \_ / -

**From:** [Michael Fekete](#)  
**To:** [Planredondo](#)  
**Subject:** Re: keep Guadalupe Residential (Land Use Element comments from concerned residents)  
**Date:** Saturday, April 13, 2024 11:04:56 AM

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Hello my name is Michael J Fekete and I live and own the home at 512 S. Guadalupe Ave and my neighbors Betty and Mike Fekete (on cc) live/own at 512 S. Guadalupe Ave.

We have read the [Focused General Plan Update - Land Use Element](#) noting suggestions for zoning updates which would impact our properties changing our zoning from residential to commercial. Several of our neighbors on Ruby have concerns about these changes as well.

First, the key is a bit hard to read -- can you confirm the suggested zoning changes to our property at 512 S Guadalupe Ave are from residential to "Neighborhood Commercial (CN)?"

Second, we are unclear of the implications if this zoning recommendation moved forward for our taxes, future permits and home values. Is there a real estate attorney available for consultation to help us get our questions answered?

Overall, our biggest concern is the negative impact this new zoning designation could have on our street.

Changing our zoning to any type of commercial puts our beloved community at risk. Our neighborhood represents the Redondo Beach mission -- we are a safe, family-friendly, and highly desirable place to live. Adding more commercial properties to our neighborhood would drastically change our community over time.

As you can see from city records, our street hosts block parties every year to foster community and connection. We are a very close community who takes pride in our neighborhood with a strong support system and we would like to stay that way for many years to come. We are one of the best residential neighborhoods in Redondo Beach -- yes, we are biased but it's true! Come hang out on our street :) You'll often find us outside hanging out in each other's yards, sharing fruit/veggies from our gardens with each

other, picking up litter to keep our street clean, helping each other with yard work and just generally being a community who cares about each other.

**We strongly ask that you preserve our established residential neighborhood and keep our properties zoned as residential.**

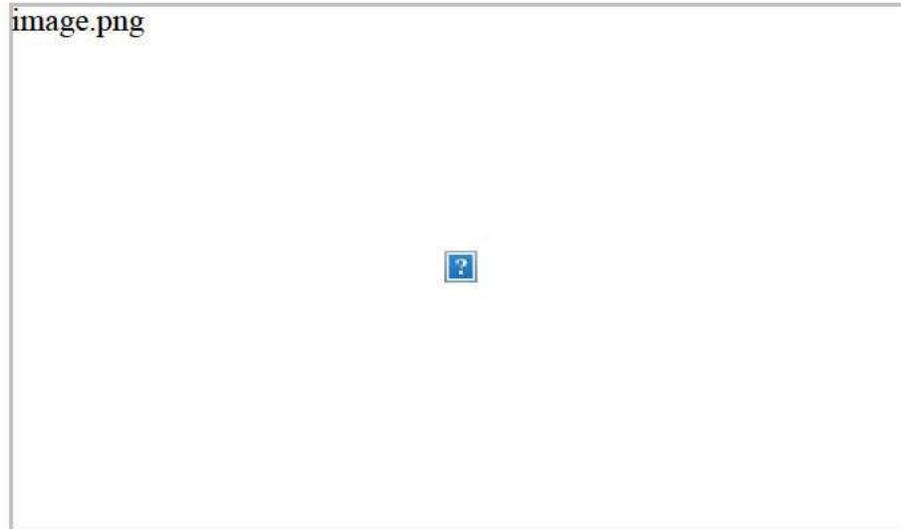
Thank you and please come visit our street and say hi!

Redondo Beach Resident and proud home owner,  
Michael and Betty Fekete

Property

[REDACTED]

image.png



**From:** [Marianne Teola](#)  
**To:** [Planredondo](#)  
**Cc:** [REDACTED]  
**Subject:** Re: Opposition to Healthy Living Campus  
**Date:** Saturday, April 6, 2024 1:28:09 PM

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This was a draft. Please delete. Marianne Teola

On Sat, Apr 6, 2024 at 1:20 PM Marianne Teola <[REDACTED]> wrote:

I am opposed to the BCHD's proposed "Healthy Living Campus" in its entirety.

This discussion has gone on for too long. It is incumbent on the City Councils of the three beach cities to discuss the status of Beach Cities Health District and come to a resolution. Comments regarding the development of this property vary from day to day. How can the Floor Area Ratio be determined if the property is public land and the Beach Cities Health District appears to think otherwise?

Before the Planning Commission makes final recommendations and advises the Redondo Beach City Council, advise that the following be clarified:  
the DISTRICT was founded by voters for the benefit of the RESIDENTS WHO RESIDE IN THE DISTRICT.

The Health District is public property. The program is supported by taxpayers of the three beach cities. The intent of the Beach Cities was to service the communities of Hermosa Beach, Manhattan, and Redondo Beach. This is NOT happening! This is not a county facility. the DISTRICT was founded by voters for the benefit of the RESIDENTS WHO RESIDE IN THE DISTRICT.  
The intent of the property as it appears to me is to transfer public land to private developers through a lease. How is this accomplished if you don't own the land.

AS a Plan to determine the building structure for Redondo Beach.

\* It would be a major eyesore, soaring over the surrounding community, casting wide shade, harming trees, gardens, and wildlife.  
The existing 312,000 sqft, 99.7% under 52-foot tall, FAR 0.72 campus impacts the surrounding property values. Econometric analysis using the same dataset vendor as BCHD's MDS consultants used for market analysis shows a reduction in property values due to proximity to BCHD of nearly \$100M in the 2024 update values.

BCHD plans to move all its polluting electrical generators from the middle of the 10 acre site to the west edge. And it wants up to 75,000 gallons of diesel fuel storage there too. That puts it up against Diamond and Tomlee homes. How can BCHD keep blowing through tax dollars with no way to know if their programs provide more benefits than they cost?

Since June of 2019 when BCHD proposed the 60-foot tall, 800,000 square foot design without any Public review, the Public has been shut out of the process. Despite the Public's call for shorter, smaller and further from the site edges, BCHD increased the height from 60-feet (6/2019) to 76-feet (6/2020) to 103-feet (3/2021) and to 107.5-feet (2/2022).

BCHD is going to spend another \$100K of BCHD Resident/Taxpayer funds on a feel good, meaningless survey of the Wealthy Living Campus. Tell BCHD that you demand a VALUABLE SURVEY of the knowledge level of District Residents!

A

allcove Beach Cities - 91% NON-RESIDENTS of the District.

Why are we donating land?

Why are we agreeing to operate a building for 30 years?

Why are we providing staff and funding to 91% non-residents?

BCHD could be dissolved in the same way that Los Medanos Healthcare District was. The residents of Los Medanos cut a deal with their county whereby 90% of the property tax and asset revenues went to programs inside District area and were administered at a far lower cost by the county. Dissolution of BCHD may be the Best Path for District Residents

**From:** [Joan Davidson](#)  
**To:** [Stop BCHD](#); [CityClerk](#); [Planredondo](#); [Stop BCHD](#)  
**Subject:** Re: StopBCHD Public Comment to BCHD's Letter in the Easy Reader  
**Date:** Thursday, April 11, 2024 10:11:22 AM

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This BCHD project is so terrible there are no words to describe it.  
Corruption buys a lot I guess!

Joan

On Tuesday, April 9, 2024 at 11:09:07 PM PDT, Stop BCHD <[REDACTED]> wrote:

Knowing BCHD, it's likely that the Vanessa Poster "Sand Box" letter cost tens of thousand\$ of taxpayer fund\$ in \$alaries and consultant\$ to write.

#### **Poster's Rant**

As Poster concludes her rant, she/they/them/consultants/contractors/etc wrote:

"It pains me that the City of Redondo Beach, my city, a city that I love and have called home for more than 30 years, has chosen to make a recommendation in the city's general plan that constrains all of us in finding creative solutions to meet our community's needs into the future."

#### **StopBCHD's Response to Poster:**

It pains **US** that BCHD's Vanessa Poster and the rest of its errant Board and \$2.3M annual executive payroll believe that BCHD is justified in using ANY REDONDO BEACH PUBLIC LAND for 80% to 95% District NON-RESIDENT BENEFITS for the proposed HLC:

#### **Assisted Living**

80% non-resident tenants in a luxury assisted living facility by a 100% private developer (per BCHD costly consultants);

#### **allcove**

91% non-resident service area from Avalon to Long Beach (per LA County SPA8 contract area) and FREE taxpayer-owned land at Beryl & Flagler to boot!

#### **PACE**

95% non-resident PACE enrollees in BCHD's planned 400 enrollee program (per BCHD investment bankers and the National PACE Assoc).

#### **BCHD Damages**

Redondo Beach and Torrance **surrounding neighborhoods will suffer 100% of BCHD damages** from traffic, noise, construction, and further property devaluation as **BCHD HLC provides only 3% to 9% of its services to Redondo Beach residents** (per BCHD MDS consultants, BCHD Cain investment bankers, LA County Health SPA8 allcove area, National PACE Assoc)

#### **Ample Land for Development for the Future if USED FOR RESIDENTS**

If BCHD were not hell bent on squandering Redondo Beach Public land for 80% to 95% District non-resident use, we would have generations of land available - unlike Poster's claim. **BCHD is the cause of**

**our lost Public Land. BCHD seeks to use our PUBLIC LAND (PI, P-CF) for the 80% to 95% benefit of NON-DISTRICT RESIDENTS. BCHD must return to servicing the "residents who reside" in the District.**

**IS FAR 0.75 TOO MUCH FOR BCHD?**

BCHD plans to use 80% to 95% of the land for District Non-Resident service. Perhaps the FAR should be restructured based on a fraction of land use for Redondo Beach residents. We propose:

**Base FAR 0.50 - Any PI facility with less than 50% Redondo Beach Resident services.**

**Enhanced FAR 0.75 - Any PI facility with at least 50% Redondo Beach Resident services**

**Enhanced FAR 1.25 - Any PI facility with at least 75% Redondo Beach Resident services**

**If a facility is being developed for non-residents, its development should be severely limited to protect RESIDENTS health, safety, and property values.**

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StopBCHD.com ( [REDACTED] ) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Communications](#)  
**To:** [Communications](#)  
**Cc:** [CityClerk](#); [Planredondo](#); [Kevin Cody](#)  
**Subject:** Re: When can StopBCHD.com expect Ms. Poster to reply to public questions?  
**Date:** Tuesday, April 16, 2024 3:07:21 PM

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It should be noted that Board Member Poster has not been included on these e-mails from Mr. Nelson.

Dan Smith  
Director of Communications  
Beach Cities Health District

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**From:** Stop BCHD <[REDACTED]>  
**Sent:** Thursday, April 11, 2024 1:34 PM  
**To:** Communications <[REDACTED]>  
**Cc:** Eleanor Manzano <[REDACTED]> [REDACTED]  
<[REDACTED]> Kevin Cody <[REDACTED]>  
**Subject:** When can StopBCHD.com expect Ms. Poster to reply to public questions?

**EXTERNAL EMAIL - CAUTION**

Public Comment Mayor, Council:

It is extremely clear that BCHD's proposed HLC is over 90% NON-RESIDENTS/NON-TAXPAYERS of Redondo Beach. The questions directed to Ms. Poster go directly to the question of Benefits vs Damages by the proposed HLC. Per BCHD, Census, National PACE Assoc, and MDS data, **only 91% maximum of the facility will be developed for Redondo Beach residents/taxpayers.** Therefore, the questions of SPECIFIC VALUE TO REDONDO BEACH must be answered by Ms. Poster following her "Sand Box" statements.

allcove - 95% Redondo Beach Non-Resident/Non-Taxpayer Service Area by BCHD contract with allcove for service to LA County SPA8 (1.4M population)

PACE - 97% Redondo Beach Non-Resident/Non-Taxpayer enrollees based on National PACE Association data of 1 in 1000 seniors participating in PACE and Redondo Beach's senior population of 7,000 (implying only 7 of 400 PACE participants)

RCFE - 91% Redondo Beach Non-Resident/Non-Taxpayers based on BCHD's MDS analysis by zipcode of tenancy of the 100% private facility.

--  
[StopBCHD.com](#) ([REDACTED]) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot

above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

THE PRECEDING E-MAIL, INCLUDING ANY ATTACHMENTS, CONTAINS INFORMATION THAT MAY BE CONFIDENTIAL, BE PROTECTED BY ATTORNEY CLIENT OR OTHER APPLICABLE PRIVILEGES, OR CONSTITUTE NON-PUBLIC INFORMATION. IT IS INTENDED TO BE CONVEYED ONLY TO THE DESIGNATED RECIPIENT. IF YOU ARE NOT THE INTENDED RECIPIENT OF THIS MESSAGE, PLEASE NOTIFY THE SENDER BY REPLYING TO THIS MESSAGE AND THEN DELETE IT FROM YOUR SYSTEM. USE, DISSEMINATION, DISTRIBUTION, OR REPRODUCTION OF THIS MESSAGE BY UNINTENDED RECIPIENTS IS NOT AUTHORIZED AND MAY BE UNLAWFUL. PLEASE NOTE THAT CORRESPONDENCE WITH THE BEACH CITIES HEALTH DISTRICT, ALONG WITH ALL ATTACHMENTS OR OTHER ITEMS, MAY BE SUBJECT TO DISCLOSURE IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RECORDS ACT. THE BEACH CITIES HEALTH DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, LOSSES OR DAMAGES RESULTING FROM THE DISCLOSURE OR USE OF ANY INFORMATION, DATA OR OTHER ITEMS THAT MAY BE CONTAINED IN ANY CORRESPONDENCE.

**From:** [Jacqueline Caro](#)  
**To:** [Planredondo](#)  
**Subject:** Redondo Beach Draft General Plan  
**Date:** Saturday, April 6, 2024 6:52:50 PM

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To Whom It May Concern,

I support the .75 FAR limit on Public Institutional (PI) land for all non-City owned parcels as written in the Redondo Beach Draft General Plan that limits density on public land.

Developers should construct buildings that fit in with the surrounding character of a residential neighborhood. The .75 FAR allows them to submit a reasonable development project.

I strongly urge you to support the .75 FAR limit on Public Institutional Land and protect the character of our neighborhood and preserve public spaces that are freely used by our community.

Respectfully,  
Jackie Ecklund

**From:** [Glen and Nancy Yokoe](#)  
**To:** [Planredondo](#)  
**Subject:** Redondo Beach Draft General Plan  
**Date:** Friday, March 29, 2024 6:27:55 PM

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To Whom It May Concern,

As longtime residents of West Torrance(45+ years) we oppose BCHD's Plan for its oversized and gargantuan HLC(Healthy Living Campus). The long period of demolition, construction and trucking of waste(5+years) will subject the surrounding neighborhoods to excessive noise and air pollution with dangerous carcinogens and irritants. But if it's decided that construction of a HLC must occur, we would favor a smaller and more community compatible version.

Therefore, we support the Redondo Beach Draft General Plan as proposed. Specifically, do not change the 0.75FAR limit on non-city owned Public Institutional (PI) land parcels.

Thank You,  
Glen and Nancy Yokoe

[REDACTED]

**From:** [Stop BCHD](#)  
**To:** [Communications](#); [CityClerk](#); [Planredondo](#)  
**Subject:** StopBCHD Board Member Poster Question (4/10)  
**Date:** Wednesday, April 10, 2024 2:03:53 AM

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Public Comment Mayor, Council

As a public service StopBCHD will ask a daily question of Member Poster regarding the loss of Resident-Taxpayer services caused by BCHD's provision of non-resident services.

## Poster Question of the Day (4/10) - The Resident-Taxpayer Risk from BCHD's 30-year allcove Building Obligation

Dear Ms Poster:

BCHD has agreed to accept approximately \$6M from the State as partial payment to build an allcove building. The building will be built on the Flagler & Beryl lot and Resident-Taxpayers will receive no rent from the \$4M+ site. Additionally, BCHD was forced to accept a 30-year, unfunded obligation to operate the building. The cost of operation is unknown.

Assuming an annual cost of \$1M, BCHD Resident-Taxpayers would be denied \$30M of services over the 30 year period.

**How will Resident Taxpayers of the District be reimbursed for BCHD's excessive risk from the 30 year, unfunded obligation of the allcove building?**

**What services will be denied Resident Taxpayers due to the \$30M unfunded obligation of the allcove building?**

--

StopBCHD.com ( [REDACTED] ) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Communications](#)  
**Subject:** StopBCHD Board Member Poster Question (4/11)  
**Date:** Wednesday, April 10, 2024 12:13:59 PM

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Public Comment Mayor, Council

As a public service, StopBCHD will ask a daily question of Member Poster regarding the loss of Resident-Taxpayer services caused by BCHD's provision of non-resident services.

## **Poster Question of the Day (4/11) - allcove's 91% District Non-Resident Service Area building requires DISTRICT FUNDING from Residents and lost services**

Dear Ms Poster:

allcove's service area is LA County SPA8 and is 91% Non-Residents of the District. BCHD is from \$2M to \$4M deficit in funding to construct the allcove building. BCHD has already donated \$7.5M in Resident-Taxpayer funding in the form of free land rent to allcove. BCHD is also obligated to operate the building for at least 30 years by State contract and the expenses could exceed \$30M in Resident-Taxpayer funding.

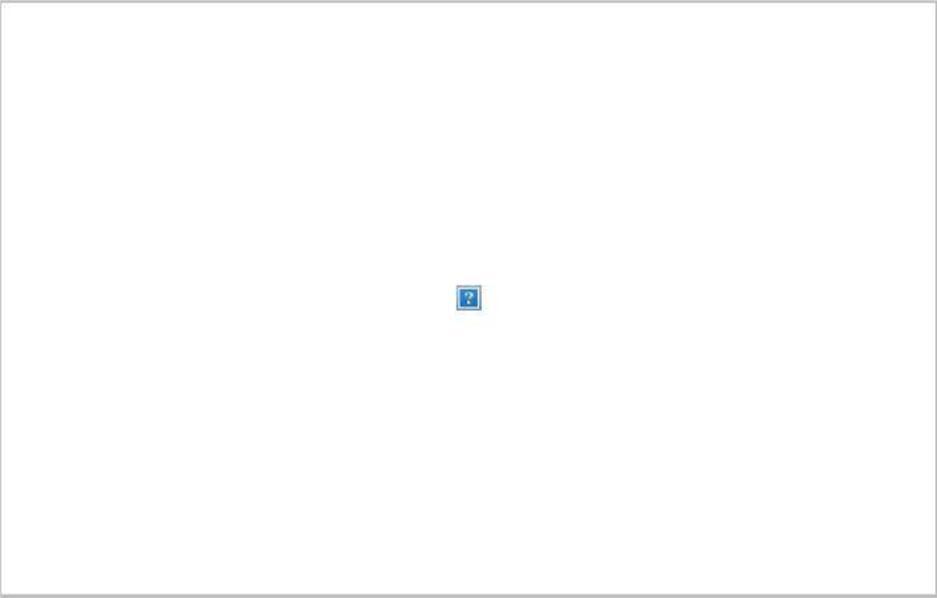
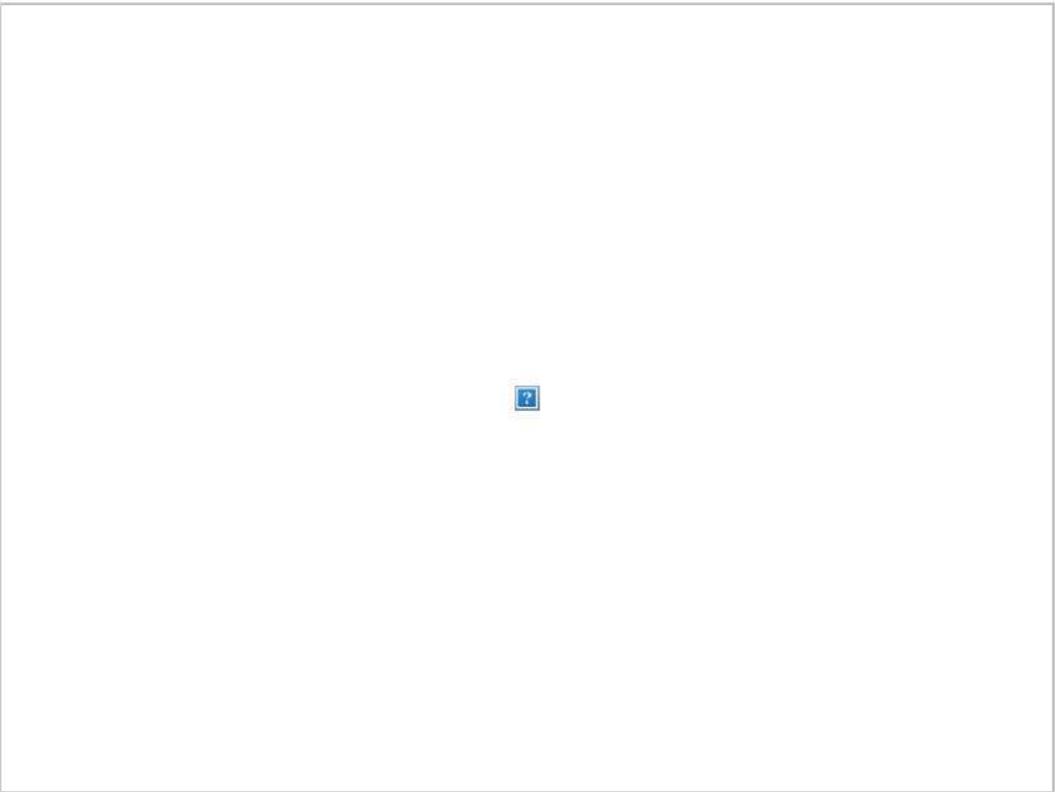
Given that BCHD is already funding \$37.5M of allcove expenses over the life of the 91% non-resident service area project's building, should BCHD Resident-Taxpayers provide the additional \$2M to \$4M in funding to complete construction as well?

Such an act further denies BCHD Resident-Taxpayers \$2M to \$4M more in services. That is a total in excess of \$40M of Resident-Taxpayer direct liability, in-kind lost revenues, or direct tax payments.

**How will Resident-Taxpayers of the District be reimbursed for BCHD's \$40M+ total Resident-Taxpayer obligation to the 91% Non-Resident Service Area allcove program building?**

**What services will be taken from Resident-Taxpayers by BCHD in order to service the 91% Non-Resident allcove based on the \$40M+ in lost Resident-Taxpayer revenues for Resident Programs?**

## **THE 91% NON-RESIDENT SERVICE AREA (LA COUNTY SPA8) PROJECT**



<https://www.stopbchd.com/post/poster-question-of-the-day-4-11-allcove-s-91-district-non-resident-service-area-building-requir>

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StopBCHD.com ( [REDACTED] ) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Communications](#); [Planredondo](#); [Kevin Cody](#)  
**Subject:** StopBCHD Board Member Poster Question (4/12)  
**Date:** Thursday, April 11, 2024 3:13:52 AM

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Public Comment Mayor, Council

As a public service, StopBCHD will ask a daily question of Member Poster regarding the loss of Resident-Taxpayer services caused by BCHD's provision of non-resident services.

<https://www.stopbchd.com/post/poster-question-of-the-day-4-12-excessive-taxpayer-funding-for-allcove>

## Poster Question of the Day (4/12) - Excessive Taxpayer Funding for allcove

Dear Ms Poster:

The allcove service area is by legal contract all of LA County SPA8. That is 1.4M population and the District represents only 9%. Therefore only 9% of allcove expenses are the responsibility of taxpayers of the District.

BCHD has committed to build a minimum 30 year operating facility for allcove in return for only 60% of the funding needed for the allcove building.

**BCHD expects District Taxpayers to pay \$4M of the building's \$10M cost.**

BCHD has provided a Public Records Act response that it will use a \$4M Taxpayer-owned land parcel for the allcove building without any compensation to District Taxpayers.

**BCHD expects District Taxpayers to "donate" \$7.5M in "free" land rent to allcove (\$250K/yr \* 30 years)**

BCHD has no forward funding source to operate allcove or the allcove building for the required 30 years.

**BCHD has obligated District Taxpayers to pay the \$60M in operating costs for the required 30 year allcove and building operation if BCHD cannot find grant funding.**

BCHD has proposed a possible \$30M bond fund for partial allcove funding.

**BCHD wants to obligate Taxpayers to pay any and all costs of allcove.**

**Why is BCHD even considering ANY COSTS that are more than the pro rata 9% service area share of District Taxpayers?**

**Why should BCHD District Resident-Taxpayers pay even one cent of the 91% non-resident cost of allcove?**

--

StopBCHD.com ( [REDACTED] ) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life,

health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Communications](#); [Kevin Cody](#); [Planredondo](#)  
**Subject:** StopBCHD Board Member Poster Question (4/13)  
**Date:** Thursday, April 11, 2024 1:21:16 PM

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As a public service, StopBCHD will ask a daily question of Member Poster regarding the loss of Resident-Taxpayer services caused by BCHD's provision of non-resident services.

<https://www.stopbchd.com/post/poster-question-of-the-day-4-13-bchd-refuses-to-track-expenditures-by-zipcode-or-by-residents-no>

## Poster Question of the Day (4/13) - BCHD Refuses to Track Expenditures by Zipcode or by Residents/Non-Residents

Dear Ms Poster:

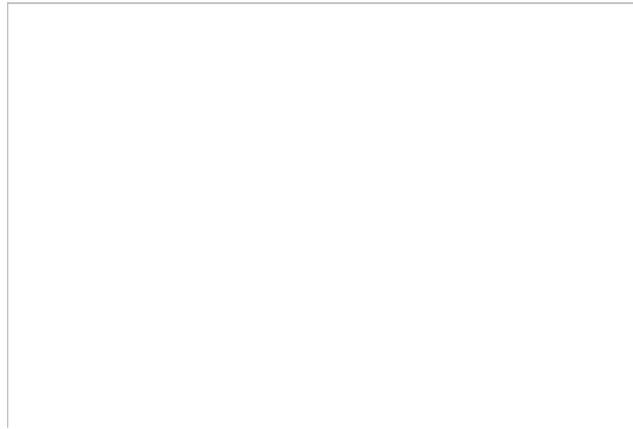
The District was formed by voters to provide services to the " **residents who reside**" in the District (District pleading to Superior Court for land condemnation INGL-C-1594)

BCHD's proposed HLC will use PUBLIC land to allow a 100% PRIVATE RCFE that will house an estimated **80% Non-residents/Non-taxpayers** of the District (per BCHD's MDS consultants Exhibit 3-3)

BCHD's allcove Beach Cities services the area of LA County SPA8 of 1.4M population. Therefore, the service area of the District is less than 9% (LA County SPA8 definition, US Census Bureau data, **91.5% Non-residents/Non-taxpayers**)

BCHD's proposed PACE will service **95% Non-residents/Non-taxpayers** of the District (National PACE Association data (1 in 1000 seniors uses PACE,US Census Bureau data of 17,000 seniors in the District, BCHD investment banker presentation of 400 enrollees)

**WHY DOES BCHD REFUSE TO EVEN CONDUCT ADEQUATE ACCOUNTING OF BENEFITS AND EXPENDITURES BY RESIDENTS vs NON-RESIDENTS or by ZIPCODE OF RECIPIENT?**



PRR < [REDACTED] \_>  
Fri, Aug 13, 2021, 9:42 AM  
to me, PRR

Please see below for the District's response ( **in red**) to your request dated 6/14/21 that reads:

1. For the 3 beach cities that own and fund BCHD, 90277, 90278, 90266, and 90254, provide the breakdown of the annual cost of services provided in each zip code for the year 2019. If 2019 is not available, provide the breakdown of services for whatever year is available. **(no documents responsive)**

2. Based on statistically valid evaluation, provide the net benefits for those same zip codes of services provided by BCHD, that is, gross benefits less cost of service provision. **(no documents responsive)**

PRR < [REDACTED] \_>  
Wed, May 3, 2023, 5:46 PM  
to me, PRR

Please see below **(in red)** for the District's response to your public records request received 4/21/23 that reads:  
Provide expenditure data by resident vs. non-resident or by zip code of residency of the services provided.

**No records responsive of expenditures by zip code.**

StopBCHD.com ( [REDACTED] ) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Stop BCHD](#)  
**To:** [Stop BCHD](#); [CityClerk](#); [Planredondo](#)  
**Subject:** StopBCHD Public Comment to BCHD's Letter in the Easy Reader  
**Date:** Tuesday, April 9, 2024 11:09:29 PM

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Knowing BCHD, it's likely that the Vanessa Poster "Sand Box" letter cost tens of thousand\$ of taxpayer fund\$ in Salaries and consultant\$ to write.

### **Poster's Rant**

As Poster concludes her rant, she/they/them/consultants/contractors/etc wrote:

"It pains me that the City of Redondo Beach, my city, a city that I love and have called home for more than 30 years, has chosen to make a recommendation in the city's general plan that constrains all of us in finding creative solutions to meet our community's needs into the future."

### **StopBCHD's Response to Poster:**

It **pains US** that BCHD's Vanessa Poster and the rest of its errant Board and \$2.3M annual executive payroll believe that BCHD is justified in using ANY REDONDO BEACH PUBLIC LAND for 80% to 95% District NON-RESIDENT BENEFITS for the proposed HLC:

### **Assisted Living**

80% non-resident tenants in a luxury assisted living facility by a 100% private developer (per BCHD costly consultants);

### **allcove**

91% non-resident service area from Avalon to Long Beach (per LA County SPA8 contract area) and FREE taxpayer-owned land at Beryl & Flagler to boot!

### **PACE**

95% non-resident PACE enrollees in BCHD's planned 400 enrollee program (per BCHD investment bankers and the National PACE Assoc).

### **BCHD Damages**

Redondo Beach and Torrance **surrounding neighborhoods will suffer 100% of BCHD damages** from traffic, noise, construction, and further property devaluation as **BCHD HLC provides only 3% to 9% of its services to Redondo Beach residents** (per BCHD MDS consultants, BCHD Cain investment bankers, LA County Health SPA8 allcove area, National PACE Assoc)

### **Ample Land for Development for the Future if USED FOR RESIDENTS**

If BCHD were not hell bent on squandering Redondo Beach Public land for 80% to 95% District non-resident use, we would have generations of land available - unlike Poster's claim. **BCHD is the cause of our lost Public Land. BCHD seeks to use our PUBLIC LAND (PI, P-CF) for the 80% to 95% benefit of NON-DISTRICT RESIDENTS. BCHD must return to servicing the "residents who reside" in the District.**

**IS FAR 0.75 TOO MUCH FOR BCHD?**

BCHD plans to use 80% to 95% of the land for District Non-Resident service. Perhaps the FAR should be restructured based on a fraction of land use for Redondo Beach residents. We propose:

**Base FAR 0.50 - Any PI facility with less than 50% Redondo Beach Resident services.**

**Enhanced FAR 0.75 - Any PI facility with at least 50% Redondo Beach Resident services**

**Enhanced FAR 1.25 - Any PI facility with at least 75% Redondo Beach Resident services**

**If a facility is being developed for non-residents, its development should be severely limited to protect RESIDENTS health, safety, and property values.**

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**From:** [Stop BCHD](#)  
**To:** [Co](#) [REDACTED]  
**Subject:** When can StopBCHD.com expect Ms. Poster to reply to public questions?  
**Date:** Thursday, April 11, 2024 1:34:22 PM

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Public Comment Mayor, Council:

It is extremely clear that BCHD's proposed HLC is over 90% NON-RESIDENTS/NON-TAXPAYERS of Redondo Beach. The questions directed to Ms. Poster go directly to the question of Benefits vs Damages by the proposed HLC. Per BCHD, Census, National PACE Assoc, and MDS data, **only 91% maximum of the facility will be developed for Redondo Beach residents/taxpayers.** Therefore, the questions of SPECIFIC VALUE TO REDONDO BEACH must be answered by Ms. Poster following her "Sand Box" statements.

allcove - 95% Redondo Beach Non-Resident/Non-Taxpayer Service Area by BCHD contract with allcove for service to LA County SPA8 (1.4M population)

PACE - 97% Redondo Beach Non-Resident/Non-Taxpayer enrollees based on National PACE Association data of 1 in 1000 seniors participating in PACE and Redondo Beach's senior population of 7,000 (implying only 7 of 400 PACE participants)

RCFE - 91% Redondo Beach Non-Resident/Non-Taxpayers based on BCHD's MDS analysis by zipcode of tenancy of the 100% private facility.

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StopBCHD.com ([REDACTED]) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

July 15, 2024

**VIA E-MAIL AND**  
**FIRST CLASS MAIL**

Planning Commission  
City of Redondo Beach  
Attn: Sean Scully  
415 Diamond Street  
Redondo Beach, California 90277

Email:  
[REDACTED]  
[REDACTED]

Re: Comments on Agenda Item for July 18, 2024 Meeting: Updates to General Plan Elements

Dear Planning Commission:

We are writing to provide comments on the agenda item scheduled for the upcoming meeting on July 18, 2024, titled “Public Hearing to Introduce Updates to the City’s General Plan Land Use, Open Space & Conservation, Noise, and Safety Elements Recommendation.”

We are writing on behalf of Beach Cities Health District (“BCHD”), a public agency that provides a wide range of preventive health services to South Bay residents, including those in the City of Redondo Beach (the “City”). BCHD is concerned about that portion of the City’s proposed update to its General Plan Land Use Element that would affect BCHD’s 9.7-acre campus at 514 North Prospect Avenue (the “Campus”).

The Campus is currently improved with medical offices, community wellness and memory care facilities, a maintenance building, and a parking structure. The Campus has a public or institutional (P) land use designation in the City’s General Plan and is zoned as a community facility (“P-CF”) under the City’s zoning code. Currently, there is no specified maximum Floor Area Ratio (“FAR”) for P-CF zoned parcels. Instead, the carefully crafted language of the existing General Plan allows for flexibility in terms of use by subjecting development to discretionary design review. (Redondo Muni Code § 10-2.1116.)

However, the proposed General Plan update, without any cogent explanation or rationale, sets a maximum FAR on the Campus at 0.75. This is extremely troubling because, upon adoption, it would substantially limit BCHD’s ability to modernize its outdated and seismically deficient Campus.

Planning Commission  
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The building on the Campus was originally constructed in 1958 and, because of its age and seismic deficiencies, must be replaced. Indeed, a seismic retrofit of the Campus is economically unfeasible. Moreover, due to their age, the Campus' existing buildings require substantial annual maintenance and, within the near future, BCHD's annual maintenance costs for the Campus are expected to exceed its annual operational revenues. If prolonged, this operational deficit will lead to a reduction in BCHD programs and may ultimately lead to insolvency. As a result, BCHD is in the process of modernizing the Campus in a way that will more efficiently connect City residents with health and wellness services, programs, and facilities. Since 2017, BCHD has engaged in public outreach to plan and design its Campus. The proposed modernization includes a residential care facility for the elderly (which will consist of memory care and assisted living units), space for a program for all-inclusive care for the elderly, community services, and a youth wellness center. More information is available online at <https://www.bchdcampus.org/faq>.

Upon adoption, the proposed FAR would significantly undermine the viability of BCHD's revitalization of the Campus and thereby seriously compromise its ability to continue its mission of providing necessary public services, including preventative health care to the City and surrounding community. Without modernization in the coming years, BCHD will be unable to function at the Campus – resulting in a loss of necessary public health services to the Beach Cities area.

Notably, the proposed maximum FAR is not consistently applied to all properties with a public or institutional (P) land use designation in the General Plan and zoned P-CF. For example, properties within the City's civic center and the City-owned property at the northeast corner of Pacific Coast Highway and Vincent Street have a proposed maximum FAR of 1.25. However, other properties with a public or institutional (P) land use designation, including the Campus and school sites within the City, have a maximum FAR of 0.75. It's important to note, however, that school sites have a different use and zone designation – school facilities (P-SF) – and may be exempt from local land use regulations under the Government Code. This means that BCHD's Campus is the *only* property of its size with a public or institutional (P) land use designation in the General Plan and zoned P-CF affected by this proposed limitation.

For the reasons set forth herein, BCHD respectfully requests that the City eliminate the proposed maximum FAR of 0.75 for the Campus or make the minimum FAR a uniform 1.25 across all properties with a public or institutional (P) land use designation in the General Plan and zoned P-CF.

**A. THE PROPOSED FAR REQUIREMENTS FOR PROPERTIES WITH A PUBLIC OR INSTITUTIONAL (P) LAND USE DESIGNATION VIOLATE GOVERNMENT CODE § 65852.**

The proposed FAR requirements violate the uniformity requirements of the Planning & Zoning Law. As required under Section 65852 of the Government Code, with regards to zoning districts: "All such regulations shall be uniform for each class or kind of building or use of land

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throughout each zone, but the regulation in one type of zone may differ from those in other types of zones.” In *Neighbors in Support of Appropriate Land Use v. Tuolumne County* (2007), the courts held that “the foundations of zoning would be undermined. . .if local governments could grant favored treatment to some owners on a purely ad hoc basis. Cities and counties unquestionably have the power to rezone and their decisions to do so are entitled to great deference; but rezoning, even of the smallest parcels, still necessarily respects the principle of uniformity. This is because a rezoning places a parcel within a general category of parcels (those in the new zone), all of which are subject to the same zoning regulations. The county’s action in this case, by contrast, placed the [landowner’s] land in a class by itself.”

Similarly, there appears to be one parcel of its size with a public or institutional (P) land use designation and P-CF zoning designation subject to this proposed maximum FAR of 0.75 – the Campus. Why? Because the other similarly situated and sized properties in the City with a public or institutional (P) land use designation and P-CF zoning designation are owned and controlled by the City, for which there is a different maximum FAR of 1.25.<sup>1</sup> In essence, the City is seeking to establish a parcel-specific land-use restriction that limits the Campus to a unique 0.75 FAR not shared by its own public or institutional (P) designated properties of a similar size and use.

**B. THE PROPOSED MAXIMUM FAR OF 0.75 WOULD VIOLATE BCHD’S RIGHTS TO DUE PROCESS.**

The Due Process Clause of the Fourteenth Amendment to the United States Constitution prohibits a state from depriving a person of life, liberty, or property without due process of law. (*See also* Cal. Con., art. I, sec. 7.) The touchstone of substantive due process is the protection of the individual against arbitrary government action; the due process clause was intended to prevent government officials from abusing their power or employing it as an instrument of oppression. (*Wolff v. McDonnell*, 418 U.S. 539, 558 (1974); *Collins v. City of Harker Heights* (1992) 503 U.S. 115, 126.) A violation of substantive due process rights occurs if a government agency’s actions are (1) irrational or arbitrary or (2) not rationally related to a legitimate government interest. (*Village of Euclid v. Ambler Realty Co.* (1926) 272 U.S. 365; *Lingle v. Chevron* (2005) 544 U.S. 528.) The test is disjunctive. Thus, a property owner need only demonstrate facts to support one of the two bases to state a viable due process claim.

If the City were to adopt the proposed 0.75 FAR for the Campus, its actions would be arbitrary and irrational and would constitute an abuse of power, subjecting it to liability under the Due Process Clause. In *Arnel Development Co. v. City of Costa Mesa* (1981) 126 Cal.App.3d 330,

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<sup>1</sup> The school properties that have a public or institutional land use designation are not similarly situated. They are zoned P-SF and, for school related purposes, generally provide for large open park areas. Regardless, unlike the Campus, school properties may be exempted from local land use regulations (Gov. Code 53094(b)) and the proposed 0.75 FAR maximum.

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Page 4

337, the court ruled that the enactment of an initiative measure downzoning property was arbitrary and discriminatory where enacted without considering appropriate planning criteria and for the sole and specific purpose of defeating a single development. (*See also Fry v City of Hayward* (N.D. Cal. 1988) 701 F.Supp. 179 [zoning restrictions applicable to just one of several open space areas in City invalidated for denial of equal protection], *Del Monte Dunes, Ltd. v. City of Monterey* (9th Cir. 1990) 920 F.2d 1496, 1508 [allegations that city council approved a 190 unit project with conditions that had been substantially met, then same council members abruptly changed course and rejected the project motivated not by legitimate regulatory concerns, but by political pressure from neighbors to preserve property as open space, could constitute arbitrary and irrational conduct] and *Herrington v. County of Sonoma* (9th Cir. 1987) 834 F.2d 1488 [denial of subdivision and subsequent downzoning of property violated property owner’s due process rights given evidence that county’s general plan/subdivision inconsistency determination was irrational and arbitrary and aimed at defeating particular development project].)

Here, if the City were to adopt the proposed 0.75 for the Campus, it would be engaging in the same conduct that the court invalidated in the *Arnel* and *Fry* cases. Specifically, approval of the proposed 0.75 FAR would constitute irrational and arbitrary conduct not based on appropriate planning criteria and for the sole and specific purpose of defeating the proposed modernization of the Campus.

A planning regulation cannot be aimed at or discriminate against a particular property owner or applicant. (*See, e.g., G&D Holland Construction Co. v. City of Marysville* (1970) 12 Cal. App.3d 989, 994 [when the police power has been exercised in such a manner as to oppress or discriminate against an individual or individuals or a particular parcel of land, it will be overturned]; *see also Lockary v. Kayfetz* (9th Cir. 1990) 917 F.2d 1150, 1155-1156 [if agency’s moratorium on the issuance of new water hookups based on a water shortage was pre-textual, as alleged, owners could state viable substantive due process and equal protection claims].) The proposed 0.75 FAR here is plainly and unmistakably aimed at blocking redevelopment of the Campus. Because the proposed 0.75 FAR is an arbitrary and discriminatory action aimed at one particular user, it is not reasonably related to a legitimate state interest. (*See, e.g., Lockary, supra*, 917 F.2d at 1155 [court observes that the reasonable relationship test “will not sustain conduct by state officials that is malicious, irrational or plainly arbitrary.”].)

In sum, enactment of the proposed 0.75 FAR, which subjects the Campus to different or more burdensome requirements than imposed on similarly situated properties, would deprive BCHD of its constitutionally protected right to due process.

**C. ADOPTION OF THE PROPOSED 0.75 FOR THE CAMPUS WOULD VIOLATE BCHD’S RIGHT TO EQUAL PROTECTION.**

The Fourteenth Amendment to the United States Constitution provides that no state shall deny to any person within its jurisdiction the equal protection of the laws. (*See also Cal. Con.*,

art. I, sec. 7.) The concept of equal protection has been defined to mean that no person or class of persons may be denied the same protection of law that is enjoyed by other persons or other classes in like circumstances. (*Hawn v. County of Ventura* (1977) 73 Cal.App.3d 1009, 1018.) A claimant must show that the state “has adopted a classification that affects two or more *similarly situated* groups in an unequal manner.” (*Walgreen Co. v. City & County of San Francisco* (2010) 185 Cal.App.4th 424, 434 [emphasis in the original].) An equal protection challenge to a regulation that does not involve a suspect class or fundamental right must nevertheless bear a reasonable relationship to a legitimate state interest. (*Young v. American Mini Theaters* (1976) 427 U.S. 50.) “[A] deliberate, irrational discrimination, even if it is against one person (or other entity) rather than a group, is actionable under the equal protection clause.” (*World Outreach Conference Center v. City of Chicago* (7th Cir. 2009) 591 F.3d 531, 538.)

The term spot zoning is used to describe a zoning action that violates the principle of equal protection because of its discriminatory nature. (*See, e.g., Ross v. City of Yorba Linda* (1991) 1 Cal. App.4th 954 [denial of rezoning to allow property owner to develop their property at densities similar to those on surrounding parcels, was arbitrary and discriminatory and thus unlawful]; and *Kissinger v. City of Los Angeles*, 161 Cal.App.2d 454, 460 (1958) [downzoning of island surrounded by multi-family residential and commercial uses to single-family use found to be improper].)

Here, the Campus is designated for public use by the General Plan and zoned P-CF. The only other parcels of comparable size in the City that are likewise improved or designated for such uses are City-owned properties. However, the proposed General Plan update carves out an exemption to the proposed 0.75 FAR for those City-owned properties. As in *Ross*, “the City’s arbitrary line-drawing is antithetical to the individual right to equal protection of the law.” (1 Cal.App.4th at 962.) Enactment of the proposed 0.75 for the Campus would thus constitute arbitrary and discriminatory spot zoning in violation of BCHD’s right to equal protection.

Considering the foregoing, enactment of the proposed 0.75 for the Campus, which subjects the Campus to different or more burdensome requirements than imposed on similarly situated properties, would deprive BCHD of its constitutionally protected right to equal protection under the law.

**D. THE PROPOSED MAXIMUM FAR OF 0.75 ON THE CAMPUS WILL RESULT IN THE LOSS OF PUBLIC SERVICES, INCLUDING THE LOSS OF PREVENTATIVE HEALTH CARE AND ASSISTED LIVING, RESULTING FROM.**

BCHD serves as a vital hub for public services, offering preventative health care, educational programs, community events, and outreach initiatives. These activities contribute significantly to the well-being of the community. Restricting BCHD’s ability to replace outdated and seismically deficient buildings on the Campus would inevitably result in a loss of space and resources needed to deliver these essential services, significantly diminishing the overall quality

of life in the area. There is no justification or rationale for imposing the proposed FAR on BCHD's Campus, particularly when other properties with the same land use designation and zoning are permitted a higher FAR of 1.25.

**E. THE PROPOSED FAR OF 0.75 IS INCONSISTENT WITH THE POLICIES OUTLINED IN THE DRAFT GENERAL PLAN.**

The proposed maximum FAR of 0.75 in the draft General Plan update for the Campus is too restrictive and inconsistent with the policies and goals of the General Plan, especially regarding public and institutional uses, health and land use, and health partnerships.

The Campus aims to provide a hub of well-being that serves and connects Beach Cities residents of all ages with abundant health and wellness services, programs, and facilities. The proposed FAR of 0.75 would severely constrain the redevelopment potential and the design flexibility of the Campus and prevent it from achieving its vision and mission. Moreover, this FAR is inconsistent with the following policies identified in the draft General Plan:

- Policy LU-1.13: Public and Institutional Uses. This policy states that the City should “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” (pg. 2-18). The Campus is a public and institutional use that provides health and wellness services and facilities to the community, and it must be allowed to expand and accommodate the growing and changing needs of the Beach Cities residents. The proposed FAR of 0.75 would undermine this policy by substantially limiting the amount of floor area that can be used for these purposes.
- Policy LU-4.2: Health and Land Use. This policy states that the City should “Seek to incorporate health considerations into land use planning” (pg. 2-20). The Campus is a project that exemplifies this policy by creating a hub that promotes health and well-being for all generations. The proposed FAR of 0.75 would undermine this policy by restricting the floor area that can be allocated for health-related programs and facilities, such as the youth wellness center, a program for all-inclusive care for the elderly (PACE), a community wellness pavilion, and an aquatics center.
- Policy LU-4.7: Health Partnerships. This policy states that the City should “Build and maintain partnerships with the [sic], 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” (pg. 2-21). The Campus is a project that reflects this policy by partnering with BCHD, a public agency that

provides a wide range of preventive health services to South Bay residents, including those in the City. The proposed FAR of 0.75 would run contrary to this policy by limiting the Campus' ability to efficiently connect City residents with health and wellness services, programs, and facilities. By proposing this restrictive FAR, the City is essentially dismantling and disregarding any partnership it has with BCHD to accomplish the goal of promoting health in the City.

Therefore, we urge the Planning Commission to reconsider the proposed FAR of 0.75 for the Campus and to adopt a uniform FAR of 1.25 across all properties with a public or institutional (P) land use designation in the General Plan and zoned P-CF. That would be more in line with the policies and goals of the General Plan, and that allows the Campus to fulfill its vision and mission of providing a hub of well-being for the Beach Cities residents.

**F. BY LIMITING THE ABILITY TO PROVIDE ONGOING RESIDENTIAL CARE FOR THE CITY'S ELDERLY COMMUNITY, THE PROPOSED FAR OF 0.75 IS INCONSISTENT WITH THE CITY'S HOUSING ELEMENT.**

The Campus is important in providing assisted living options for seniors in the City. The City's 6<sup>th</sup> Cycle 2021-2029 Housing Element acknowledges that elderly residents and individuals with disabilities have unique housing needs. (Housing Element, pg. 28.) In the City, disabled individuals make up 6.5% of the population, with 45% of them being aged 65 and older. (*Ibid.*) Independent living difficulties are common among these elderly residents. (Housing Element, Table H-18.) However, housing options for persons with disabilities, including community care facilities, are limited in the City. Indeed, the City only has six residential care facilities for the elderly, with a total capacity of 282 beds. (2021-2029 Housing Element, pg. 30.) One of these facilities is located on the Campus.

The need for suitable housing options for persons with disabilities, including community care facilities, is crucial. In fact, the staff report for the Campus' 2006 Conditional Use Permit to convert part of its full-service community center into an assisted living facility explicitly emphasizes the urgent need for a residential care facility to cater to elderly individuals who require living assistance while desiring to remain in the South Bay area. Further, the staff report for the Campus' 2010 Conditional Use Permit to expand the assisted living facility explicitly noted, "[g]iven the aging demographics of [the City's] population, it is not surprising that this facility is looking to expand and it is likely that more of these facilities will be needed in the near future." However, the proposed FAR of 0.75 for the Campus limits its ability to provide ongoing residential care for the City's elderly community, which goes against the City's commitment to addressing their specialized housing needs. Moreover, any refusal to make reasonable accommodations in rules, policies, or practices when such accommodation is necessary to afford disabled seniors equal opportunity to residential care would violate the federal Fair Housing Act (42 U.S.C. §§ 3601-3631) and/or California's Unruh Civil Rights Act.

**G. THE PROPOSED MAXIMUM FAR OF 0.75 LIKELY VIOLATES SENATE BILLS 330 AND 8 (HOUSING CRISIS ACT OF 2019).**

Governor Gavin Newsom enacted the Housing Crisis Act of 2019 (“HCA”), also known as SB 330 (Chapter 654, Statutes of 2019), on October 9, 2019, as a response to the housing crisis in California. The provisions of the HCA were later extended through SB 8 (Chapter 161, Statutes of 2021), signed by Governor Newsom on September 16, 2021.

One aspect of the HCA involves limitations on making changes to land use or zoning that would reduce residential density or the intensity of land uses compared to what was allowed under the regulations in effect on January 1, 2018. The law includes various factors in its definition of “less intensive use,” including reductions in FAR.

Currently, the Campus permits residential care facilities. In fact, the City has identified potential locations for such facilities on the BCHD Campus to ensure compliance with SB 330. However, the proposed 0.75 FAR, which imposes stricter limitations on the Campus beyond what was allowed on January 1, 2018 likely violates the HCA.

**H. THE CITY FAILED TO PROVIDE BCHD WITH AN ADEQUATE OPPORTUNITY TO BE INVOLVED IN THE PREPARATION OF THE GENERAL PLAN UPDATE, AS REQUIRED BY GOV. CODE §§ 65351, 65352, BEFORE BEING SUBMITTED TO ENVIRONMENTAL REVIEW.**

According to Government Code § 65351, the City is required to involve public agencies in the preparation of any amendment to the General Plan. Furthermore, Government Code § 65352 mandates that the City refer any proposed action to amend the General Plan to specified governmental entities, including any special district, such as BCHD, that may be significantly affected by the proposed amendment. Each of these governmental agencies must be given a minimum of 45 days to review and comment on the proposed amendment.

BCHD did not receive any notice of the General Plan update, including the proposed maximum FAR until being served with the Notice of Preparation of Draft EIR. By failing to involve BCHD in the process, the City allowed land use practices that will compromise BCHD’s ability to continue its mission of providing necessary public services, including preventative health care to the City and surrounding community, to be included in the proposed General Plan update that is being submitted for environmental review.

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In summary, given the numerous constitutional, statutory, and procedural infirmities associated with the proposed 0.75 for the Campus (as set forth above), we trust that the City will act appropriately and remove the maximum FAR for the Campus and, instead, leave the matter to

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the City's design review, as currently is the case. Alternatively, the City should ensure that a uniform maximum FAR of 1.25 is applied uniformly to all similarly situated properties with a public or institutional land use designation and zoned C-PF.

We appreciate your consideration of BCHD's views on this matter. In the meantime, please do not hesitate to contact me with any questions concerning this correspondence.

Very truly yours,

RUTAN & TUCKER, LLP



Joseph D. Larsen

JDL

cc:

Tom Bakaly, CEO, Beach Cities Health District (T [REDACTED])

Monica Suua, CFO, Beach Cities Health District ([REDACTED] g)

Michael W. Webb, City Attorney, City of Redondo Beach (M [REDACTED])

Re: Item J2, Update to the General Plan

Dear Planning Commission,

I have comments on 3 aspects of the proposed update to the General Plan Land Use Element.

**1) Proposed amendment for residential properties on PCH between Knob Hill and Pearl**

The proposed zoning is NC Neighborhood Commercial allowing commercial, permitting existing residential to remain but permitting no new residential.

I think the existing residential uses should be encouraged to remain and improve and new commercial should not be permitted to be mixed in between the existing residential uses. The existing residential zoning has numerous benefits.

It provides a visual break to the lengthy highway strip commercial development, providing more landscaped and green areas and a break from signs, asphalt and traffic making turns into commercial lots.

This is not a section of PCH that will enjoy successful commercial development. An important General Plan policy is to protect existing residential areas and meet housing needs by encouraging new multi-family housing along commercial corridors where new commercial is not needed or particularly viable. This is a portion of PCH where housing is more viable than commercial (with the exception of some properties at a corner). And residential uses on these blocks also are more compatible with the residential neighborhood to the rear.

The proposed zoning will discourage maintenance and improvements to existing residential uses, and will result in incompatible commercial uses developed next to residential, creating a hodge-podge of uses.

**2) Existing commercial zoning on Torrance Blvd. east of Classic Burger and west of Prospect**

Some 20 years ago it was proposed to rezone this section of Torrance Blvd. to residential. An abandoned car wash was an eye sore for many years, which was eventually replaced by a new car wash. Other commercial properties along this portion of Torrance Blvd. have not been improved.

The adjacent residential neighborhood would be much less impacted by residential development rather than new commercial along this portion of Torrance Blvd. Moreover, new commercial uses are not likely to be financially viable along this portion of Torrance Blvd. And this portion of Torrance Blvd. would be much more attractive with residential development providing a break from the strip commercial. Commercial is best focused at the corner of Prospect Ave. and Torrance Blvd. and west of Classic Burger.

The residential neighborhood does not need any more incompatible commercial uses such as a carwash. And rezoning some of these properties to residential would be consistent with the General Plan policy to meet housing needs by encouraging new residential along commercial corridors where new commercial is not needed or particularly viable.

I personally do not know what the adjacent residential property owners think about it. This would at least be worth further discussion with residential owners that would be impacted by new commercial.

**3) Proposed FAR for Beach Cities Health District site**

I understand that it is proposed to limit the BCHD site to an FAR of 0.75 while permitting City property with the same zoning designation an FAR of 1.25. My issue with this is that I see no analysis of why the BCHD site should be treated differently than the City Hall site. As far as I know these FAR numbers were pulled out of a hat.

Adding to this lack of information, I read that the General Plan Advisory Committee never addressed the FAR proposal for the BCHD site. There seems to be a lack of transparency and analysis in how this recommendation has made it to the Planning Commission. This lack of transparency and analysis makes it impossible for meaningful public comment. I welcome the future opportunity to comment on a more comprehensive proposed amendment to the General Plan.

Beach Cities Health District serves a very beneficial role to the entire City (and to the South Bay) and that is important in balancing neighborhood and community-wide interests when considering FAR limits for the site.

Also, it should be noted that this site is subject to design review policies and a public hearing process to address impacts of new development. FAR limits do not necessarily resolve compatibility issues. A building with a 0.75 FAR could have more impact on surrounding property than a building with a 1.0 FAR depending on how it is designed and oriented on the property. Whatever the FAR ultimately decided on, the design review process is an essential part of the review process. The design review process should help alleviate the need for an overly draconian FAR limit that may reduce important community benefits which could otherwise be provided within a design that achieves the right balance.

Sincerely,

A handwritten signature in black ink that reads "Randall Berler". The signature is written in a cursive, flowing style.

Randall Berler

Redondo Beach resident

July 17, 2024

**VIA E-MAIL AND FIRST CLASS MAIL**

Planning Commission  
City of Redondo Beach  
Attn: Sean Scully  
415 Diamond Street  
Redondo Beach, California 90277

Email:  
[REDACTED]  
[REDACTED]

Re: Redondo Beach Unified School District Comments on Agenda Item for July 18, 2024 Meeting: Updates to General Plan Elements

Dear Planning Commission:

We are writing to provide comments on the agenda item scheduled for the upcoming meeting on July 18, 2024, titled “Public Hearing to Introduce Updates to the City’s General Plan Land Use, Open Space & Conservation, Noise, and Safety Elements Recommendation.”

I am writing on behalf of Redondo Beach Unified School District (“RBUSD”), a public institution dedicated to serving the educational needs of the residents of the City of Redondo Beach (the “City”). RBUSD is concerned about the proposed update to the City’s General Plan (“Updated GP”). Specifically, it would like to address the land use designation for properties owned by RBUSD.

**A. ALL RBUSD-OWNED PROPERTIES SHOULD BE DESIGNATED PUBLIC/INSTITUTIONAL.**

Under the current General Plan (“Current GP”), all RBUSD properties are aptly designated as Public/Institutional (P/I), recognizing their role in serving the community’s educational needs. This designation encompasses lands held by public entities, special districts, and utilities, earmarking them for governmental, educational, and public cultural facilities, as well as supplementary parks and recreational spaces (Current GP, p. 2-88; Updated GP, p. 2-11).

However, in the proposed Updated GP, three RBUSD properties are inexplicably and wrongly designated as Open Space (OS), contrary to their current use and intended purpose. Specifically, the following properties, owned and operated by RBUSD, are affected:

1. Lincoln Elementary School Fields and Blacktop Area – A space for physical education and student recreation, integral to the school’s program.
2. Alta Vista Elementary School Fields – An outdoor play area that supports RBUSD students’ health and well-being through physical education.

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3. The former Franklin School Site – Property that is currently being developed by the Friendship Foundation to provide specialized educational and developmental services, especially for students with special needs, aiming to impart crucial life skills for independence.

Notably, Figure 3.1 in the Open Space and Conservation Element of the proposed Updated General Plan correctly identifies these three properties as public school facilities. The Land Use designation map ought to maintain consistency with Figure 3.1 by designating these sites as Public/Institutional (P/I), which would recognize them as “schools [with] ancillary parks, recreation, and open spaces.” (Updated GP, p. 2-11.)

RBUSD operates under the Education Code and California Regulations, which govern its use of properties for educational purposes. Any City land use designation that potentially impedes RBUSD’s ability to fulfill its educational mission, including the designation of its property as open space (OS), may lead to exemptions from the City’s land use regulations (see Government Code § 53094). This underscores the necessity for the appropriate designation of RBUSD properties as Public/Institutional (P/I). Such a designation is crucial to ensure alignment with their properties’ intended use and to support RBUSD’s educational mission.

RBUSD previously communicated its concerns to the City’s consultant, PlaceWorks, on or about September 29, 2023, in response to a PlaceWorks letter dated September 11, 2024. Additionally, RBUSD sent a letter to the Community Development Department on April 15, 2024, as a comment to the proposed General Plan update. Despite these communications, the proposed land use designation map remains unchanged. The land use map must reflect the correct designation of Public/Institutional (P/I) for all RBUSD properties, aligning with their established use and supporting RBUSD’s educational objectives. For your reference, copies of the previous correspondence are enclosed and incorporated herein.

RBUSD urges the City to rectify this apparent oversight and ensure that all RBUSD properties – particularly those referenced above – are appropriately designated as Public/Institutional (P/I) in the updated General Plan. Such action will not only support RBUSD’s educational objectives but also maintain consistency with the existing land use definitions and the community’s best interests.

**B. ALL PUBLIC/INSTITUTIONAL PROPERTIES SHOULD HAVE A UNIFORM MAXIMUM FLOOR AREA RATIO SET AT 1.25.**

Additionally, a notable disparity exists in the Updated GP’s Floor Area Ratio (FAR) designation for properties designated as Public/Institutional (P/I). The proposed maximum FAR for properties within the City’s civic center and the City-owned property at the northeast corner of Pacific Coast Highway and Vincent Street is set at 1.25. In contrast, other Public/Institutional (P/I) designated properties, including school sites owned by RBUSD, are allocated a maximum FAR of

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only 0.75. This discrepancy not only undermines the principle of uniformity in land use planning but also places undue restrictions on RBUSD's properties which are intended to serve the community's educational needs.

RBUSD finds it inappropriate for the City to establish a higher FAR for its own civic center properties while imposing lower FAR requirements on other P/I-designated properties. Such inconsistency violates the uniformity requirements of the Planning & Zoning Law (see e.g., Government Code § 65852). Therefore, we urge the City to rectify this inconsistency by ensuring a consistent FAR of 1.25 across all P/I designated properties, including those owned by RBUSD. Further, adopting a uniform FAR will not only provide consistency but also provide needed flexibility for the development of RBUSD's educational facilities to address the City's evolving educational needs.

RBUSD plays a pivotal role in fostering a learning environment for the City's residents. Its properties and facilities are intended to meet the evolving needs of its students and the community. A uniform maximum FAR of 1.25 is critical in allowing RBUSD the flexibility to adapt or expand its services in alignment with the community's educational needs.

**C. CONCLUSION.**

In conclusion, RBUSD urges the City to revise the proposed Updated GP to accurately reflect the Public/Institutional (P/I) designation for all properties owned by RBUSD – including the three properties referenced above. This designation aligns with the properties' current use and supports the district's educational mission. Moreover, RBUSD requests the City to standardize the FAR for all Public/Institutional (P/I) designated properties to 1.25. Applying the FAR uniformly across all such public properties is not only a matter of equitable land use planning but also essential for RBUSD to meet the City's evolving educational needs.

Thank you for your attention to these important matters.

Very truly yours,

RUTAN & TUCKER, LLP



Joseph D. Larsen

JDL

Enclosures

cc: Nicole Wesley, Ed.D., Superintendent, RBUSD ( [REDACTED] )  
Mike Witzansky, City Manager, City of Redondo Beach ( [REDACTED] )  
Michael W. Webb, City Attorney, City of Redondo Beach ( [REDACTED] )  
Annette V. Alpern, Ed.D., Deputy Superintendent Admin Srv, RBUSD ( [REDACTED] )



September 11, 2023

Fred Naile  
Director of Facilities, Maintenance and Operations  
Redondo Beach Unified School District  
[REDACTED]  
Redondo Beach, CA 90278

**Subject:** Request for Service Provider Information for the Draft Environmental Impact Report for Redondo Beach General Plan Update, Zoning Code Update and Local Coastal Program

Dear Mr. Fred Naile:

On behalf of the City of Redondo Beach (City), PlaceWorks is preparing a Draft Environmental Impact Report (Draft EIR) for the Redondo Beach General Plan, Zoning Code Update and Local Coastal Program (proposed project). This letter is to request your assistance in updating information regarding existing school-related services in Redondo Beach and assessing potential impacts of the proposed project. Please respond to the enclosed questionnaire, using additional sheets if necessary. Note that your responses will become a part of the administrative record for this project and will be included as an appendix to the Draft EIR.

### **Project Location**

Redondo Beach is in the South Bay region of Los Angeles County. It is bordered to the north by Hermosa Beach, Manhattan Beach, Hawthorne, and El Segundo; to the east by Torrance and Lawndale; to the south by the Palos Verde Peninsula; and to the west by the Pacific Ocean. For purposes of the General Plan Update, the project planning area includes the entire geographic area of the City, which has a total land area of approximately 3,970 acres (6.2 square miles). As depicted in Figure 1, *Project Area*, the City is developed with a variety of land uses, such as established residential neighborhoods, commercial corridors, industrial complexes, public facilities, and parks.

### **Project Description**

#### ***Redondo Beach General Plan Update, Zoning Code Update and Local Coastal Program***

A General Plan establishes long-term goals and policies to guide a community in realizing a vision into the future. The State of California requires each city to adopt a comprehensive, long-term general plan for the physical development of a community and provides a list of topics that must be addressed. Local decision makers use the goals and policies of a general plan to make decisions regarding land use, housing, mobility, infrastructure, open spaces, and recreation.

The City has selected the year 2050 as its planning horizon for updating the existing General Plan. The City is updating four of the State-required elements that make up the General Plan: the Land Use, Open Space and Conservation, Safety, and Noise elements. Updates to these elements will be accompanied by associated revisions to the City's Zoning Code and Local Coastal Program needed to make consistent and implement the updated goals and policies. In addition, updates to the General Plan Land Use designations will be reviewed pursuant to the City Chart, Article XXVII, Area of Major Changes in Allowable Land Use. The General Plan is the principal policy document for guiding community growth and the provision of public services and is defined by specific community priorities and values that were identified during the public outreach process. Once adopted, the General Plan provides high-level guidance that sets the goals and priorities for related efforts, including the zoning code, specific plans, subdivision ordinances, and other planning projects.

①

The following elements will be updated as part of the Redondo Beach General Plan, Zoning Update and Local Coastal Program Amendment:

- » The **Land Use Element** establishes how land is developed, used, and arranged to ensure compatibility and add value to the community in terms of function, design, and fiscal return.
- » The **Open Space Element** coordinates the circulation system with future land use patterns and buildout to satisfy local and subregional mobility needs, as well as access and connectivity between various neighborhoods and districts. This element also defines goals and policies for the provision of public infrastructure to support the uses accommodated by the Land Use Element.
- » The **Conservation Element** addresses how resources are managed comprehensively using systems that are environmentally and economically sustainable and meet growth demand in Redondo Beach.
- » The **Safety Element** addresses how the City protects life, property, and commerce from impacts associated with human-made and natural hazards, disasters, and other threats to public safety. It also identifies ways the City can establish strategies to adapt to increased hazard risks and strategies to become more resilient.
- » The **Noise Element** provides a basis for comprehensive local programs to control and abate environmental noise and to protect residents from excessive exposure.

The General Plan will also include an Implementation Plan that identifies responsible parties and the actions needed to carry out General Plan policies.

Table 1, *Buildout Statistical Summary*, provides a statistical summary of the buildout potential associated with the updated Land Use Plan compared to existing conditions. Figure 3, *Current Land Use Plan*, shows the existing land use plan for the city. Figure 4, *Proposed Land Use Plan*, shows the proposed General Plan Land Use Map.

**Table 1 Buildout Statistical Summary**

Scenario	Acres	Number of Housing Units	Total Population	Nonresidential Square Feet	Employment (Number of Jobs)
Existing Conditions	3,973	30,431 <sup>1</sup>	70,311 <sup>2</sup>	11,826,277 <sup>3</sup>	28,638
Proposed General Plan (2050)	3,973	35,387 <sup>1</sup>	78,978 <sup>2</sup>	17,508,276 <sup>3</sup>	36,627
Potential Growth	--	4,956	8,667	5,681,999	7,989

Notes:

1. Includes accessory dwelling units (ADUs) and assisted living units.
2. Includes people living in dwelling units, ADUs, assisted living units, and group quarters.
3. Includes square-footage of commercial uses with group quarters (such as memory care facilities).

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*Public Agency Approvals*

The proposed project will require adoption by the Redondo Beach City Council. The Planning Commission, General Plan Advisory Committee, and other decision-making and advisory bodies will review the proposed project and make recommendations to City Council. Though other agencies may be consulted during the project process, their approval is not required for adoption of the Redondo Beach General Plan, Zoning Code Update and Local Coastal Program Amendment. However, subsequent development under the proposed project may require approval of state or federal responsible or trustee agencies that may rely on the EIR for decisions in their areas of expertise.

Please respond to PlaceWorks no later than **Wednesday, October 11, 2023**. If you need additional time to respond, please let me know as soon as possible. You can email your responses to me at [REDACTED]@placeworks.com. If you prefer, mail the completed questionnaire to my attention at 700 S. Flower St., [REDACTED]. Feel free to contact me at [REDACTED] via the aforementioned email. Thank you for your prompt attention to this request.

Sincerely,

PLACEWORKS

A handwritten signature in blue ink that reads "Emma Haines".

Emma Haines  
Associate

Enclosures:

- Questionnaire
- Figure 1: Project Area
- Figure 2: Existing Land Uses
- Figure 3: Current Land Use Plan Map
- Figure 4: Proposed Land Use Plan Map

Redondo Beach General Plan Update, Zoning Code Update and Local Coastal Program  
Amendment  
Redondo Beach Unified School District

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1. Please provide RBUSD current student generation rates and development impact fees? If possible, please provide the Developer Fee Justification Study for RBUSD?

RBUSD Developer Fee Justification Study 2020  
attached under separate cover.

2. Are there any existing plans to expand school facilities with RBUSD? If so, please describe these planned expansions.

RBUSD may increase classrooms at a few of the elementary school sites in the next 1-5 years in order to accommodate students in a full day kindergarten program (currently 1/2 day kindergarten shares classrooms with a.m. & p.m. programs) as well as implement CA's new Universal TK program.

3. Is there any existing Safe Routes to School program in place? If yes, please indicate how or where we can obtain a copy.

No.

Redondo Beach General Plan Update, Zoning Code Update and Local Coastal Program  
Amendment  
Redondo Beach Unified School District

4. Please provide any additional comments you wish to make regarding the proposed project.

\*

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I marked up the document attached. The City's proposed Land Use Plan takes property owned by the school district (should be shaded light blue for Public/Institutional) and marks it up on the map as green for parks/open space. While these areas are currently in use as parks/open space, the school district has the authority to use or convert district property for any educational use it may deem appropriate.

Response Prepared By:

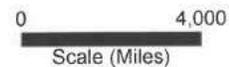
Annette V. Alpern Deputy Superintendent  
Name Title

Redondo Beach Unified School District 09/29/23  
Agency Date

Figure 1 - Project Area Map



— City of Redondo Beach  
 Note: The City boundary extends 3 miles into the Pacific Ocean, which is not shown on this exhibit.  
 Source: City of Redondo Beach, 2023.



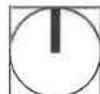
PlaceWorks

6

Figure 2 - Existing Land Uses



0 3,750  
Scale (Feet)

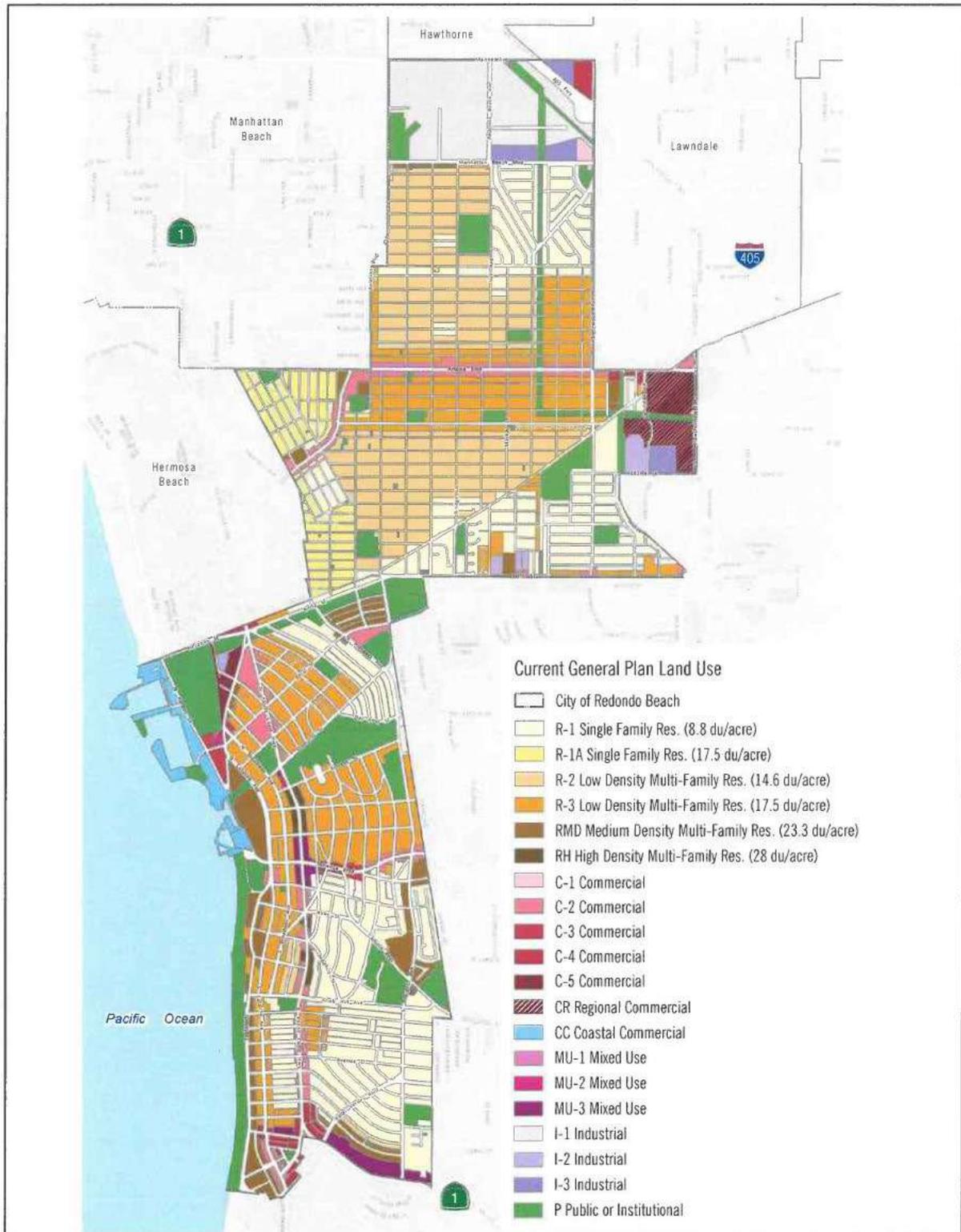


Source: City of Redondo Beach and PlaceWorks, 2023.

PlaceWorks

7

Figure 3 - Current Land Use Plan



0 3,750  
Scale (Feet)



Source: City of Redondo Beach, 2023.

PlaceWorks

8

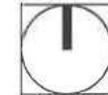
Figure 4 - Proposed Land Use Plan



*This area is R.BUSD property and should be shaded blue*

*This area is R.BUSD + should be shaded light blue*

Source: City of Redondo Beach and PlaceWorks, 2023.



April 15, 2024

**VIA E-MAIL AND**  
**FIRST CLASS MAIL**

City of Redondo Beach  
Community Development Department  
415 Diamond Street  
Redondo Beach, California 90277  
Attn: Sean Scully

Email: [Sean.Scully@redondo.org](mailto:Sean.Scully@redondo.org)

Re: Comment on the City of Redondo Beach's Proposed General Plan Update

Dear Mr. Scully:

I am writing on behalf of Redondo Beach Unified School District ("RBUSD"), a public institution dedicated to serving the educational needs of the residents of the City of Redondo Beach (the "City"). RBUSD is concerned about the proposed update to the City's General Plan ("Updated GP"). Specifically, it would like to address the land use designation for properties owned by RBUSD.

**A. ALL RBUSD-OWNED PROPERTIES SHOULD BE DESIGNATED PUBLIC/INSTITUTIONAL.**

Under the current General Plan ("Current GP"), all RBUSD properties are aptly designated as Public/Institutional (P/I), recognizing their role in serving the community's educational needs. This designation encompasses lands held by public entities, special districts, and utilities, earmarking them for governmental, educational, and public cultural facilities, as well as supplementary parks and recreational spaces (Current GP, p. 2-88; Updated GP, p. 2-11).

However, in the proposed Updated GP, three RBUSD properties are inexplicably and wrongly designated as Open Space (OS), contrary to their current use and intended purpose. Specifically, the following properties, owned and operated by RBUSD, are affected:

1. Lincoln Elementary School Fields and Blacktop Area – A space for physical education and student recreation, integral to the school's program.
2. Alta Vista Elementary School Fields – An outdoor play area that supports RBUSD students' health and well-being through physical education.
3. The former Franklin School Site – Property that is currently being developed by the Friendship Foundation to provide specialized educational and developmental services, especially for students with special needs, aiming to impart crucial life skills for independence.

City of Redondo Beach  
Email: Sean.Scully@redondo.org  
April 15, 2024  
Page 2

Notably, Figure 3.1 in the Open Space and Conservation Element of the proposed Updated General Plan correctly identifies these three properties as public school facilities. The Land Use designation map ought to maintain consistency with Figure 3.1 by designating these sites as Public/Institutional (P/I), which would recognize them as “schools [with] ancillary parks, recreation, and open spaces.” (Updated GP, p. 2-11.)

RBUSD operates under the Education Code and California Regulations, which govern its use of properties for educational purposes. Any City land use designation that potentially impedes RBUSD’s ability to fulfill its educational mission, including the designation of its property as open space (OS), may lead to exemptions from the City’s land use regulations (see Government Code § 53094). This underscores the necessity for the appropriate designation of RBUSD properties as Public/Institutional (P/I). Such a designation is crucial to ensure alignment with their properties’ intended use and to support RBUSD’s educational mission.

RBUSD previously communicated its concerns to the City’s consultant, PlaceWorks, on or about September 29, 2023, in response to a PlaceWorks letter dated September 11, 2024. Despite this communication, the proposed land use designation map remains unchanged. The land use map must reflect the correct designation of Public/Institutional (P/I) for all RBUSD properties, aligning with their established use and supporting RBUSD’s educational objectives.

RBUSD urges the City to rectify this apparent oversight and ensure that all RBUSD properties – particularly those referenced above – are appropriately designated as Public/Institutional (P/I) in the updated General Plan. Such action will not only support RBUSD’s educational objectives but also maintain consistency with the existing land use definitions and the community’s best interests.

**B. ALL PUBLIC/INSTITUTIONAL PROPERTIES SHOULD HAVE A UNIFORM MAXIMUM FLOOR AREA RATIO SET AT 1.25.**

Additionally, a notable disparity exists in the Updated GP’s Floor Area Ratio (FAR) designation for properties designated as Public/Institutional (P/I). The proposed maximum FAR for properties within the City’s civic center and the City-owned property at the northeast corner of Pacific Coast Highway and Vincent Street is set at 1.25. In contrast, other Public/Institutional (P/I) designated properties, including school sites owned by RBUSD, are allocated a maximum FAR of only 0.75. This discrepancy not only undermines the principle of uniformity in land use planning but also places undue restrictions on RBUSD’s properties which are intended to serve the community’s educational needs.

RBUSD finds it inappropriate for the City to establish a higher FAR for its own civic center properties while imposing lower FAR requirements on other P/I-designated properties. Such inconsistency violates the uniformity requirements of the Planning & Zoning Law (see e.g., Government Code § 65852). Therefore, we urge the City to rectify this inconsistency by ensuring

City of Redondo Beach  
Email: Sean.Scully@redondo.org  
April 15, 2024  
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a consistent FAR of 1.25 across all P/I designated properties, including those owned by RBUSD. Further, adopting a uniform FAR will not only provide consistency but also provide needed flexibility for the development of RBUSD’s educational facilities to address the City’s evolving educational needs.

RBUSD plays a pivotal role in fostering a learning environment for the City’s residents. Its properties and facilities are intended to meet the evolving needs of its students and the community. A uniform maximum FAR of 1.25 is critical in allowing RBUSD the flexibility to adapt or expand its services in alignment with the community’s educational needs.

**C. CONCLUSION.**

In conclusion, RBUSD urges the City to revise the proposed Updated GP to accurately reflect the Public/Institutional (P/I) designation for all properties owned by RBUSD – including the three properties referenced above. This designation aligns with the properties’ current use and supports the district’s educational mission. Moreover, RBUSD requests the City to standardize the FAR for all Public/Institutional (P/I) designated properties to 1.25. Applying the FAR uniformly across all such public properties is not only a matter of equitable land use planning but also essential for RBUSD to meet the City’s evolving educational needs.

Thank you for your attention to these important matters.

Very truly yours,

RUTAN & TUCKER, LLP



Joseph D. Larsen

JDL

cc: Nicole Wesley, Ed.D., Superintendent, RBUSD  
[REDACTED]  
Mike Witzansky, City Manager, City of Redondo Beach  
[REDACTED]  
Michael W. Webb, City Attorney, City of Redondo Beach  
[REDACTED]  
Annette V. Alpern, Ed.D., Deputy Superintendent, Administrative Services, RBUSD  
[REDACTED]

-----Original Message-----

From: Carvalho, Pamela [REDACTED]  
Sent: Wednesday, July 17, 2024 11:50 AM

[REDACTED]

Subject: Attached correspondence re: 2024.07.17 Comment Ltr to Planning Commission of the City of Redondo Beach re Proposed GP Update (025437.0001 JDL)

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear Planning Commission:

Please find the attached correspondence from Joseph D. Larsen, Esq. regarding the upcoming July 18, 2024 Meeting.

Thank you.

Pamela Carvalho  
Legal Assistant for Bob Owen, Joseph D. Larsen, Hans Van Ligten, Peter Howell

**From:** [Planning Redondo](#)  
**To:** [Jamaal Brown](#)  
**Subject:** FW: Planning Commission Public Meeting, Item J2  
**Date:** Thursday, July 18, 2024 1:34:56 PM

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**From:** [REDACTED]  
**Sent:** Thursday, July 18, 2024 12:01 PM  
**To:** Planning Redondo <PlanningRedondo@redondo.org>  
**Subject:** Planning Commission Public Meeting, Item J2

You don't often get email from [f.lukin@redondo.org](#). [Learn why this is important](#)

**CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

I totally disagree with the current City Planning Commission's Utopian proposal to take away facilities and services from Redondo Beach citizens. Reducing BCHD's FAR by 40% (1.25 to .75) is unconscionable. My wife and I are retired seniors who use the current facilities extensively. It provides us all the services your Nirvana proposal enumerates. It is just as important to take care of older citizens as the new younger generation. Ignoring us will lead to greater dependance on government handouts. We want to remain vibrant individuals who contribute to the vitality of the community.

Please remember that we older citizens still pay taxes, which continue to rise while inflation erodes our ability to be self-sufficient. We believe the Planning Board should use common sense to balance the needs of all its citizens, not punishing some for the benefit of others.

In conclusion, we ask the Planning Board to keep a 1.25 FAR for all public institutions, including BCHD, and present a new common-sense plan that satisfies the needs of all its citizens.

Fred Lukin, CMA  
[REDACTED]

**From:** [Planning Redondo](#)  
**To:** [Jamaal Brown](#)  
**Subject:** FW: Public Comment - Planning Commission: FAR for Public Land Use  
**Date:** Thursday, July 18, 2024 1:35:31 PM

---

**From:** Stop BCHD <stop.bchd@gmail.com>

**Sent:** Thursday, July 18, 2024 1:21 PM

**To:** [REDACTED]

[REDACTED]

**Subject:** Public Comment - Planning Commission: FAR for Public Land Use

**CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

On behalf of StopBCHD.com, I provide the following comment into the Council and Draft General Plan update records:

**0.75 FAR is appropriate for Public Land Use.** We agree with the initial City finding that for most Public land uses, a maximum 0.75 FAR (proportion of the development sqft to the overall lot sqft) is appropriate. 0.75 FAR is greater than the surrounding explicit or imputed FARs on most public land, especially single family residential.

**1.25 FAR is appropriate for limited City-owned Public Land.** We also agree with the initial City finding that two City-owned sites that can provide services nearly exclusively for City residents and taxpayers should be allowed a 1.25 FAR. Because this is a Redondo Beach General Plan, the appropriate consideration for Public land use should be the benefit to Redondo Beach residents and taxpayers. This is not a regional plan.

**BCHD is falsely claiming it has been downzoned.** The District condemned the Prospect site for the benefit of the residents who reside within the District according to its Superior Court sworn statements. The District is exclusively Manhattan Beach, Redondo Beach and Hermosa Beach that voter-authorized the District and funded it throughout the years.

Prior to the State's requirement to have objective planning standards, Public sites were limited only by the Planning Commission's vote. State requirements for objective standards require upfront, measurable standards, not the use of the Supreme Court Justice Potter Stewart's pornographic standard (I know it when I see it).

**BCHD is rapidly becoming a District public agency in name only.** The proposed use for the BCHD Public land is to develop for a **supermajority of non-resident use with the Healthy Living Campus with a private developer and 95 year land lease.**

allcove is a regional, **91% non-resident service area** operation that BCHD is required to operate and fund for 30 years by BCHD contract with the State.

Assisted Living will be a 100% privately owned PMB LLC facility for **80% non-resident tenants** of 90254, 90266, 90277 and 90278 per BCHD's MDS consultant report.

PACE (medical adult daycare) will be **95% non-resident enrollees**, as the National PACE Association data shows that only 1 in 1000 seniors uses PACE, and that implies only 17 District residents. BCHD's investment banker is planning a facility for 400 enrollees.

**BCHD will bring 5% to 20% District benefits and 80% to 95% Redondo Beach damages with its development. I urge you to limit BCHD's FAR to the earlier proposed 0.75 FAR to protect Redondo Beach residents from excessive, non-resident, commercial development by BCHD on public land.**

--

StopBCHD.com ( [REDACTED] ) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

From: [Stop BCHD](#)

To: [REDACTED];

Subject: Public Comment - Planning Commission: FAR for Public Land Use

Date: Thursday, July 18, 2024 1:21:38 PM

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On behalf of StopBCHD.com, I provide the following comment into the Council and Draft General Plan update records:

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