

RESOLUTION NO. 2024-**-PCR-*** “EXHIBIT B”

The Planning Commission recommends that the City Council adopt a General Plan Amendment to Update the City’s Land Use, Open Space and Conservation, Noise, and Safety Elements. The proposed Land Use, Open Space and Conservation, Noise, and Safety Elements recommended for approval are included as “Links” (inclusive of its Appendices) within this “Exhibit B”. Below the “Links” are the Planning Commissions proposed changes/edits.

[Redondo Beach General Plan \(Cover with Table of Contents\)](#)
[Introduction – Including “Vision 2050” and “Guiding Principles”](#)

[Land Use Element](#)

[Open Space and Conservation Element](#)

[Safety Element](#)

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[Appendix A: Buildout Methodology](#)

[Appendix B: Implementation Plan](#)

The following are proposed changes/edits to the Draft “Land Use Element” for the City Council’s consideration as recommended by the Planning Commission at their public hearings on August 1, 2024 and September 19, 2024. Proposed added language is shown as underlined and proposed edited language is shown as ~~strikethrough~~.

1. LAND USE ELEMENT GOAL LU-1 BALANCE

Add language to Policy LU-1.11 to reflect the need for additional parkland in support of the potential increased population envisioned by the City’s Housing Element.

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. The Housing Element indicates there will be 9,400 new residents by 2040 with full development build out. If Redondo Beach does not increase its park acreage (current total equals 148.8 acres), instead of current 3.1 acres per 1,000 residents (low ratio by many standards) the City will only have 1.9 acres per 1,000 residents. Locating additional parkland sites is essential for the city to maintain its existing parkland ratio.

2. LAND USE ELEMENT GOAL LU-2 IDENTITY

Add a new policy to support remediation of abandoned structures.

Policy LU-1.15 Abandoned Residential and Non-Residential Structures. Take action to require abandoned structures be secured, safe, and not a blight.

3. LAND USE ELEMENT GOAL LU-3 COMPATIBILITY

Add a new policy to regulate future "Co-Living" developments.

Policy LU-3.12 Co-Living. Update the municipal code to establish requirements/standards for co-living in residential and multifamily zones; define co-living, parking standards, master lease, hosting platform regulations and definition, development standards for multifamily buildings.

4. LAND USE ELEMENT GOAL LU-5 ENVIRONMENTAL SUSTAINABILITY

Add a new policy to support the City's water management goals.

Policy LU-5.10 Develop a Green Infrastructure Plan. Green infrastructure is an approach to water management that protects, restores, or mimics the natural water cycle. Green infrastructure is effective, economical, and enhances community safety and quality of life. It means planting trees and restoring wetlands, rather than building a costly new water treatment plant.

Add a new policy to support the City's overall Environmental Sustainability goals through outreach and education.

Policy LU-5.11 Civic Engagement. Provide education, materials, and volunteer opportunities to the community explaining the value of environmental sustainability.

Add language to Policy LU-7.1 to support the City's future Historic Preservation efforts.

Policy LU-7.1 Historic landmarks and districts. Encourage the voluntary designation of potentially historic resources as landmarks or historic districts. Strengthen the City's objective identification of potentially historic buildings, resources, landmarks or historic districts in residential, commercial, public/institutional, and industrial zones.

Amend the Floor Area Ratio (FAR) "Maximum Density/Intensity" within Table 2.1: General Plan Land Use Designations within the Land Use Element for the Public/Institutional (PI) land uses as follows.

"Max FAR 0.75 0.50 for all properties except: Max. FAR 1.25 at City Hall bounded by PCH, Broadway, Carnelian St, and Diamond St; Max FAR 1.25 at the Annex site on Northeast Corner of PCH and Vincent St and all City Fire and Police Station properties Subject to Planning Commission Design Review

Amend the Public/Utility (U) land use designation within Table 2.1: General Plan Land Use Designations and amend Figure 2.1: Land Use Plan as follows.

Eliminate the Public/Utility (U) land use designation and maintain the existing land Use Designation of “P” Public or Institutional for the AES and SCE transmission tower corridor properties

Amend the Floor Area Ratio (FAR) “Maximum Density/Intensity” within Table 2.1: General Plan Land Use Designations for the C-4 designated properties along Pacific Coast Highway (PCH) as follows.

“FAR 1.00 for all C-4 properties except: FAR 0.5 for C-4 properties along Pacific Coast Hwy (PCH) and develop a comprehensive plan for the PCH corridor

Amend the General Plan Land Use Designation from “OS” (Parks and Open Space) to “PI” (Public/Institutional) at the School District owned properties identified as: 1. Lincoln Elementary School Fields and Blacktop Area; 2. Alta Vista Elementary School Fields; and 3. The former Franklin School Site

The following are proposed changes/edits to the Draft “Appendix B – General Plan Implementation” document for the City Council’s consideration as recommended by the Planning Commission at their public hearings on August 1, 2024 and September 19, 2024. Proposed added language is shown as underlined and proposed edited language is shown as ~~strike through~~.

Land Use Element Implementation Actions				
Implementation Action	Applicable Policy	Responsible Department	Time Frame	
IM-LU-14	Redondo Beach objective design standards and applicant guidelines. Update the residential design guidelines that direct architectural design, building siting and orientation, neighborhood identity including monumentation, wayfinding, placemaking elements, and other public realm features for mixed-use areas, transit-oriented higher intensity areas, and residential overlays. <u>Ensure that design guidelines are sensitive to the context of the surrounding neighborhood.</u>	LU-2.2, <u>LU-2.3</u> , LU-2.5, LU-2.6, LU-2.8, <u>LU-3.2</u> , <u>LU-3.3</u> , LU-3.5, LU-6.14	Community Development	Short, on-going. <u>The Objective Design Standards will be reviewed every two years.</u>
IM-LU-34	Public noticing and education. Review and evaluate existing public noticing requirements for development projects to ensure adequate public awareness. <u>Develop a public education and outreach plan for land use related issues which can be iterated and utilized throughout the year.</u>	LU-3.11	Community Development	Short term
IM-LU-37	Health in corridors. Require a Health Risk Assessment to identify best practices to minimize air quality and noise impacts when considering new residential uses within 500 feet of a freeway. <u>Continue to use appropriate risk assessment standards.</u>	LU-4.2	Community Development	Short term

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IM-LU-39a	Harbor amenities plan. Implement the Harbor Amenities Plan. The Harbor Amenities Plan serves to promote and enhance the City’s coastal amenities and provide improved coastal access and coastal recreational opportunities.	LU-4.3	Community Development and Waterfront Economic Development	Short, Mid Term
IM-LU-42	CAP. Continue to implement the strategies identified in the City of Redondo Beach Climate Action Plan (CAP). Update the City’s existing Climate Action Plan.	LU-5.2, LU-5.5, LU-5.6	Community Development, Public Works	Short, on-going
IM-LU-44	Landscaping. Evaluate the potential of establishing landscape design criteria/guidelines that Require the exclusive use of native California and drought resistant vegetation in all housing and commercial developments.	LU-5.2, LU-5.5	Community Development	Short term
IM-LU-45	Urban Forest. Continue to investigate the development of an urban forest ordinance to provide for the consistent use of street trees to identify City streets, neighborhoods, commercial districts, and community gateways, consistent with the City’s list of approved tree species. Conduct a survey of public streets, and identify areas where street trees do not exist, but could be supported. Partner with community groups and seek funding to expand the urban forest in these areas, with priority given to areas identified as park-deficient in the Parks Master Plan or Open Space and Conservation Element. Conduct an accurate count of tree acreage (percentage of the City’s total area) with a goal of establishing a tree coverage target percentage of 29%.	LU-5.8, LU-5.9	Public Works, Community Development	Mid term
IM-LU-46a	Heat island mitigation. Develop a “heat island” mitigation plan that includes guidelines for cool roofs, cool pavements, and strategically placed shade trees. Require all new development and major rehabilitation (i.e., additions of 25,000 square feet of office/retail commercial or 50,000 square feet of industrial floor area) projects to incorporate any combination of the following strategies to reduce heat gain for 50 percent of the non-roof impervious site landscape, which includes roads, sidewalks, courtyards, parking lots, and driveways: shaded within five years of occupancy; paving materials with a Solar Reflectance Index (SRI) of at least 29; open grid pavement system; and parking spaces underground, under deck, under roof, or under a building. Any roof used to shade or cover parking must have an SRI of at least 29.	LU-5.6	Community Development and Public Works	Mid Term
IM-LU-46b	Green infrastructure plan. Update Municipal Code to include regulations for green roofs, vertical meadows, retention wells/ponds, rain gardens, curb cuts for bioswales, and permeable surfaces.	LU-5.10	Community Development and Public Works	Mid Term
IM-LU-46c	Environmental sustainability civic engagement plan. Development an education and public outreach environmental sustainability plan in partnership with local environmental non-profit organizations.	LU-5.11	Community Development and Public Works	Mid Term

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IM-LU-60	<p>Historic properties. Update, expand, and periodically update the Citywide Historic Properties Survey to identify potential historic resources for placement on local Register and those that are at risk of losing their historic value. Include details documenting architecturally significant features that could be salvaged and reused. Consider including historically significant public landscape features, including specimen trees be designated as landmarks and preserved.</p>	LU-2.1, <u>LU-7.1</u> , LU-7.3, LU-7.4, LU-7.9	Community Development	Short term
IM-LU-66	<p>Historic preservation ordinance. Update and periodically review the historic preservation ordinance to incorporate findings of the updated Historic Resources Survey. <u>Develop the City processes and ordinances to objectively designate historic buildings, resources, landmarks, and historic districts. Develop the City processes and ordinances required to protect and preserve historic buildings, resources, landmarks, and historic districts that have been designated as historic.</u></p>	LU-7.9	Community Development	Short term
IM-LU-67	<p>Special Policy Areas. Identify and prioritize which special policy areas would most benefit from an area plan, specific plan, or corridor plan. As resources permit, develop and implement identified plans in order of priority. Resulting plans may include, but are not limited to the following, as appropriate for each area:</p> <ul style="list-style-type: none"> • Strategies to promote desired reinvestment and redevelopment; • Regulations, and design standards with consideration of the character, history and uniqueness of existing corridors and neighborhoods. (Including standards that minimize impact of higher intensity development near established neighborhoods, and minimize viewshed impacts of new development on established neighborhoods) • A public realm plan to achieve a unified vision for long-term improvements to streets, sidewalks, plazas, other public spaces, and placemaking elements including landscaping palettes that uniquely identify unique commercial districts and residential neighborhoods in the City. • Public improvement priorities and pilot projects for inclusion in the City's Capital Improvement Program. • Strategies to integrate improvements that facilitate transit use. <p><u>Prioritize Special Policy Areas PCH North (SPA-5A), PCH Central (SPA-5B), and Torrance Blvd. (SPA-5C) for revitalization and beautification and establish parking ratio and increased FAR standards consistent with the AACAP.</u></p>	SPA-1, SPA-4, SPA-5, SPA-6, SPA-7	Community Development	Short, Mid term

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IM-OS-11	<p>Turf. Conduct a study to identify the appropriate use, application, and regulations for the installation and maintenance of artificial turf and update the development code to reflect findings. Prohibit the installation of new artificial turf and update the Municipal Code accordingly. Incentivize replacement of turf with natural materials.</p>	OS-1.9, OS-6.3	Community Development	Mid term
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