

General Plan – Land Use Designations for Three  
Redondo Beach Unified School District  
Properties:

Alta Vista Elementary School Site  
Former Franklin School Site  
Lincoln Elementary School Site

# Previous Action Jan. 20, 2026

1. Determined the allowed building floor area ratio (FARs) for Public Institutional (PI) properties
  - 0.75 FAR for all “PI” properties except:
    - 1.25 FAR for City Hall, City Annex, and BCHD Campus
2. Determined to maintain the existing land use designation of “P” Public or Institutional for AES and SCE transmission tower corridor
3. Requested additional information on the Draft LUE designations for three specific RBUSD owned properties:
  - Alta Vista Elementary School and ballfields north of school
  - Franklin School (Friendship Campus) and Franklin Park
  - Lincoln Elementary School and Anderson Park

# Draft Updated General Plan Land Use Designations

1. For all three (3) locations, the current General Plan designation is “P” (Public)
2. “P” is being replaced with “PI” (Public Institutional) or “OS” (Parks and Open Space) in the updated Land Use Element (LUE) at all three (3) locations.

# Existing/Draft General Plan Land Use Designations

Designation	Description	Maximum Density/Intensity
Public (P) <i>(Existing General Plan)</i>	Government administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses.	N/A
Public/Institutional (PI) <i>(Proposed General Plan)</i>	<p>Provides for governmental administrative and capital facilities, schools, libraries, hospitals and associated medical offices, public cultural facilities, and other public uses, ancillary parks, recreation and open spaces.</p> <p>Sites that are allowed to develop up to a maximum 1.25 FAR are also subject to Planning Commission Design Review (PCDR).</p>	<p>Max. FAR 0.75 for all properties except: Max. FAR 1.25 at City Hall, the Annex site, and the Beach Cities Health District (BCHD) site.</p>
Parks and Open Space (OS) <i>(Proposed General Plan)</i>	Provides for public open space, passive park uses, sports fields, active recreation uses, and coastal-related recreational activities as well as accompanying public facilities such as restrooms, picnic pavilions, parking facilities, and lifeguard towers.	Max FAR 0.20

# RBUSD Requests

“All RBUSD-owned properties should be designated Public/Institutional”

- Alta Vista Elementary School Fields
  - “PI” (Public/Institutional) and not “OS” (Parks and Open Space)
- Former Franklin School Site (Friendship Campus)
  - “PI” (Public/Institutional) and not “OS” (Parks and Open Space)
- Lincoln Elementary School Fields and Blacktop
  - “PI” (Public/Institutional) and not “OS” (Parks and Open Space)

# Alta Vista School/Park – Current Draft Land Use Element Designations



# Alta Vista School/Park PC/Staff Recommended Designations – Summer 2024



# Proposed Option

School Playground - "PI" designation  
Ballfields - "OS" designation



# Franklin School (Friendship Campus)/Park – Current Draft Land Use Element Designations



# Franklin School (Friendship Campus)/Park – PC/City Staff Recommended Designations



# Lincoln Elementary School/Anderson Park

## Current Draft Land Use Element Designations



# Lincoln Elementary School/Anderson Park

## PC/City Staff Recommended Designations - Summer 2024



# Lincoln Elementary School/Anderson Park

## Proposed Option



# Consistent Zoning/Environmental Status

## Consistency Zoning

GP Designation – “PI” Public/Institutional → P-SF school facility zone

- Development Standards Determined by PCDR
  - P-SF ZONING STANDARDS WOULD ONLY APPLY TO “NON-CLASSROOM” FACILITIES

GP Designation – “OS” Parks and Open Space → P-PRO parks/rec/open space zone

- FAR – 0.25/Building height – 30 feet/Stories – Two stories/Setbacks – Determined by PCDR

## Environmental Status

- On November 5, 2024, the City Council certified a program FEIR for the City’s focused General Plan Update
- Minor amendments on a portion of three (3) school owned properties would not result in new significant environmental effects.
- Any future projects for the development of non-classroom related facilities would be subject to project-level review in accordance with CEQA

# RECOMMENDATION

1. Take public testimony; and
2. Provide direction to staff on the General Plan Land Use Designations for the three (3) RBUSD properties.
  - Alta Vista Elementary School Fields
  - Former Franklin School Site
  - Lincoln Elementary School Fields and Blacktop



Aerial Photo

- Alta Vista Park
- Alta Vista School



Existing General Plan Land Use Designation

- Alta Vista Park – “P” Public or Institutional
- Alta Vista School – “P” Public or Institutional



Existing Zoning Designation

- Alta Vista Park – “P-PRO” Parks, Recreation, and Open Space
- Alta Vista School – “P-SF” School Facility



Currently Proposed Draft  
General Plan Land Use Designations

- Alta Vista Park – “OS” – Parks and Open Space
- Alta Vista School – “PI” – Public/Institutional



Planning Commission/City Staff  
Recommended General Plan Land Use Designations  
(RBUSD Requested)

- Alta Vista Park – “OS” – Parks and Open Space
- Alta Vista School – “PI” – Public/Institutional



RALSTON LN

RALSTON LN

FIRMONA AVE

ALVORD LN

ALVORD CT

INGLEWOOD AVE

Friendship  
Campus

Franklin Park

FISK LN

FISK LN

Aerial Photo

- Franklin Park
- Friendship Campus



RALSTON LN

RALSTON LN

FIRMONA AVE

ALVORD LN

INGLEWOOD AVE

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Friendship  
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FISK LN

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Existing General Plan Land Use Designation

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- Friendship Campus – “P” Public or Institutional



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INGLEWOOD AVE

P-SF  
Friendship Campus

P-PRO  
Franklin Park

Existing Zoning Designation

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RALSTON LN

RALSTON LN

FIRMONA AVE

ALVORD LN

ALVORD CT

FIK LN

FIK LN

INGLEWOOD AVE

OS  
Friendship Campus

OS  
Franklin Park

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- Franklin Park – “OS” – Parks and Open Space
- Friendship Campus – “OS” – Parks and Open Space



RALSTON LN

RALSTON LN

FIRMONA AVE

ALVORD LN

INGLEWOOD AVE

ALVORD CT

FIK LN

FIK LN

PI

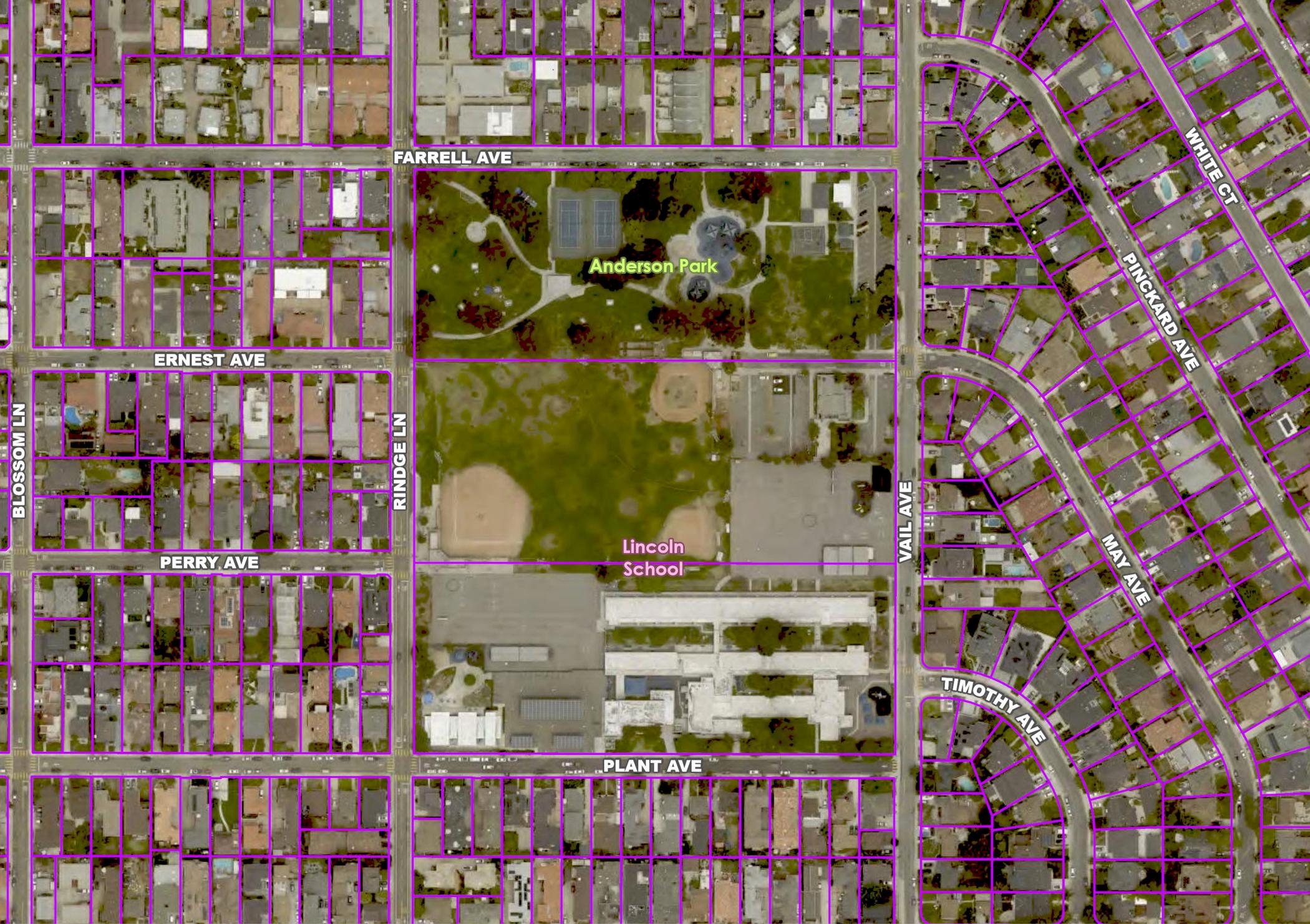
Friendship Campus

Franklin Park

OS

Planning Commission/City Staff  
Recommended General Plan Land Use Designations  
(RBUSD Requested)

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- Friendship Campus – “PI” – Public/Institutional

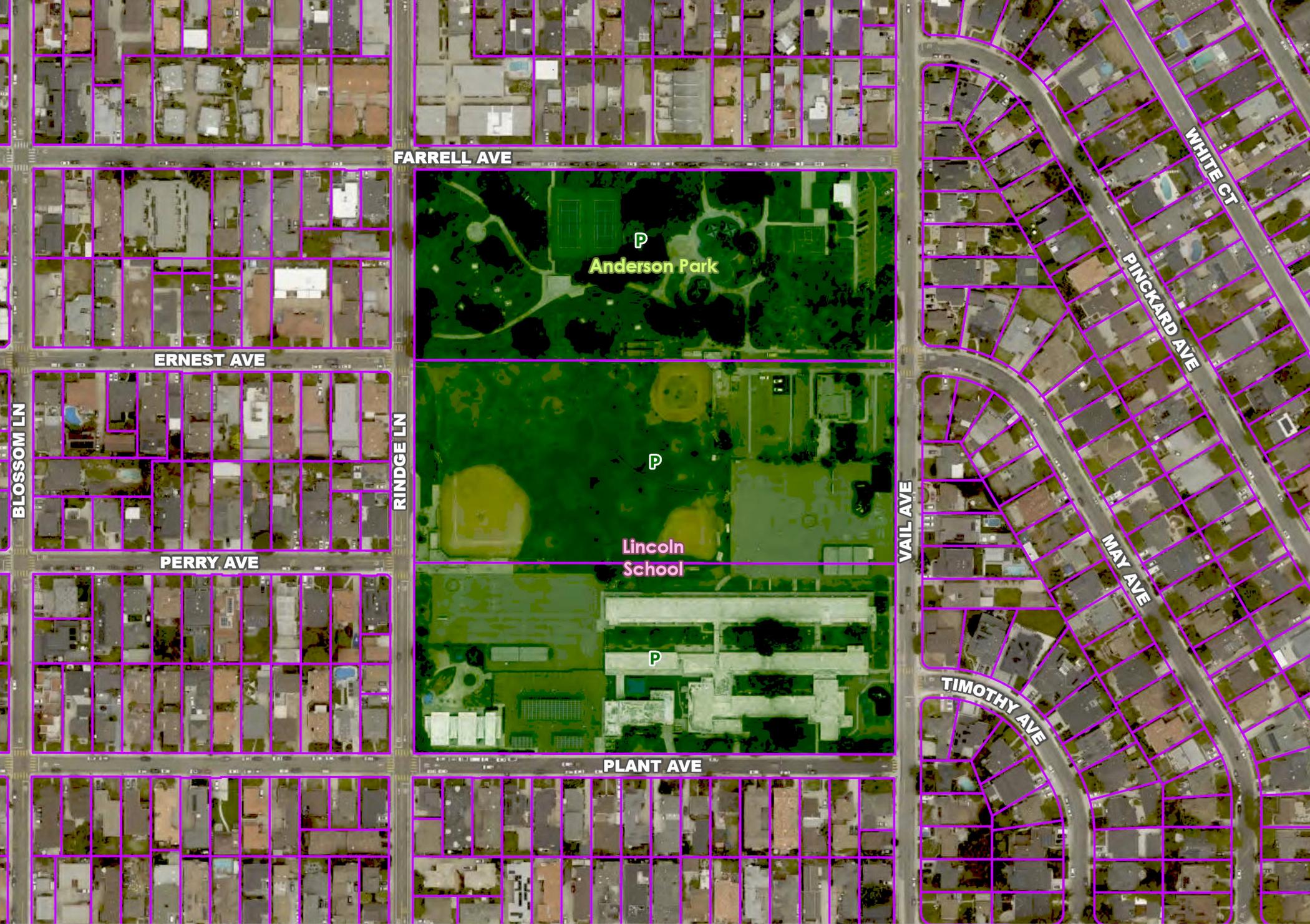


Anderson Park

Lincoln School

Aerial Photo

- Anderson Park
- Lincoln School



FARRELL AVE

P  
Anderson Park

ERNEST AVE

P

Lincoln School

PERRY AVE

P

PLANT AVE

VAIL AVE

TIMOTHY AVE

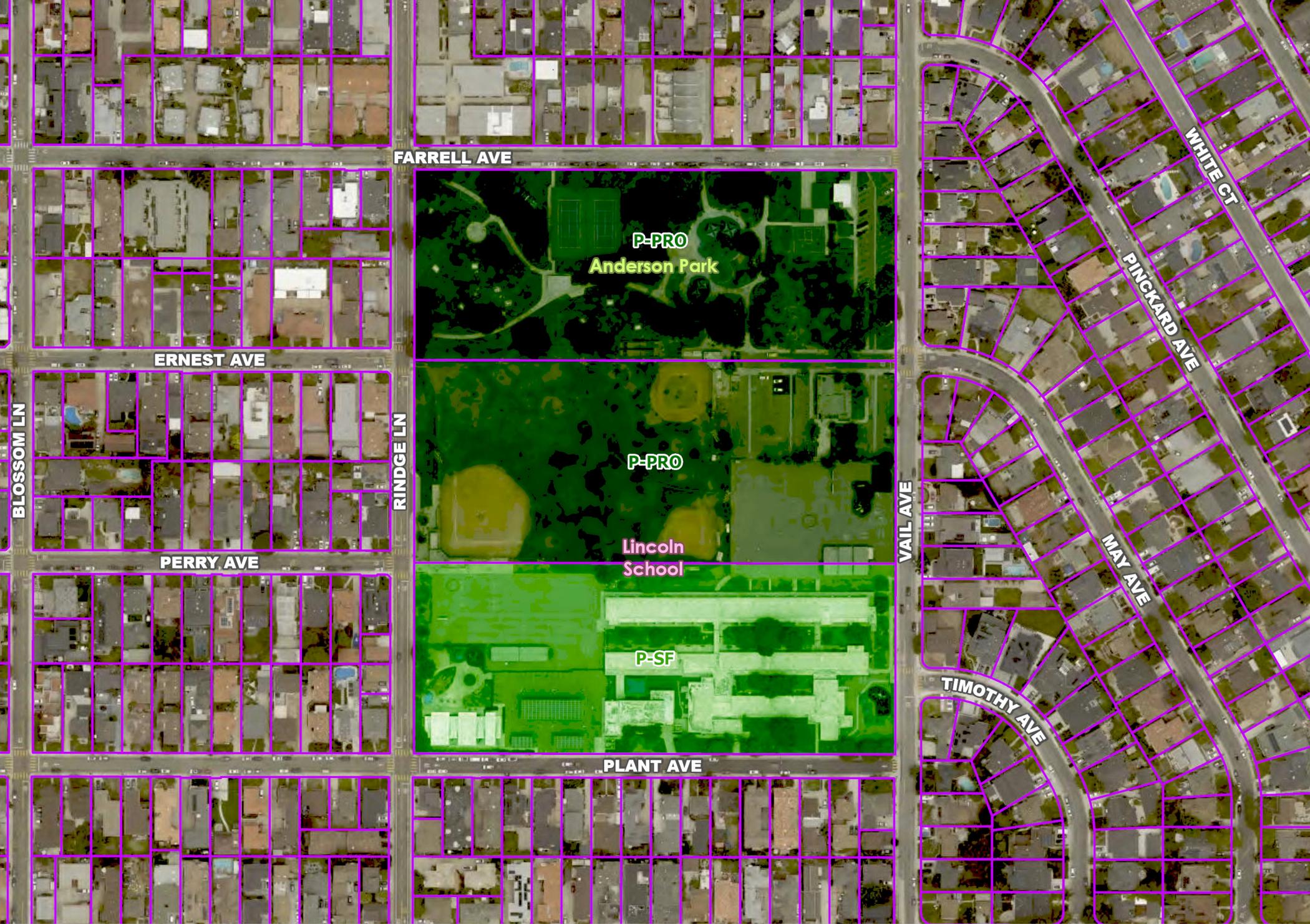
MAY AVE

PINCKARD AVE

WHITE CT

Existing General Plan Land Use Designation

- Anderson Park – “P” Public or Institutional
- Lincoln School – “P” Public or Institutional



FARRELL AVE

ERNEST AVE

PERRY AVE

P-PRO  
Anderson Park

P-PRO

Lincoln  
School

P-SF

PLANT AVE

VAIL AVE

TIMOTHY AVE

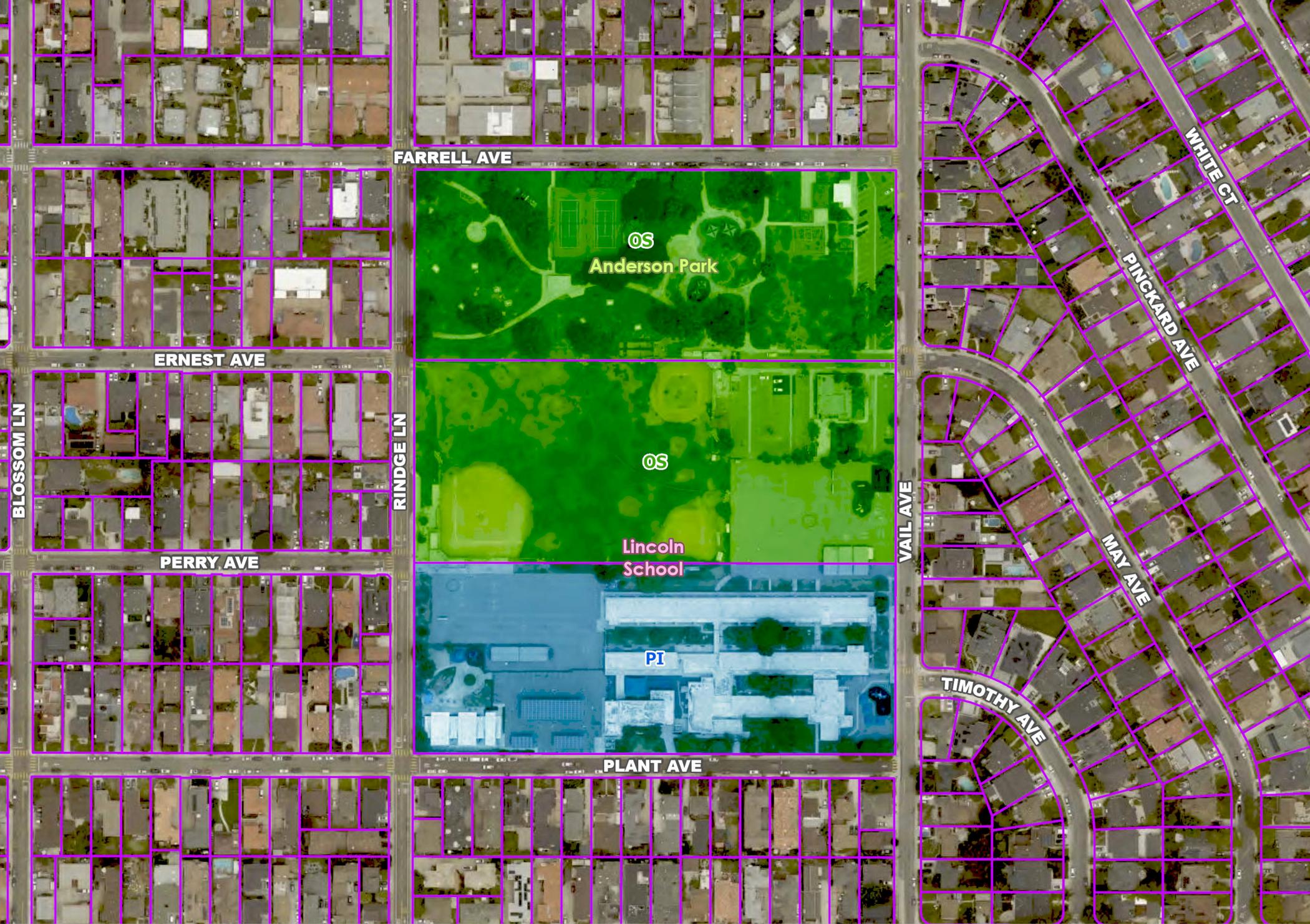
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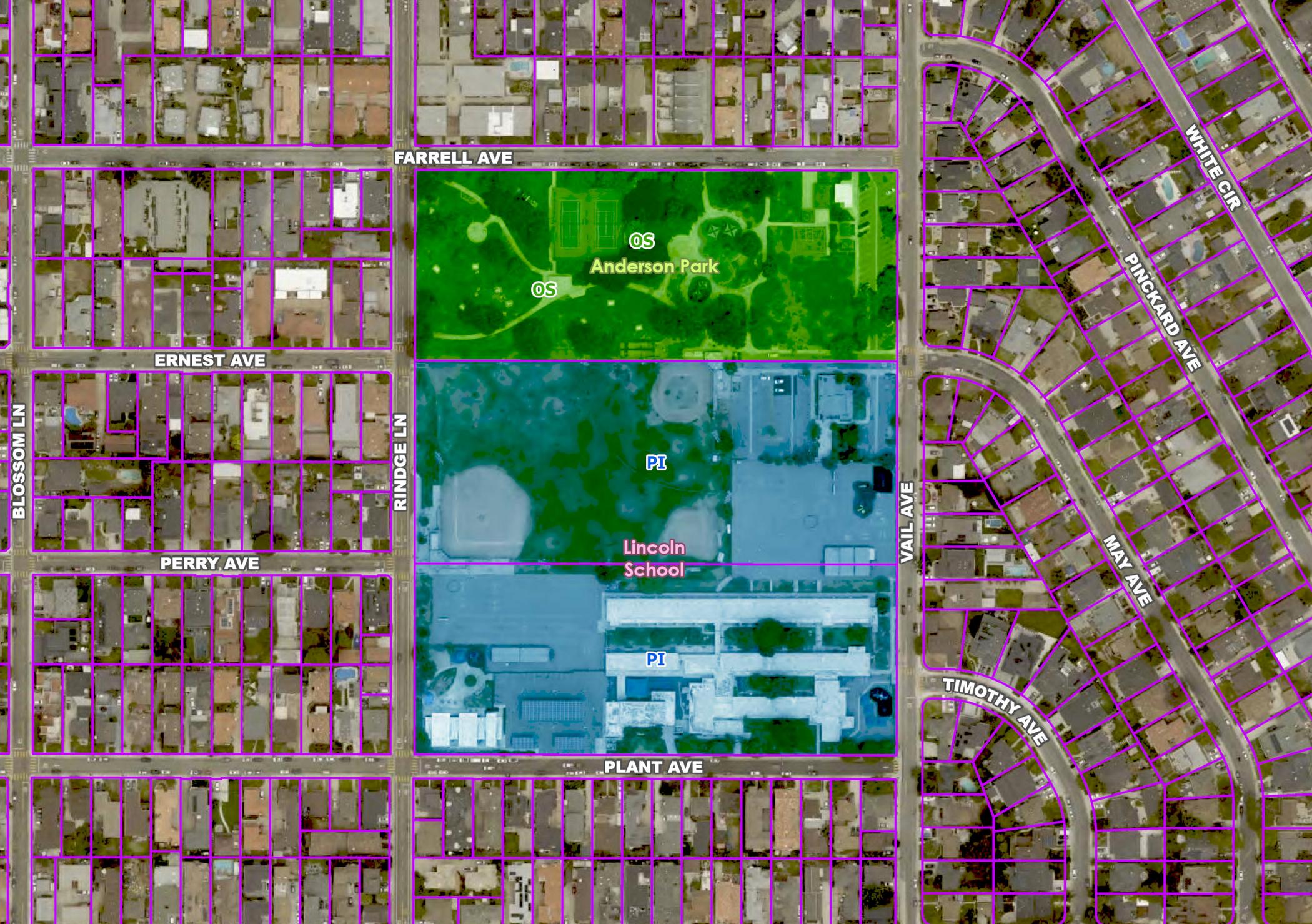
OS

Lincoln School

PI

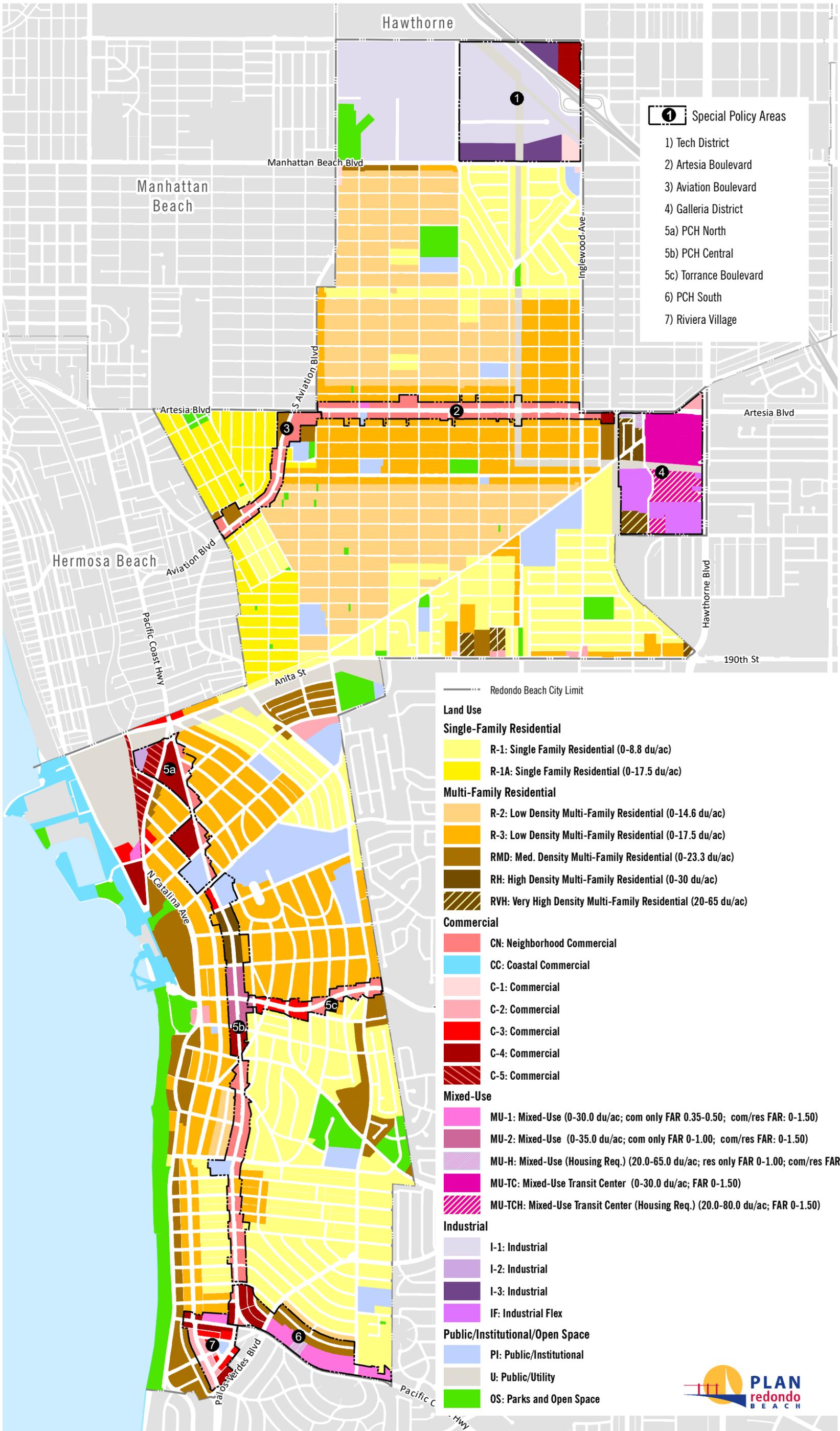
Currently Proposed Draft  
General Plan Land Use Designations

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- Lincoln School – “PI” – Public/Institutional



Planning Commission/City Staff  
Recommended General Plan Land Use Designations  
(RBUSD Requested)

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- Lincoln School – “PI” – Public/Institutional



- ① Special Policy Areas**
- 1) Tech District
  - 2) Artesia Boulevard
  - 3) Aviation Boulevard
  - 4) Galleria District
  - 5a) PCH North
  - 5b) PCH Central
  - 5c) Torrance Boulevard
  - 6) PCH South
  - 7) Riviera Village

- Redondo Beach City Limit
- Land Use**
- Single-Family Residential**
- R-1: Single Family Residential (0-8.8 du/ac)
  - R-1A: Single Family Residential (0-17.5 du/ac)
- Multi-Family Residential**
- R-2: Low Density Multi-Family Residential (0-14.6 du/ac)
  - R-3: Low Density Multi-Family Residential (0-17.5 du/ac)
  - RMD: Med. Density Multi-Family Residential (0-23.3 du/ac)
  - RH: High Density Multi-Family Residential (0-30 du/ac)
  - RVH: Very High Density Multi-Family Residential (20-65 du/ac)
- Commercial**
- CN: Neighborhood Commercial
  - CC: Coastal Commercial
  - C-1: Commercial
  - C-2: Commercial
  - C-3: Commercial
  - C-4: Commercial
  - C-5: Commercial
- Mixed-Use**
- MU-1: Mixed-Use (0-30.0 du/ac; com only FAR 0.35-0.50; com/res FAR: 0-1.50)
  - MU-2: Mixed-Use (0-35.0 du/ac; com only FAR 0-1.00; com/res FAR: 0-1.50)
  - MU-H: Mixed-Use (Housing Req.) (20.0-65.0 du/ac; res only FAR 0-1.00; com/res FAR 0-1.50)
  - MU-TC: Mixed-Use Transit Center (0-30.0 du/ac; FAR 0-1.50)
  - MU-TCH: Mixed-Use Transit Center (Housing Req.) (20.0-80.0 du/ac; FAR 0-1.50)
- Industrial**
- I-1: Industrial
  - I-2: Industrial
  - I-3: Industrial
  - IF: Industrial Flex
- Public/Institutional/Open Space**
- PI: Public/Institutional
  - U: Public/Utility
  - OS: Parks and Open Space



