

# City of Redondo Beach City Council

April 20, 2021

## General Plan Update: Recommended Land Use Plan



# Purpose of Tonight's Meeting

## PURPOSE OF THE MEETING

**Provide an overview of the recommended changes to the draft land use plan/map from the GPAC, Planning Commission and Community and receive direction on the recommended plan (confirm or recommend changes).**

The meeting presentation will include:

- A brief introduction and background remarks to include the purpose of a general plan,
- An overview of the process and tasks completed to date, including the general plan draft vision and guiding principles
- A review of issues and opportunities facing the City in the next twenty years that influenced the recommendations in the Recommended Land Use Plan
- Highlights of recent changes in State Housing Laws that have shaped the recommendations proposed for the draft land use plan/map.

# General Plan Advisory Committee (GPAC)

- 27-member Advisory Committee
- 5 members from each district; 2 selected at large
- 22 meetings held over past 4 years
- Members have volunteered over 200 hours each

## GPAC MEETING TIMELINE



# Role of the GPAC

## The GPAC “IS”:

- A source of insight on the community, its interests and expectations.
- A source of ideas to achieve a responsible and responsive plan.
- A vehicle for achieving a sampling of community opinions and attitudes.
- A sounding board for ideas and plan proposals presented by city staff and its consultants.
- A vehicle for communication to and from the planning process.

## The GPAC “IS NOT”:

- A decision-making body, except as it may offer advice and direction to City staff and the consultant team regarding General Plan policy.
- A forum for political position taking.
- A substitute for the public hearing process required by law.

# A Collective Effort

## GPAC MEMBERS

Nick Biro, Chair  
Phil Sanchez,  
Vice-Chair  
Bhuvan Bajaj  
Leslie Chrzan  
Howard Eller  
Craig Funabashi  
Rob 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  
Paul Samaras  
John Simpson  
Eugene Solomon  
Matt Stodder  
Charlie Szymanski  
Sybilla Turner  
Chris Voisey  
Brad Waller

*\*Former Members*

## CITY STAFF

Brandy Forbes  
Sean Scully  
Lina Portolese  
Antonio Gardea  
Marianne Gastelum  
Stacy Kinsella  
Aaron Jones (ret.)

*Thank You!*



# **OVERVIEW:**

## ***What is a General Plan?***

# What is a General Plan?

**The General Plan represents the community's view of its future. It is...**

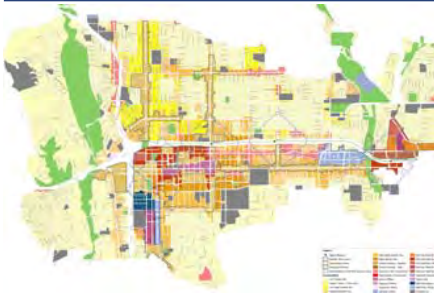
- A blueprint for a city evolves over time
- A comprehensive, long-term general plan for the physical development of the county or city
- A guiding document for administrative & legislative functions (policy guidance)





# Required General Plan Elements

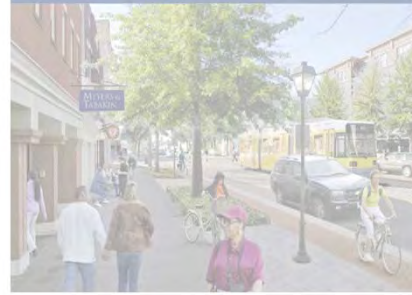
LAND USE



HOUSING



CIRCULATION



ENVIRONMENTAL  
JUSTICE



CONSERVATION



OPEN SPACE



NOISE



SAFETY



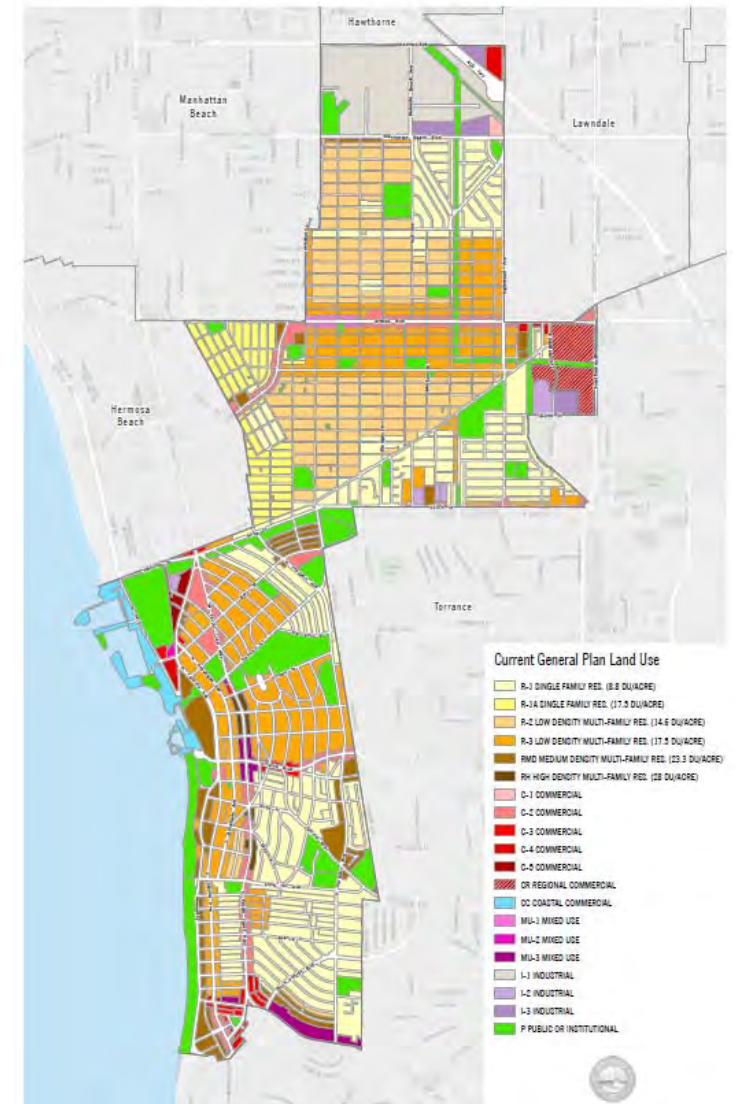
**Housing Element has state mandated adoption deadline of October 15, 2021;  
ahead of all other elements**



# What is a General Plan?

## Required Content...

- Covers all areas and uses within the city
- Plan diagrams (maps)
- Goals – general, abstract
- Policies – action-oriented, represents city commitment
- Implementation Programs – actions carrying out policies



# What is a General Plan?

## What it is not...

- Zoning
- Development standards (building heights, property setbacks, parking requirements, driveway locations, landscape requirements...)
  - *Though, it must establish general standards for housing and non-residential density and quantify development capacity*
- Design Guidelines
- A guarantee for project approvals
  - Each project must be reviewed independently on its own merit
  - Address site design, traffic, school fees, etc.

# Why Update?

## Issues important to the community (as directed by City Council):

- Revisited mixed-use (what it means and where it applies)
- Address open space needs
- Rethink commercial corridors including Artesia Boulevard
- Legislative Changes
  - Housing
  - Environmental Justice
  - Greenhouse Gas reduction
  - Climate Adaptation
  - Complete Streets (planning for pedestrians, bikes, transit, etc.)



# Progress to Date

- Drafted General Plan Vision 2040
- Drafted Guiding Principles
  - Community Character & Livability
  - Economic Prosperity & Sustainability
  - Health & Vitality
- Prepared and adopted Artesia Aviation Corridors Area Plan (AACAP)
- Conducted Market Studies
- Prepared and adopted Local Hazard Mitigation Plan
- Outreach (online, community workshops, pop ups, State of City)
- General Plan Advisory Committee Meetings (22 complete of 27 planned)

## REDONDO BEACH DRAFT GENERAL PLAN VISION 2040



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 life styles 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.



For additional project information visit:  
[www.redondo.org/PLANredondo](http://www.redondo.org/PLANredondo)

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.



# Community Workshop

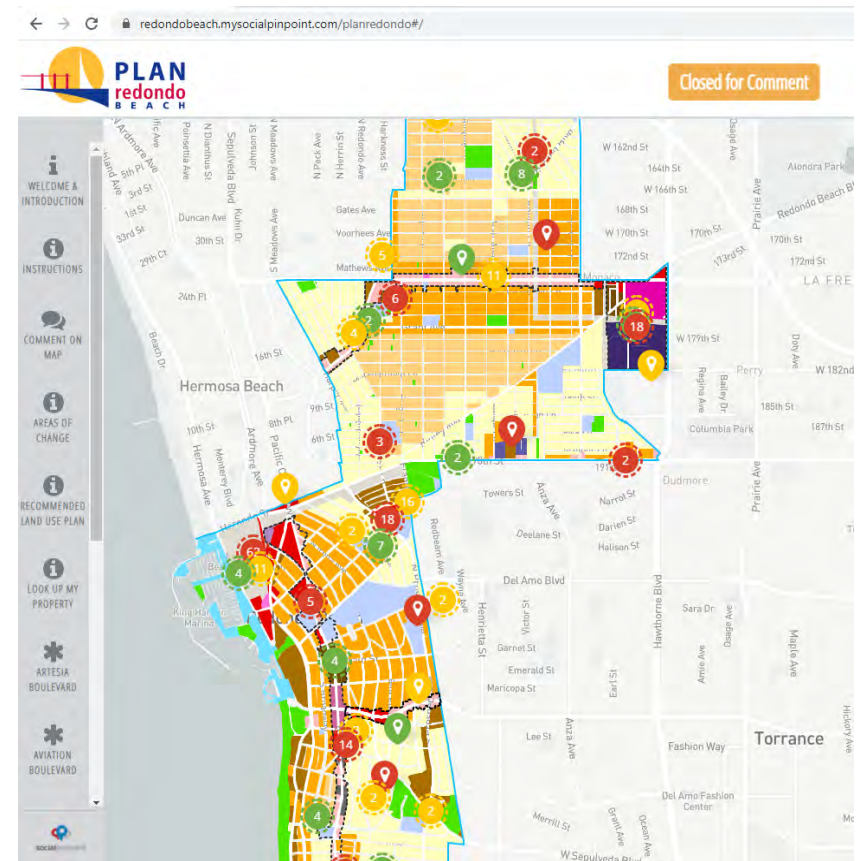
## WORKSHOP OVERVIEW

**Meeting Date: April 7, 2021**

**Registrants: 165 participants**

**Comments: Almost 350 comments received on City's virtual map**

- To view comments:  
<https://redondobeach.mysocialpinpoint.com/planredondo#/>
- Participants also sent comments and questions via email to:  
[PLANredondo@redondo.org](mailto:PLANredondo@redondo.org)
- Project website:  
[www.redondo.org/PLANredondo](http://www.redondo.org/PLANredondo)



# **BRIEF REVIEW:**

## ***Future Planning Considerations***



# Future Planning Considerations

- In addition to City Council direction, five main topics or trends rose to top of priority list to address in General Plan:
  - Population Growth
  - Aging population/loss of working-age residents
  - Housing Affordability
  - Changes in the retail environment
  - Availability of Jobs in the City

# Future Planning Considerations

**3,002** Number of people that it is anticipated the City's population will naturally grow by over the next 20 years (71,820 persons by 2040)

**64** Approximate number of new units needed per year to meet projected population growth over the 20-year timeline of the General Plan (about 1,280 additional housing units)

**1.2%** Percentage of homes that are affordable to buy in Redondo Beach for a person making median income (\$106,638) assuming a 20% down payment could be made

**92.5%** Percent of working residents that leave Redondo Beach for work each day.


# **NEW STATE LAWS AFFECTING HOUSING**


# SB 330 - Housing Crisis Act

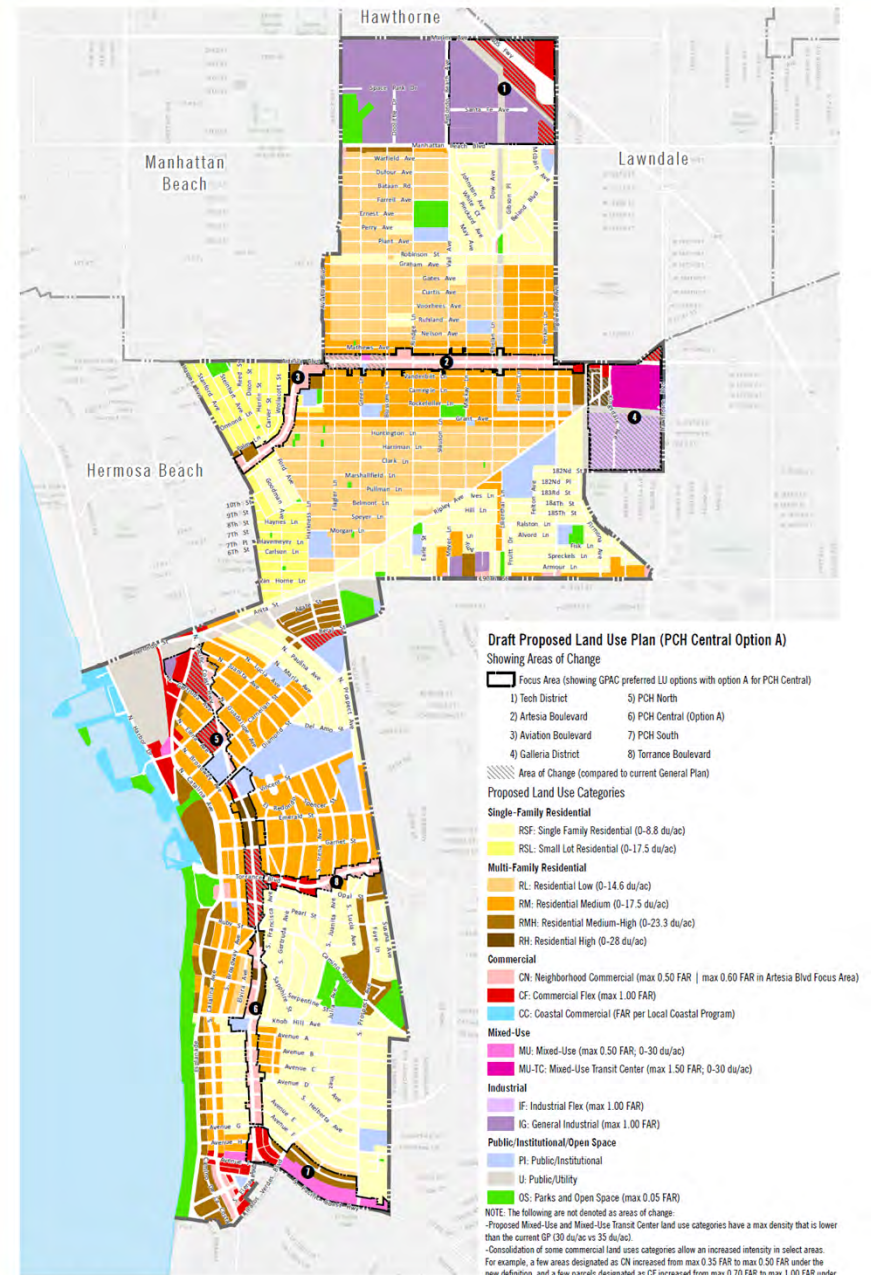
- State law mandates that Cities cannot go below planned housing capacities that existed as of Jan 1, 2018 (Current General Plan)
- If housing capacity is reduced in one location it must be replaced in another
- GPAC's Recommended Land Use plan reduced residential densities in some designations and removed the Mixed-Use Designation specific locations
- **This resulted in a net loss in housing capacity (compared to General Plan in effect as of Jan 1, 2018)**
- City has to address lost housing capacity to meet SB 330 requirements, regardless of RHNA.
- However, if City meets RHNA requirements it effectively addresses SB 330 requirement

# GPAC's Original Recommended LUP Plan (Pre-Housing Law Changes)

- Original Recommended Land Use Plan agreed upon by GPAC (prior to new housing laws) reduced the densities and total units allowed citywide
- New laws made it necessary to revisit GPAC's original recommendations (no net loss)

 **Option A**  
Reduced  
maximum  
capacity by  
~1,600 units

 **Option B**  
Reduced  
maximum  
capacity by  
~1,800 units



# SB 166 & AB 72

## SB 166 - No Net Loss

- If sites are being developed with fewer total units and/or are not in the income levels assumed in Housing Element
- If a shortfall
  - City must identify replacement sites; or
  - Make more sites available through rezoning within 6 months
- Galleria Example (could have had up to 600 units; 300 approved)
- State guidance to plan for 20% more units than required by the RHNA
- In comparison, SB 330 addresses under planning for capacity vs SB 166 addresses under development of sites

## AB 72 - Increased HCD Enforcement

- HCD may revoke certification and report violations to Attorney General to enforce



# HOW RHNA APPLIES IN REDONDO BEACH

# What is RHNA?

## Regional Housing Needs Assessment

- Population growth outpacing housing production and availability
- Requirement of State housing law
- Process defines projected and existing housing need for all jurisdictions (city or unincorporated county) in California
- State divides up by region
- SCAG (Southern California Association of Governments) determines methodology to assign city with its fair share of housing and allocates how many units affordable to different income levels each City must plan to accommodate
- Every jurisdiction must plan for its RHNA in its Housing Element by ensuring there are enough sites to accommodate their RHNA allocation

**City's RHNA = 2,490 units**

# RHNA Requirements

## **What a Housing Element Does:**

- Cities must demonstrate adequate capacity to build the number of units identified in RHNA for various income levels along with presence of appropriate zoning/development standards

## **What a Housing Element Does Not Do:**

- Obligate the City (or anyone else) to build the units
- Force construction or close any business (or churches)
- Require a property owner to sell a property
- Provide funding for housing
- Does not authorize construction of new units (needs separate approval)

**Additional information on the Housing Element, including a series of Frequently Asked Questions can be found on the City's website:**

[www.redondo.org/PLANredondo](http://www.redondo.org/PLANredondo)



# Solving RHNA: Considerations

## ONLY SOME SITES QUALIFY FOR RHNA

- Not all sites qualify
- Must have potential for near-term development
  - Vacant and underutilized
  - Trend of recycling or likelihood to transition to a new use within 8-year RHNA cycle
- State law prohibits the concentration of affordable housing in one location ; it must be spread throughout City
- State has established a default density that demonstrates what is “Feasible” for lower income – Minimum 30 dwelling units per acre

# Affordability Breakdown of City's RHNA Allocation

| Income*   | RHNA Number | %     |
|---|-------------|-------|
| Very Low (<50% AMI)<br><b>&lt;\$56,300</b>            | 936         | 37.6  |
| Low (50%-80% AMI)<br><b>\$56,300 - \$90,100</b>       | 508         | 20.4  |
| Moderate (80%-120% AMI)<br><b>\$90,100 - \$92,750</b> | 490         | 19.7  |
| Above Moderate (>=120% AMI)<br><b>&gt;= \$92,750</b>  | 556         | 22.3  |
| Total   | 2,490       | 100.0 |

AMI = Area Median Income

\*2020 Income Limits for a family of 4 in Los Angeles County  
(source: HCD, April 2020)

# Breakdown of Draft Allocation



## INCOME LEVEL

## ALLOCATION

## OTHER REQUIREMENTS

Very Low +  
Low

1,444 units + 20%  
buffer = **1,733**

Must be 30 du/ac or greater  
Must be at least a 0.5 ac site

Moderate +  
Above Moderate

1,046 units

Can be less than 30 du/ac

**Total**


**2,779 units**

City has excess capacity for Moderate and above Moderate levels, so focus of HE efforts will be on identifying sites at a minimum of 30 du/ac to accommodate affordable housing (VL & L categories)  
+ 20% SB 166 buffer of Very Low + Low income units





# RHNA Strategy (Estimates)

|  | Very Low +<br>Low | Moderate +<br>Above Moderate | Total |
|--|-------------------|------------------------------|-------|
| ADUs   | 153               | 87                           | 240   |
| Residential Recycling & Vacant   | -                 | 750*                         | 750*  |
| Galleria (Project)   | 30                | 270                          | 300   |
| Galleria-Kingsdale<br>(Density 30 du/ac) (less existing units)   | -                 | 120                          | 120   |
| Beach Cities   | -                 | 150                          | 150   |
| PCH South (Density 30 du/ac)   | 150               | -                            | 150   |
| PCH Central (MU & RH)  | 200               | -                            | 200   |
| Galleria-Industrial Flex Area (w/ Overlay)   | 400*              | -                            | 400*  |
| Tech District (w/ Overlay)   | 950*              | -                            | 950*  |
| 190 <sup>th</sup> Industrial (w/ Overlay)  | 50                | -                            | 50    |
| Artesia (No HE sites)  | -                 | -                            | -     |
| Aviation (No HE sites)   | -                 | -                            | -     |
| PCH North (No HE sites)  | -                 | -                            | -     |
|  Number of Units Needed | 1,733             | 1,046                        | 2,779 |

Estimates show maximum units anticipated in each category as recommended by GPAC (does not include new recommendations from Planning Commission).

Adjustments may be made (including reductions) once Housing Element sites inventory is complete.

Areas where future reductions maybe explored designated with an asterisk.\*



# Potential Moderate & Above Moderate Income Sites (Family incomes above \$90k/yr)

## Potential Sites:

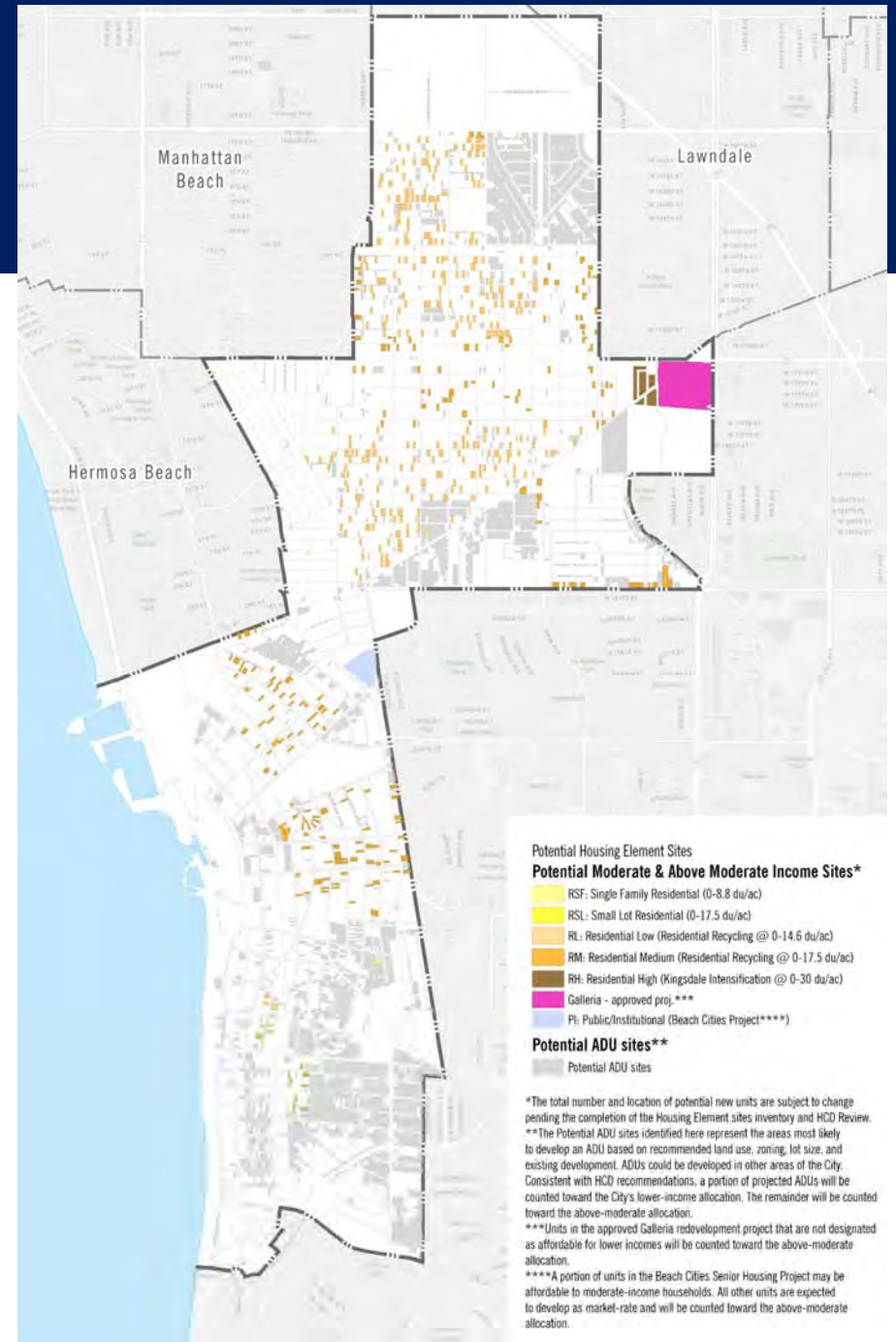
### *Sites that are accommodated without land use changes:*

- Single Family Vacant (RSF/RSL)
- Residential Recycling (RL/RM)
- Galleria Approved Project  
(Market-rate units that HCD will not permit us to count for lower income)
- Beach Cities Health District Proposed Project  
(Independent living units only)
- ADUs  
(ADUs that HCD will not permit us to count for lower income)

### *Sites that could be counted with recommended land use change (30 du/ac):*

- Kingsdale (Change to RH with density of 30 du/ac)

\*Sites are based on preliminary analysis



# Potential Low & Very Low Income Sites (Family incomes up to \$90k/yr)

## Potential Sites:

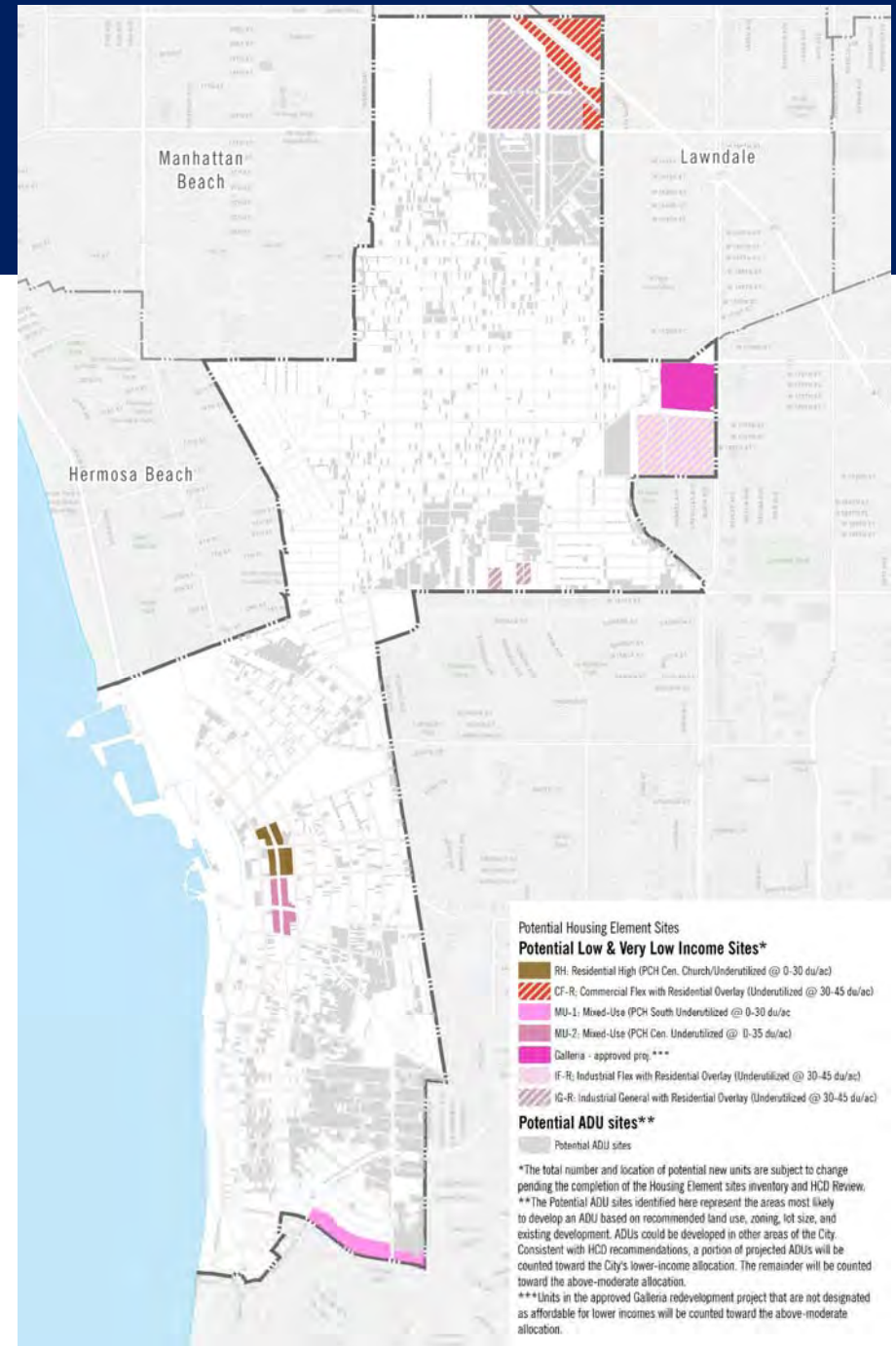
### *Sites that are accommodated without land use changes:*

- PCH South Mixed-Use (MU-1)
- PCH Central Mixed-Use (MU-2)
- Galleria Approved Project  
(Lower income units included in approved project)
- ADUs  
(ADUs that HCD will allow us to count for lower income)

### *Sites that could be counted with recommended land use changes:*

- PCH Central (RH – increase density to 30 du/ac)
- Add Residential Overlays with density range of 30-45 du/ac

\*Sites are based on preliminary analysis



# **Redondo Beach 2040:**

## ***Recommended Land Use Changes***

# GPAC Approach to Land Use

## BIG IDEAS

- Retain existing residential neighborhoods and principal commercial districts
- Allow for infill development and recycling of uses with compatible development (function and scale)
- Allow for changes of use on selected sites (Focus Areas) versus Citywide to accommodate housing requirements and improve their economic viability
- Allow for modest intensification of key sites that are underutilized or contain marginal uses

# Foundation for Recommendations

- Must achieve General Plan Vision
- Identifies areas where mixing of uses is appropriate and specify the mix (residential/retail, commercial/office/hotel, etc.)
- Builds upon opportunities associated with the southerly extension of the Metro Green Line (existing and near South Bay Galleria)
- Must meet State Housing requirements
- Preserves GPAC's original recommendations to greatest extent possible (the "goal post was moved")



# Recommended Land Definitions

- Renamed, combined, refined and simplified definitions to be more straightforward to administer as part of the GP (commercial & industrial), including allowing for corner commercial uses in residential designations
- Added a new Mixed Use Medium Low (MU-2) definition (allows 35 du/ac; all other MU areas reduced to max. 30 du/ac) – PCH Central only
- Added a new Residential Overlay definition

Redondo Beach General Plan Update – DRAFT Land Use Definitions

updated 4/6/2021

| Recommended General Plan Land Use Categories |                                |   |
|--|--------------------------------|---|
| Recommended LUC                              | Recommended Density/Intensity  | Recommended Description   |
| <b>RESIDENTIAL</b>                           |                                |   |
| <i>Single Family Residential</i>             |                                |   |
| Single Family Residential (RSF)              | Up to and including 8.8 du/ac  | Provides for complete neighborhoods composed primarily of single-family detached residential units with neighborhood-serving uses <sup>1</sup> , such as corner commercial, and community serving facilities, such as public open space and institutional uses. Density range is up to and including 8.8 dwelling units per acre.   |
| Small Lot Residential (RSL)                  | Up to and including 17.5 du/ac | Provides for single-family small lot residential, with a density range up to and including 17.5 dwelling units per acre.  |
| <i>Multi-Family Residential</i>              |                                |   |
| Residential Low (RL)                         | Up to and including 14.6 du/ac | Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses <sup>1</sup> , such as corner commercial, and community serving facilities <sup>2</sup> , such as public open space and institutional uses. Single-family attached and detached units and multi-family units such as duplexes, triplexes, townhomes, stacked flats, courtyard homes, and patio homes are allowed in this designation. Density range is up to and including 14.6 dwelling units per acre.  |
| Residential Medium (RM)                      | Up to and including 17.5 du/ac | Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses <sup>1</sup> , such as corner commercial, and community serving facilities <sup>2</sup> , such as public open space and institutional uses. Single-family attached and detached units and multi-family units, such as duplexes, triplexes, townhomes, stacked flats, courtyard homes, and patio homes are allowed in this designation. Density range is up to and including 17.5 dwelling units per acre. |
| Residential Medium-High (RMH)                | Up to and including 23.3 du/ac | Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses <sup>1</sup> , such as corner commercial, and community serving facilities <sup>2</sup> , such as public open space and institutional uses. Single-family attached and detached units and multi-family units, such as duplexes, triplexes, townhomes, stacked flats, courtyard homes, and patio homes are allowed in this designation. Density range is up to and including 23.3 dwelling units per acre. |
| Residential High (RH)                        | Up to and including 30.0 du/ac | Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses <sup>1</sup> , such as corner commercial, and community serving facilities <sup>2</sup> , such as public open space and institutional uses. Single-family attached and detached units and multi-family units, such as duplexes, triplexes, townhomes, stacked flats, courtyard homes, and patio homes are allowed in this designation. Density range is up to and including 28.0 dwelling units per acre. |

NOTES: 1) "Neighborhood-serving uses" allow for a limited number of non-residential uses within residential designations that have a defined set of conditions in

# Recommended Land Definitions

## Public / Institutional

- Divided Public designation into 3 categories to more accurately reflect the types of open spaces or public facilities on the Land Use Map.
- Specified Maximum FARs, based on the standards allowed in the Zoning Code, to meet requirements of Gov. Code § 65302

### Staff add after GPAC revisions:

Added “Residential Care Facilities for the Elderly” as an allowable use to the Public/ Institutional definition to reflect a 2016 change to the zoning code that had not yet been incorporated into the GP (Kensington).

Already allowed in inland areas with a CUP, so also added to coastal areas by refinement of this definition.

Redondo Beach General Plan Update – DRAFT Land Use Definitions

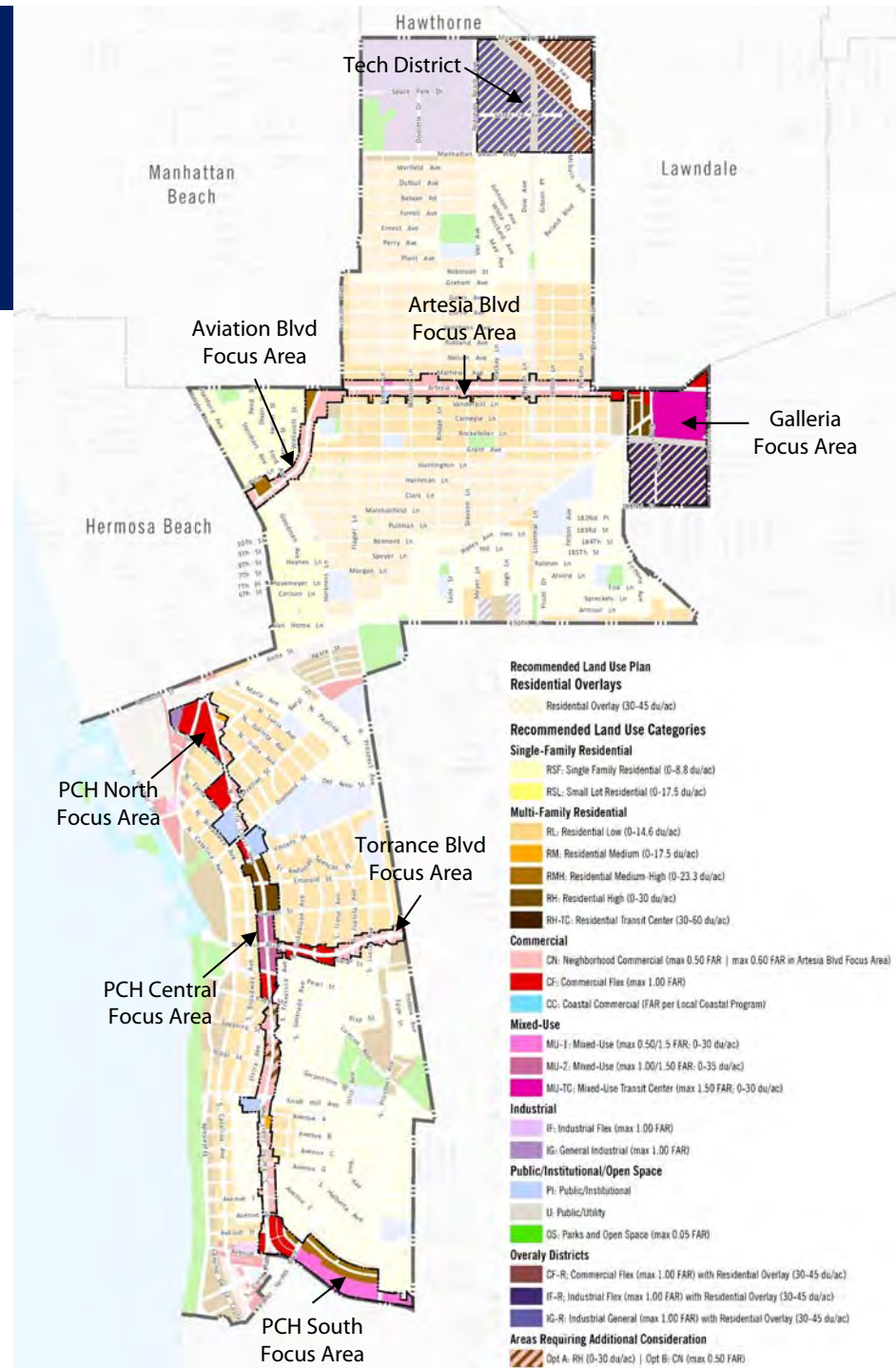
updated 4/6/2021

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| <i>Multi-Family Residential</i>              |                                |   |
| Residential Low (RL)                         | Up to and including 14.6 du/ac | Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses <sup>1</sup> , such as corner commercial, and community serving facilities <sup>2</sup> , such as public open space and institutional uses. Single-family attached and detached units and multi-family units such as duplexes, triplexes, townhomes, stacked flats, courtyard homes, and patio homes are allowed in this designation. Density range is up to and including 14.6 dwelling units per acre.  |
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| Residential Medium-High (RMH)                | Up to and including 23.3 du/ac | Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses <sup>1</sup> , such as corner commercial, and community serving facilities <sup>2</sup> , such as public open space and institutional uses. Single-family attached and detached units and multi-family units, such as duplexes, triplexes, townhomes, stacked flats, courtyard homes, and patio homes are allowed in this designation. Density range is up to and including 23.3 dwelling units per acre. |
| Residential High (RH)                        | Up to and including 30.0 du/ac | Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses <sup>1</sup> , such as corner commercial, and community serving facilities <sup>2</sup> , such as public open space and institutional uses. Single-family attached and detached units and multi-family units, such as duplexes, triplexes, townhomes, stacked flats, courtyard homes, and patio homes are allowed in this designation. Density range is up to and including 28.0 dwelling units per acre. |

NOTES: 1) "Neighborhood-serving uses" allow for a limited number of non-residential uses within residential designations that have a defined set of conditions in





# Focus Areas

- 190<sup>th</sup> (Removed)
- Artesia Boulevard
- Aviation Boulevard
- Tech District
- Galleria District/Kingsdale
- PCH North
- PCH Central
- PCH South
- Torrance Boulevard
- AES was not included at the time of GPAC review (uncertainty of when operations would cease)





# Total Acres & Types of Changes

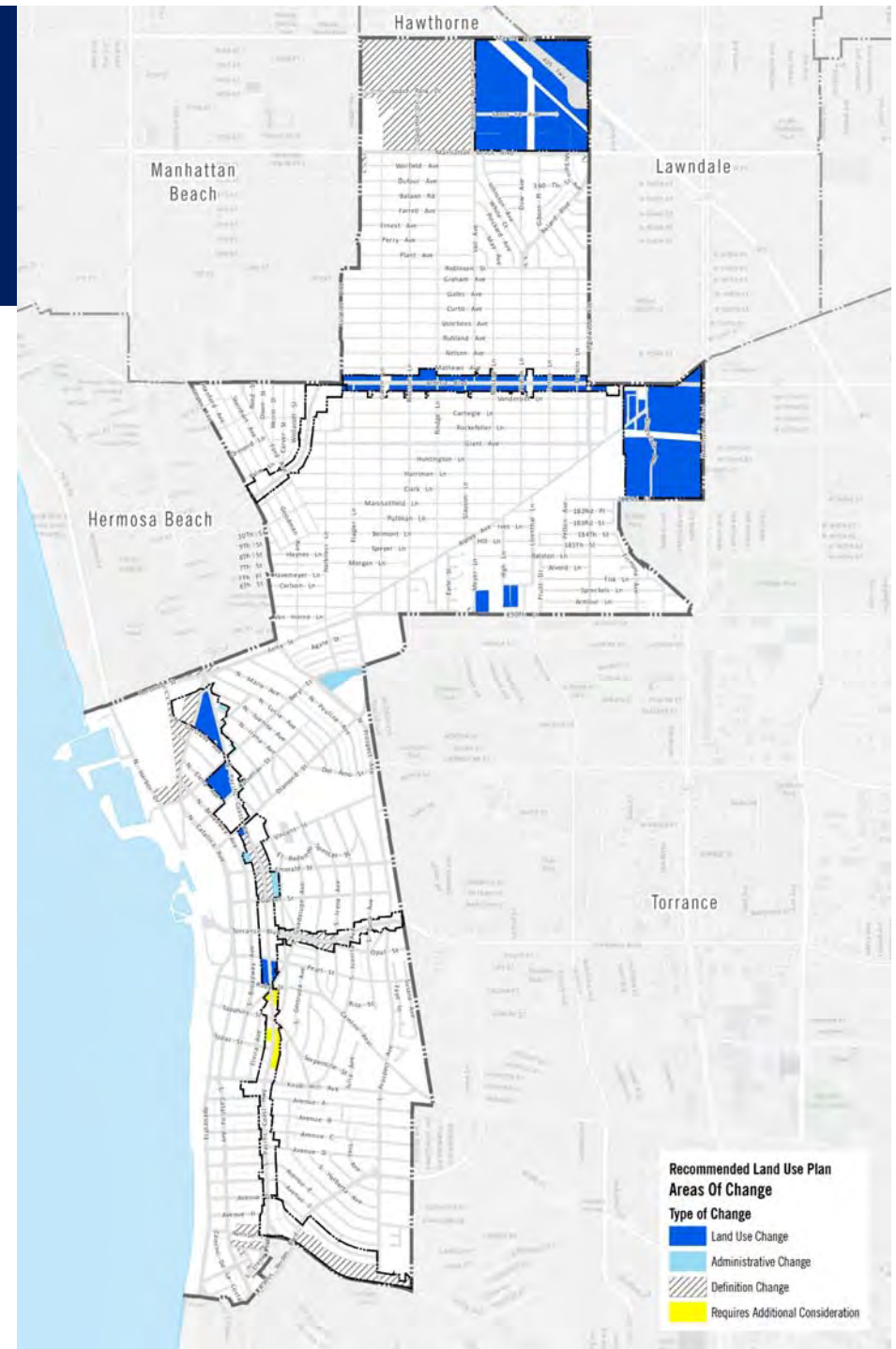
| Type of Change  | Acres Affected | Percent Affected |
|---|----------------|------------------|
|  Land Use Change                   | 266            | 6.7%             |
|  Administrative Change             | 10             | 0.2%             |
|  Definition Change                 | 190            | 4.8%             |
|  Requires Additional Consideration | 5              | 0.1%             |
| <b>TOTAL Area Affected</b>  | <b>470 ac</b>  | <b>11.8%</b>     |

**Land Use Change.** Areas where the mix of allowed uses changed, as well as areas where the density (du/ac) or intensity (FAR) of uses were intentionally changed. (Ex. Galleria, North Tech District)

**Administrative Change.** Areas where the types of uses allowed were changed, as well as areas where the density (du/ac) or intensity (FAR) of uses were changed. These changes are intended to more accurately reflect and preserve current uses that are consistent with the City's long-term goals, as well as consolidate land use designations on properties with consistent ownership and uses. (Ex. Shopping Ctr next to Beach Cities HD; CN to CF to be reflective of use)

**Definition Change.** Revised land use definitions were drafted for nearly all land use categories. In some cases, current designations were combined, and minor changes, like allowing slightly larger non-residential buildings or slightly less intense mixed-use projects resulted from changing the definitions. (Ex. Northrop – FAR increase because of new definitions)

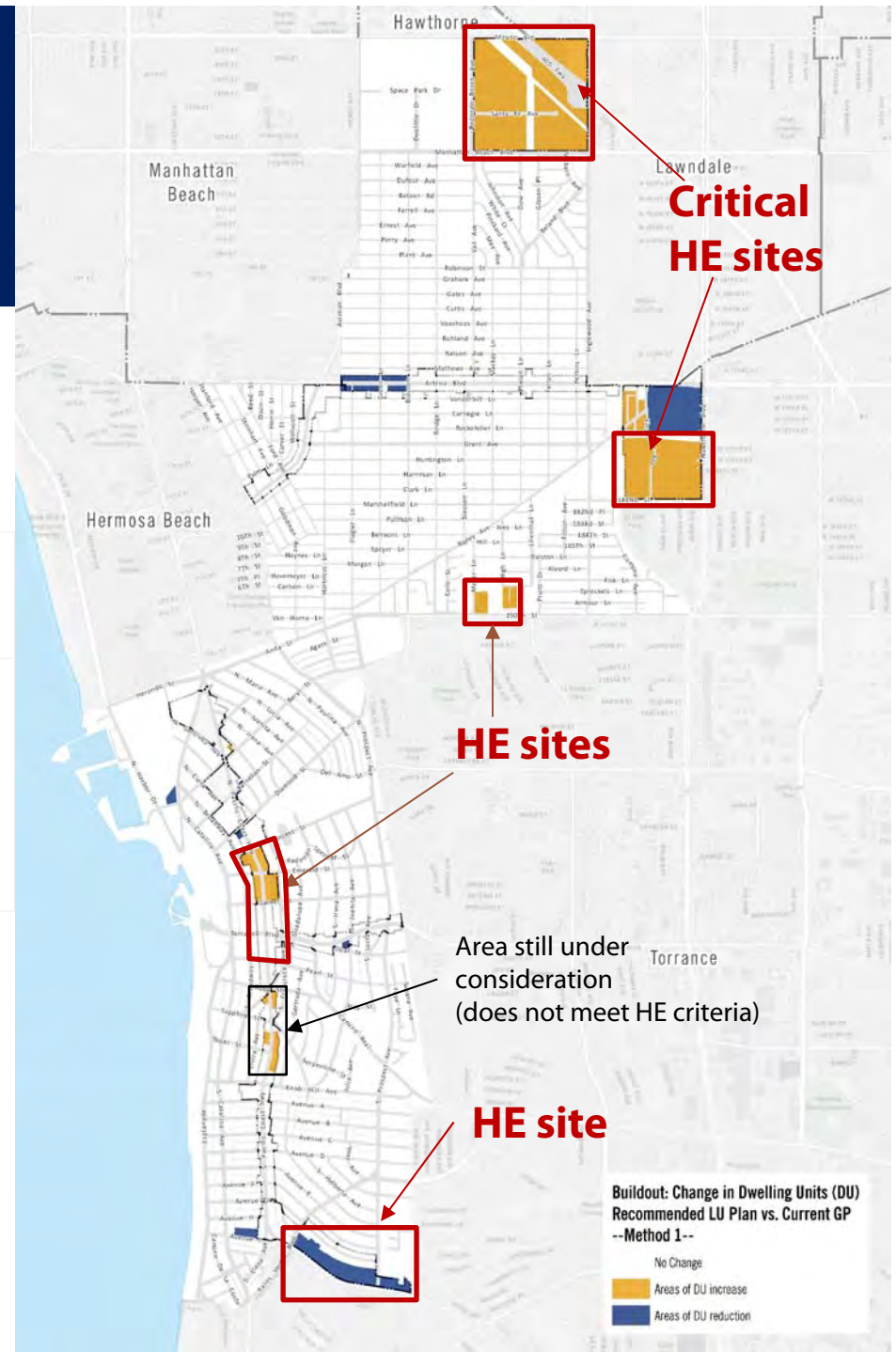
**Areas Under Consideration.** Area where there was a considerable amount of debate about the appropriate mix of land uses. Planning Commission and City Council will be asked to make a selection between two options (PCH Central)



# How is the Recommended Plan different than our Current Plan?

*Compared to the Current General Plan,  
The Recommended LU Plan:*

- **Allows more housing** primarily in areas that meet the State's criteria for the Housing Element
- **Reduces the amount of housing allowed** in most remaining mixed-use areas
- **Eliminates mixed use designations on Artesia (except one existing Mixed-Use project that will remain) and at PCH /Diamond**





# Residential-Only Density Examples



**Approx. 20 du/ac**

# Residential-Only Density Examples





# Mixed Use Density Examples



# Mixed Use Density Examples



# Residential Overlay / Mixed-Use

## Vertical Mixed-Use Large Site Example





# Residential Overlay

## Horizontal Mixed-Use Large Site Example

### Horizontal Mixed Office/Residential

**Residential - 33 units** (14% of Proj. Area)

**Non-Residential – 300,000 sf** (86% of Proj. Area)

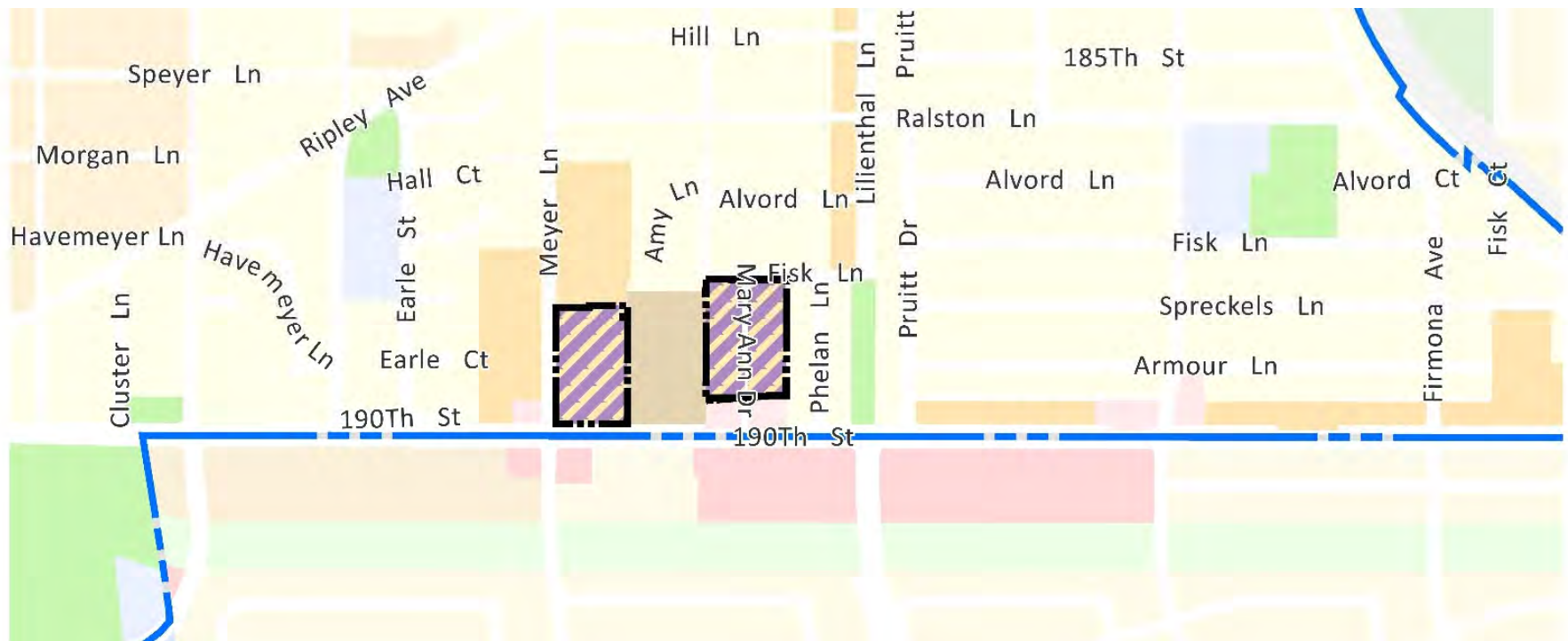


# **OVERVIEW OF FOCUS AREAS:**

## ***Recommended Land Use Changes***



# 190<sup>th</sup> Overlay Area



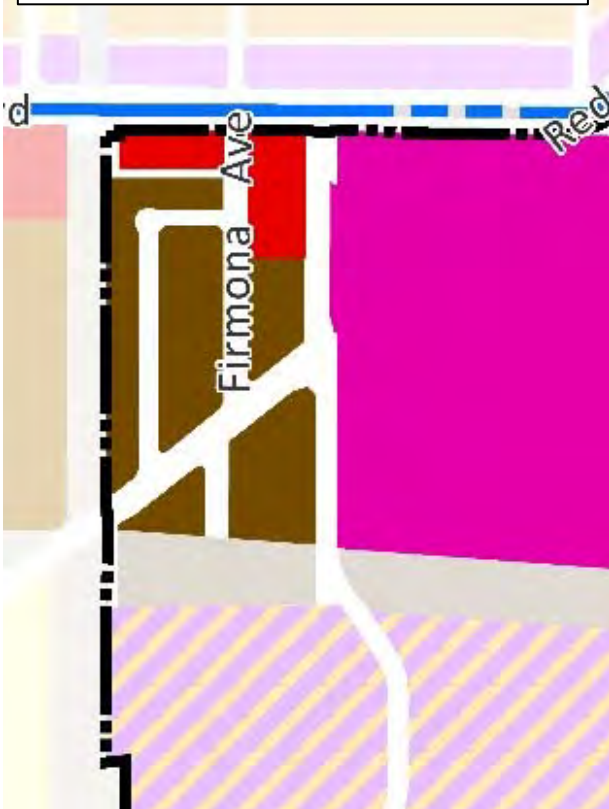
- Residential Overlay on Industrial Areas along 190<sup>th</sup> Street

# Kingsdale

## New information since community workshop

### RECOMMENDED LUP

Current GPAC recommendation – Commercial along Artesia with RH south (30 DU/AC)



### BACKSTORY

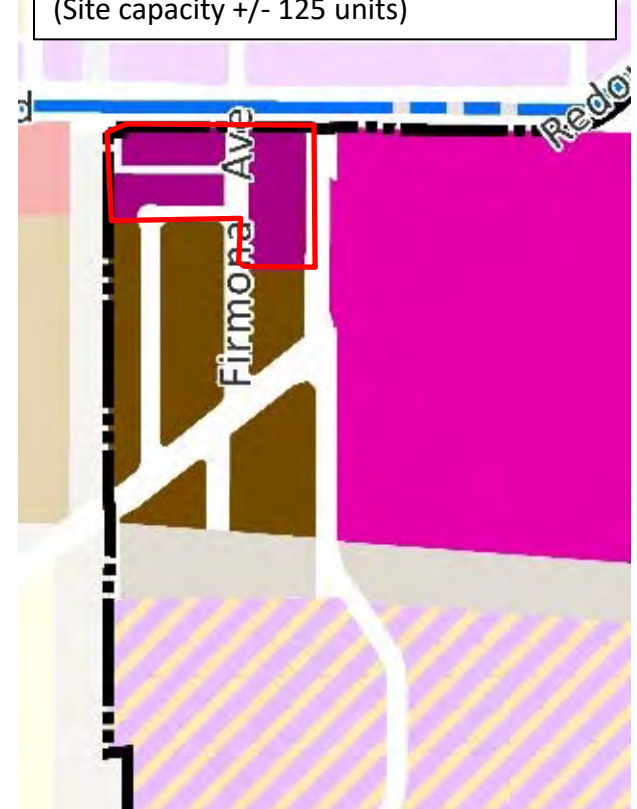
- GPAC originally recommended up to 60 DU/AC if site could qualify as “Affordable” with HCD
- HCD noted it would not qualify this cycle due to required lot consolidation
- To count: City would need to show properties were in process of consolidation
- As a result, Recommended LUP shows parcels at 30 du/ac

### SINCE THE WORKSHOP

Property owner for 2.75 acres of this area contacted City confirming acquisition of several parcels proposes MU with 60 du/ac

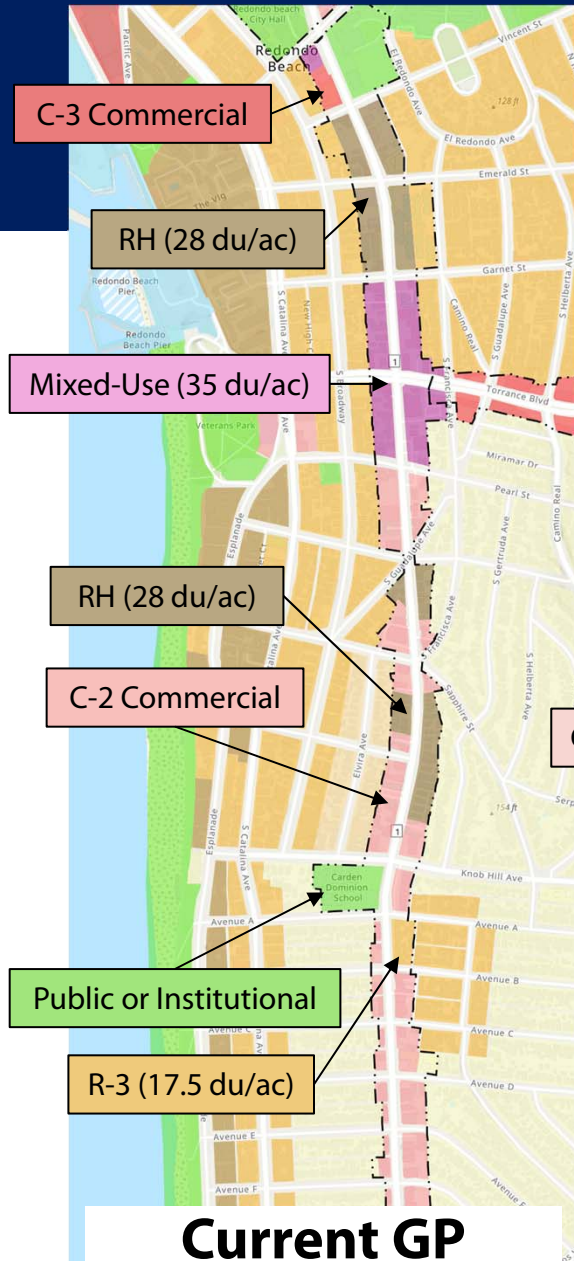
### LOT CONSOLIDATION

Property owner for area outlined below has already consolidated lots & proposes MU with 60 DU/AC. (Site capacity +/- 125 units)

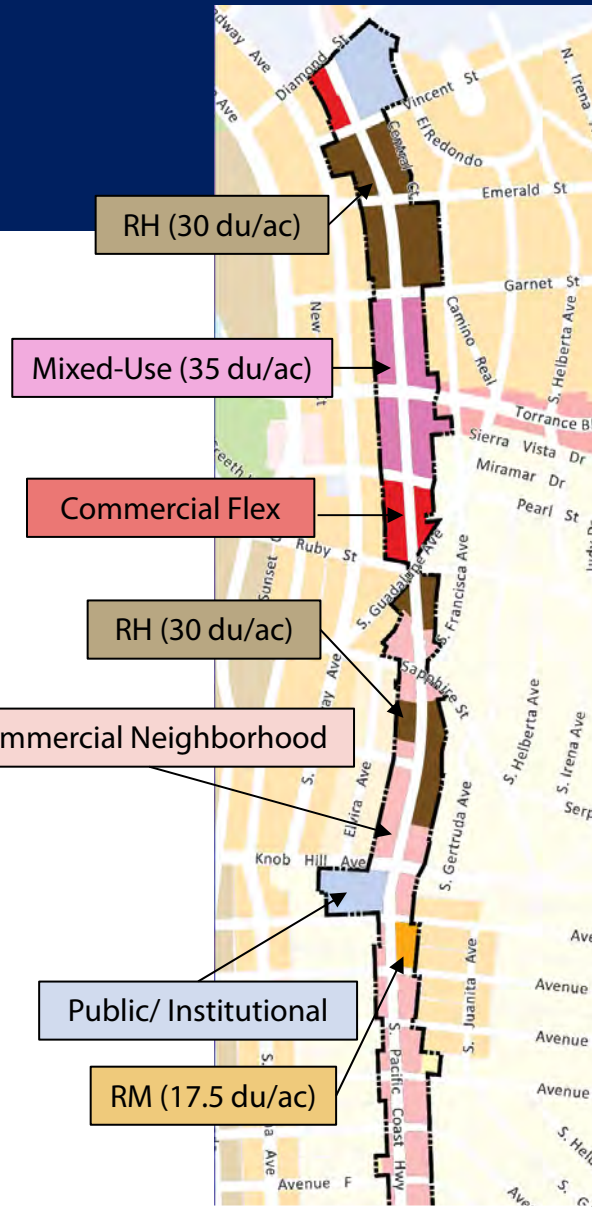




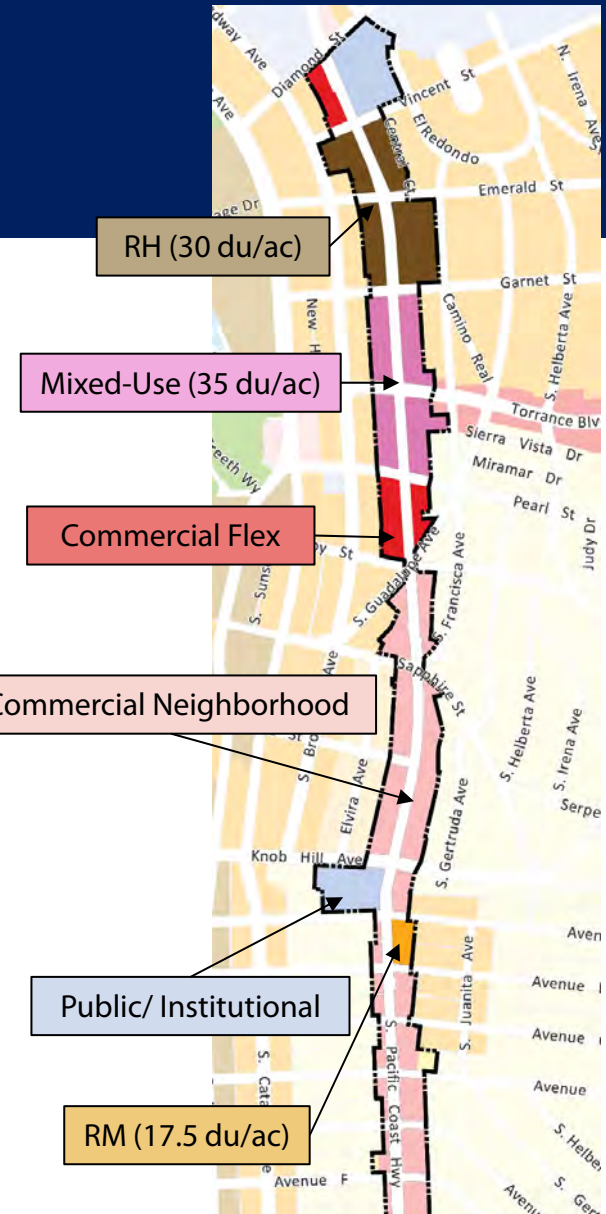
# PCH Central South of Ruby



**Current GP**  
**162 units (VL + L)**



**Opt. A – Keep RH**  
**200 units (VL + L)**



**Opt. B – Change to CN**  
**200 units (VL + L)**

# Tech District Residential Overlay: Compatibility with Northrop

- **To avoid conflicts** with the operations/security of Northrup Grumman resulting from the addition of residential into adjacent area, **would be addressed by:**
  - Future General Plan policy development
  - Zoning consistency requirements
  - Consultation with Northrup Grumman to define development standards such as:
    - Buffers
    - Identifying specific areas within the “Tech District” that are be most compatible for new residential uses

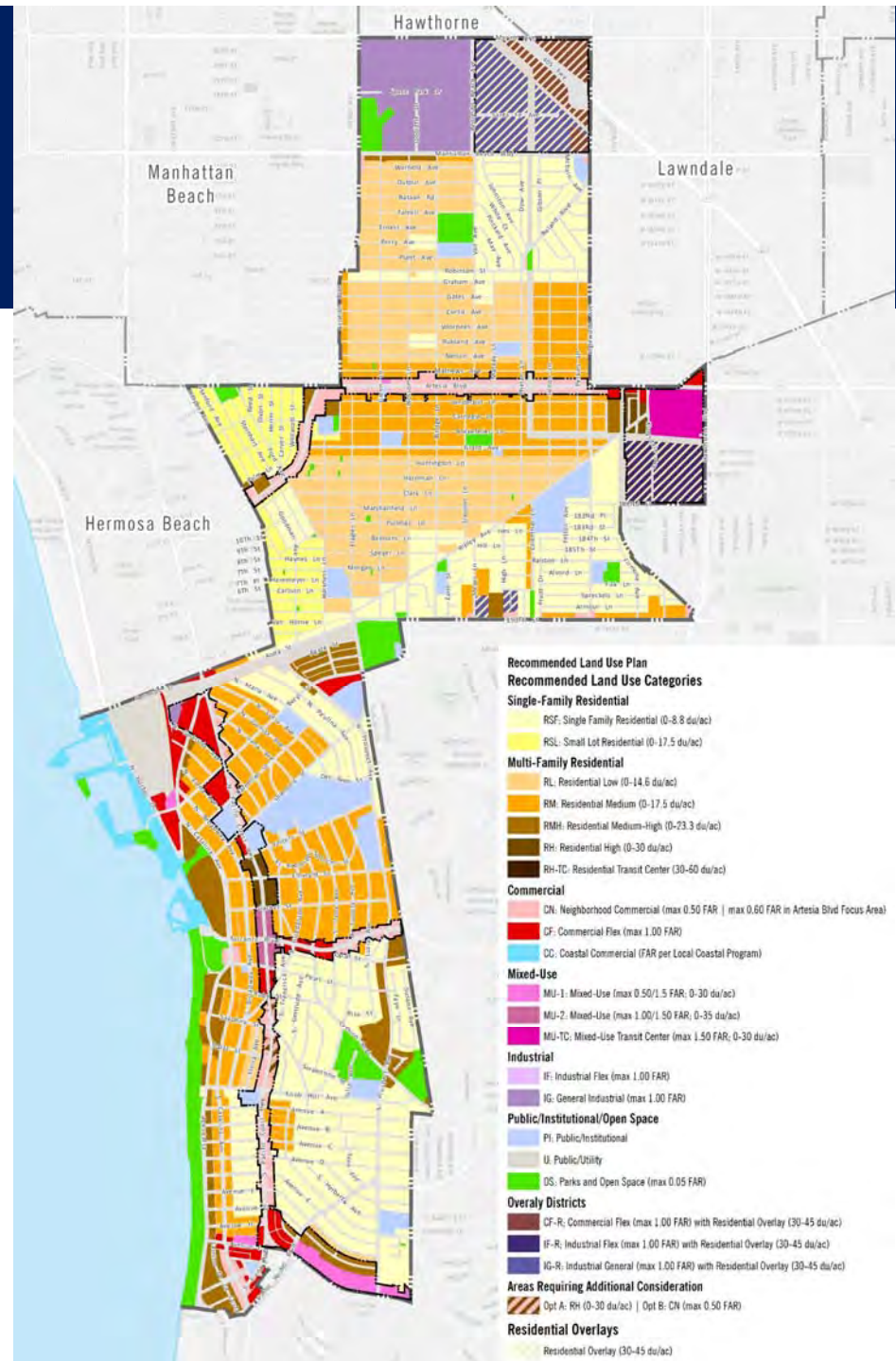
# Recommended Land Use Plan

Total Residential:

**34,508 units**

Total Non-Residential  
(commercial and  
industrial):

**15,028,696 sq. ft**





# Recommended Land Use Plan

## DIFFERENCE FROM CURRENT GP

Residential:

**2,004 units**

Total Non-Residential  
(commercial and industrial):

**20,442 sq. ft**

| Recommended Land Use Plan (Rec. LUP)<br>Projected Buildout <sup>6</sup> |                            |                    |                               |  |                                    |
|---|----------------------------|--------------------|-------------------------------|--|------------------------------------|
| Recommended Land Use Category   | Acres                      |                    | Housing                       |  | Non-Residential                    |
|   | Outside of<br>Res. Overlay | In<br>Res. Overlay | Future Dwelling<br>Units (DU) | Future Accessory<br>Dwelling Units<br>(ADUs) | Future Bldg<br>sq. ft <sup>1</sup> |
| <b>Single-Family Residential</b>  |                            |                    |                               |  |                                    |
| RSF: Single Family Residential  | 746.5                      | -                  | 5,113                         | 514  | 203,597                            |
| RSL: Small Lot Residential  | 121.7                      | -                  | 1,887                         | -  | 1,373                              |
| <b>Multi-Family Residential</b>   |                            |                    |                               |  |                                    |
| RL: Residential Low   | 472.3                      | -                  | 6,244                         | 127  | 36,791                             |
| RM: Residential Medium <sup>2</sup>                                     | 540.1                      | -                  | 10,935                        | 97   | 317,819                            |
| RMH: Residential Medium High  | 146.0                      | -                  | 5,896                         | 7  | 25,957                             |
| RH: Residential High <sup>2,4</sup>                                     | 17.0                       | -                  | 563                           | -  | 38,916                             |
| <b>Commercial</b>   |                            |                    |                               |  |                                    |
| CN: Neighborhood Commercial <sup>4</sup>                                | 87.4                       | -                  | 140                           | -  | 1,997,320                          |
| CF: Com Flex / CF-R: Com. Flex with Res. Overlay <sup>5</sup>           | 76.2                       | 35.9               | 450                           | -  | 3,544,398                          |
| CC: Coastal Commercial  | 55.6                       | -                  | 229                           | -  | 256,639                            |
| <b>Mixed Use</b>  |                            |                    |                               |  |                                    |
| MU-1: Mixed-Use Low   | 24.4                       | -                  | 565                           | -  | 657,159                            |
| MU-2: Mixed-Use Medium Low  | 9.1                        | -                  | 296                           | -  | 216,116                            |
| MU-TC: Mixed-Use Transit Center   | 29.8                       | -                  | 300                           | -  | 1,293,144                          |
| <b>Industrial</b>   |                            |                    |                               |  |                                    |
| IF: Ind. Flex / IF-R: Ind. Flex with Res. Overlay <sup>5</sup>          | -                          | 52.9               | 400                           | -  | 1,338,092                          |
| IG: Ind. General / IG-R: Ind. General with Res. Overlay <sup>5</sup>    | 131.2                      | 87.8               | 650                           | -  | 4,876,149                          |
| <b>Public / Open Space</b>  |                            |                    |                               |  |                                    |
| PI: Public/Institutional <sup>2</sup>                                   | 160.1                      | -                  | 96.0                          | -  | 12,650.0                           |
| U: Public/Utility <sup>1</sup>  | 98.1                       | -                  | -                             | -  | 212,577.0                          |
| OS: Parks and Open Space <sup>1</sup>                                   | 190.1                      | -                  | -                             | -  | -                                  |
| ROW: Right-of-Way   | 885.8                      | -                  | -                             | -  | -                                  |
| <b>Grand Total</b>  |                            |                    |                               |  |                                    |
|   | 3,796.4                    | 176.6              | 33,763                        | 745  | 15,028,696                         |
|   | 3,973                      |                    | 34,508                        |  |                                    |

# Planning Commission Recommendations

***General Statement: The Planning Commission would liked to have balanced the distribution of units citywide but recognize there was limited time to discuss in one meeting. The following options are provided by the Planning Commission to the City Council to consider in your deliberations:***

- Reduce the 20% buffer to 10% (6-1 in favor)
- Consider mixed use with 30 du/acre for up to 50% of the AES site to offset some of the overlay alternatives previously recommended (5-2 in favor)
- Change north Kingsdale lot consolidation area as residential 45 du/acre (5-2 in favor)
- Change Kingsdale area south of the lot consolidation area to remain as existing residential land use (5-2 in favor)
- Change southeast corner at intersection of Artesia and Aviation north of Carnegie considered for mixed use at 30 du/acre (7-0 in favor)
- Consider southern location of the Galleria south overlay and be more targeted on which areas to be used for just housing (approximately 300 units) (5-2 in favor)

# Planning Commission Recommendations

- Consider PCH North industrial and commercial flex zones residential overlay with 30 du/acre (4-3 in favor)
- Consider Option B at PCH Central, except replace mixed use at PCH and Torrance with commercial flex (4-3 in favor)
- Investigate description change of the recommended land use category P-I as far as including RCFE and removing the FAR of 1.25 from the definition (7-0 in favor)
- Consider the area east of Aviation Park and Aviation Track for mixed use (4-2-1 (Ung abstain) in favor)
- Look at increasing FAR between MBB and Marine Avenue east of Aviation to maximize commercial and industrial use, targeting more of a campus use (6-0-1 (Ung abstain) in favor)
- Consider North Tech District overlay be reduced to only include any additional units needed and limit it to only the portion east and north of the railroad and SCE right of ways of the overlay (5-2 in favor)
- Investigate sites in the City that may have been downzoned previously and have significant multifamily units that may count toward RHNA if zoning were increased (7-0 in favor)

# Distribution by Zip Code

|   | Portions of 90277 in Redondo Beach | 90278 (entire zip code is in Redondo Beach) |
|---|------------------------------------|---|
| Total Acres<br>(including ROW)  | Approx. 1,739 ac (44%)             | Approx. 2,234 ac (56%)                      |
| Existing DU   | 14,140 du (47%)                    | 16,194 (53%)                                |
| Existing Density<br>(Total DU in Zip / Total Acres in Zip)                  | 8.1 du/ac                          | 7.3 du/ac                                   |
| Remaining Growth Capacity<br>in Existing Neighborhoods<br>(R-2 & R-3 zones) | Approx. 210 du (27%)               | Approx. 578 du (73%)                        |



# NEXT STEPS

# Timeline of Remaining Tasks

## 2017-2018

### Setting the Framework

#### GETTING SMART

- Review data & base mapping
- Review existing goals & policies
- Market study & economic trends
- Urban form analysis

#### DEVELOP GENERAL PLAN GUIDING PRINCIPLES & VISION

- Community input: GPAC & community survey

#### Guiding Principles & Vision

#### LAND USE PLANNING

- Existing land use validation
- Land use options for focus areas

**LOCAL HAZARD MITIGATION PLAN (complete)**

## 2019-2021

### GP & EIR Preparation

#### LAND USE PLANNING

- Explore land use alternatives
- Prepare land use plan
- Statistical assumptions & buildout
- Community land use & policy workshop

#### Preferred Land Use Plan

#### DRAFT GENERAL PLAN & EIR

- General Plan preparation: element and policy writing
  - Land Use
  - Parks, Recreation, and Open Space
  - Noise and Safety
- EIR initiation and technical studies

#### DRAFT HOUSING ELEMENT

#### Draft General Plan Elements & Initiate EIR

## 2021-2022

### Adoption & Implementation

#### IMPLEMENTATION PLAN AND FINALIZE GENERAL PLAN

- Implementation Plan
- Zoning consistency

#### FINALIZE EIR

- Environmental analysis
- Public review
- Response to comments
- Mitigation monitoring / findings

#### Hearing Draft GP & Final EIR

#### CITY ADOPTS GP (BALLOT MEASURE) CERTIFY EIR COASTAL COMMISSION

#### POST ADOPTION IMPLEMENTATION

- Prioritize actions/departments responsible
- Obtain funding

# Future GPAC Meetings

## Five Remaining Meetings:

Policy Review for:

- Land Use Element
- Open Space Element
- Safety Element
- Review of the consolidated plan (all elements compiled into a draft)

*Anticipated to be held Summer/Fall 2021*

Please visit the project website: [www.redondo.org/PLANredondo](http://www.redondo.org/PLANredondo)



# Next Steps

*Upcoming City Council Meetings to  
Discuss the Recommended Land Use Plan*

**May 4, 2021**

**May 11, 2021**

**May 18, 2021 (if needed)**

**6:00 P.M.**

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