



Community Development Department
Planning Division

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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETING

To: State Clearinghouse, Responsible Agencies, and Interested Individuals

From: City of Redondo Beach, Community Development Department
415 Diamond Street
Redondo Beach, California 90277

Date: June 1, 2023

Subject: Notice of Preparation of a Draft Environmental Impact Report,
Notice of Public Review Period, and Notice of Public Scoping Meeting

Project: Redondo Beach General Plan, Zoning Code Update and Local Coastal Program
Amendment

Lead Agency: City of Redondo Beach

Scoping Meeting: The Scoping Meeting will be held on **June 8, 2023**, from **6:00 PM to 8:00 PM** at
**Redondo Beach Main Library, Second Floor Conference Room, 303 N. Pacific
Coast Highway, Redondo Beach, CA 90277.**

PROJECT SUMMARY: California state law requires each city and county to adopt a comprehensive, long-term general plan (Govt. Code § 65300). The City's General Plan represents the community's vision of its future: it also serves as the blueprint guiding the city. The City will use the goals and policies of the General Plan as a basis from which to make their land use, housing, mobility, infrastructure (Capital Improvements), and open space and parks decisions. Redondo Beach has selected the year 2050 as its planning horizon.

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 Charter, Article XXVII, Area of Major Changes in Allowable Land Use.

NOTICE OF PREPARATION: Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Redondo Beach (City) is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the Redondo Beach General Plan, Zoning Code Update and Local Coastal Program Amendment (LCPA) for the project described below. In compliance with Section 15082 of the CEQA Guidelines, the City of Redondo Beach is sending this Notice of Preparation (NOP) to responsible agencies, interested parties, and trustee agencies that may be affected by the project.

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 Verdes Peninsula; and to the west by the Pacific Ocean. A regional location map depicting Redondo Beach and neighboring cities is on Figure 1. 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 on Figure 1, *Project Area*, the City of Redondo Beach is developed with a variety of land uses, such as established residential neighborhoods, commercial corridors, industrial complexes, public facilities, and parks.

PROJECT DESCRIPTION: Below is a summary of the elements that have been revised as part of the updated General Plan —Land Use, Open Space and Conservation, Noise, and Safety elements. These will be accompanied by associated revisions to the Zoning Code and Local Coastal Program. Updates to the General Plan Land Use element will also be analyzed pursuant to the City Charter, Article XXVII, Area of Major Changes in Allowable Land Use.

For more information on each element, please visit the City's website: www.redondo.org/depts/community_development/planredondo/default.asp.

LAND USE ELEMENT: The Land Use element describes policy direction and criteria for development, including building intensity and population density. Land use designations are used to depict the general distribution, location, and extent of public and private uses of land. The key components of this element are the policy framework, that is, 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 plan and designations; the special policy areas discussions; buildout assumptions and the implementation actions.

The Land Use element ensures the provision of a range of land uses to support the community's vision of diverse housing options and a vibrant economy and provides direction on how land uses should relate to one another to safeguard safety and compatibility.

LAND USE DESIGNATIONS AND PLAN: 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. The land use designations establish the types and intensity of land uses. In this context, intensity can refer to dwelling units per acre, land coverage, floor area ratio, or some combination of development metric, as shown in Table 1. The land use plan displays the pattern, distribution, and intensity of land use designations across the entire city, down to the parcel level. Table 1 outlines the definitions of each of the existing and proposed designations. Figure 2 shows the fundamental pattern of existing land uses, Figure 3 shows the current General Plan land uses, and Figure 4 depicts proposed General Plan land uses.

Table 1: Current and Proposed Land Use Designations

Land Use Designation	Current Maximum Density/Intensity	Proposed Maximum Density/Intensity	Description
Residential*			
R-1	Up to and including 8.8 du/ac	Up to and including 8.8 du/ac	Single-family residential uses.
R-1-A	Up to and including 17.5 du/ac	Up to and including 17.5 du/ac	Single-family residential uses.

Table 1: Current and Proposed Land Use Designations

Land Use Designation	Current Maximum Density/Intensity	Proposed Maximum Density/Intensity	Description
R-2	Up to and including 14.6 du/ac	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	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	Up to and including 23.3 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments.
RH	Up to and including 28 du/ac	Min. 20 du/ac Max. 30 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50, minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre, density may increase consistent with state law for affordable units.

* 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.

Commercial			
Neighborhood Commercial (CN)	--	Max. FAR 0.50 Max FAR 1.50 for Artesia and Aviation Boulevard Special Policy Areas	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 and Aviation Boulevard Special Policy Areas, where the Maximum FAR is 1.50). *Conditionally permitted subject to zoning code.
Coastal Commercial (CC)	Per Redondo Beach Pier Master Plan and Local Coastal Program (LCP)	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	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	FAR 0.50	Same uses as C-1 and movie theaters, and overnight accommodations; except Riviera Village where no "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	FAR 0.70	Same uses as C-2.
C-4	FAR 1.00	FAR 1.00	Same uses as C-2.

Table 1: Current and Proposed Land Use Designations

Land Use Designation	Current Maximum Density/Intensity	Proposed 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. 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).
Mixed-Use			
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.
Mixed-Use Low (MU-1)	a. All uses permitted in C-2, except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 square feet. Floor: area ratio 0.5. b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated. Floor area ratio: 1.5; provided that all density exceeding 0.7 is developed for residential units to a maximum density of 35 units per net acre. c. Single-family residential, duplexes, townhomes, condominiums, apartments. 35 units per net acre; minimum	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 stand-alone 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.

Table 1: Current and Proposed Land Use Designations

Land Use Designation	Current Maximum Density/Intensity	Proposed Maximum Density/Intensity	Description
	development site is the entire block face.		
Mixed-Use Medium Low (MU-2)	a. All uses permitted in C-2, except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 square feet. Floor area ratio: 0.7. b. Residential units. 35 units per net acre. c. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated. Floor area ratio: 1.5; provided that all density exceeding 0.7 is developed for residential units to a maximum density of 35 units per net acre.	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.	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.
Mixed-Use (MU-3)	a. All uses permitted in C-2, except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 square feet. Floor area ratio: 1.0. b. Residential units on the second floor and higher; provided that impacts are mitigated. Floor area ratio: 1.5; provided that all density exceeding 0.7 is developed for residential units and densities exceeding 35 units per net acre are developed as affordable units.	--	Current mixed-use designations MU-1 and MU-2 were combined into proposed designation Mixed Use Low (MU-1). Current mixed-use designation MU-3 has been re-numbered in the proposed plan to MU-2. The proposed plan does not include an MU-3 designation.
Industrial			
I-1	FAR 0.7	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.

Table 1: Current and Proposed Land Use Designations

Land Use Designation	Current Maximum Density/Intensity	Proposed Maximum Density/Intensity	Description
I-2	FAR 1.00	FAR 1.00	Same uses as I-1.
I-3	FAR 0.7	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.
Public/Institutional/Open Space			
Public (P)	N/A	--	Governmental administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses.
Overlays (PD)	N/A	--	Offices shall be located at the rear or above the first floor of structures whose ground floor is occupied by pedestrian-oriented uses (e.g., retail sales and restaurants).
Public/Institutional (PI)	--	Max. FAR 0.75 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 Subject to Planning Commission Design Review	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. Maximum FAR 0.75/1.25 (subject to Planning Commission Design Review).
Public/Utility (U)	--	Max. FAR 0.10	Provides for utility uses including easements with public access for recreation and parking. Maximum FAR 0.10.
Parks and Open Space (OS)	--	Max. FAR 0.20	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. Maximum FAR 0.20.
Residential Overlay (-R) North Tech Kingsdale South Bay Marketplace	--	Min. 20 du/ac Max. 55 du/ac	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. 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

Table 1: Current and Proposed Land Use Designations

Land Use Designation	Current Maximum Density/Intensity	Proposed Maximum Density/Intensity	Description
South of Transit Center 190th Street FedEx			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. The North Tech District, and the areas south of the transit center and Galleria are all in close proximity to existing or future Metro stations, which provide access to existing or planned transportation alternatives. 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. 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. Residential uses in the overlay area may be stand-alone projects, horizontal mixed use, or vertical mixed use. Residential projects must have a minimum density of 20 dwelling units per acre, and a maximum density of 55 dwelling units per acre.

BUILDOUT: Table 2 reflects the anticipated amount of development anticipated by the 2050 planning horizon of the proposed General Plan. For purposes of the EIR, Table 2 is assumed to be the potential for housing units, nonresidential building square footage, and jobs that is likely to be generated consistent with the proposed Land Use Plan. (see Figure 4). Table 2 does not represent full buildout where every parcel would be developed to its maximum capability, but an informed projection of development potential by 2050.

Table 2 Existing and Proposed Land Use Summary

Scenario	Acres	Number of Housing Units	Total Population	Nonresidential Square Feet	Employment (Number of Jobs)
Existing Conditions	3,973	30,431 ¹	70,311 ²	11,826,277 ³	28,638
Proposed General Plan (2050)	3,973	35,387 ¹	81,231 ²	17,508,276 ³	36,627
Potential Growth	--	4,956	10,920	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).

SPECIAL POLICY AREAS: The Land Use element has identified seven areas of the city that warrant special policy direction due to the role they play in the city, 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. Table 3 describes the special policy areas, which will be further discussed in the EIR.

Table 3 Special Policy Area

Special Policy Area	Policy Direction
North Redondo Tech District (SPA-1)	A thriving jobs center of innovation that has regional transit connectivity.
Artesia Boulevard (SPA-2)	An active and revitalized corridor that serves as the “main street” of North Redondo through the thoughtful implementation of placemaking, mobility, parking, land use, and economic development strategies.
Aviation Boulevard (SPA-3)	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.
Galleria (SPA-4)	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.
North PCH (SPA-5a) Central PCH (SPA-5b) Torrance Boulevard (SPA-5c)	Corridors that are neighborhood serving and provide visual gateways, connectivity, and access into the city.
South PCH (SPA-6)	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.
Riviera Village (SP-7)	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.

OPEN SPACE AND CONSERVATION ELEMENT: The Open Space and Conservation Element serves as both the open space and conservation elements required by the California Government Code. The combined Open Space and Conservation element sets goals for Redondo Beach parks, public spaces, recreational facilities and programs, community events, and the conservation of natural resources. New General Plan policies aim to expand the types, locations, and amount of parks, open spaces, and public spaces available for use throughout the city, ensure that facilities meet the needs of residents of all ages and abilities, promote revitalization of the harbor, preserve and protect public viewpoints, and protect and expand the City’s natural resources, to support the City’s guiding principle of ensuring a high quality of life, both in areas of future change and established Redondo Beach neighborhoods.

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’s residents, businesses, visitors, and services. The Safety element is divided into six sections that address required and supplementary issues, as identified in California Government Code Section 65302(g). The six sections are: emergency preparedness, response, and recovery; geologic and seismic hazards; flooding and sea level rise; hazardous materials; fire hazards; and additional climate change hazards. The safety element includes ten primary goals, with associated policies, that aim to minimize the effects of these hazards and will be examined in the EIR.

NOISE ELEMENT: The Noise element identifies and assesses the community's existing noise environment and provides updated guidance to proactively reduce noise and land use compatibility problems according to projected 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 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.

ZONING CODE UPDATES: Updates to the zoning code will include modifications for consistency with the proposed General Plan, recently adopted Housing Element, and in the context of State laws such as Senate Bills 35 and 330. Revisions to the zoning code will address topics such as emergency shelters and how they are permitted, parking requirements for emergency shelters, amendments to density bonus provisions, amendments to zoning districts to clarify additional areas and new provisions related to supportive housing, Low Barrier Navigation Centers, single room occupancy (SRO) units, and employee housing (where permitted and the level of review required). New zoning requirements for areas designated with "Residential Overlays" shall also be prepared, along with revisions to the zoning code definitions (mainly to reflect changes to floor-area ratio) and more prescriptive direction for kennel uses (where permitted to make compatible with General Plan Land Use Designation definition).

Revisions to the Harbor/Civic Center Specific Plan (HCCSP) will also be prepared to reflect new land use designations and densities specified by the General Plan, although they will not require zoning code amendments because the HCCSP was adopted by resolution.

LOCAL COASTAL PROGRAM: Updates to the Local Coastal Program will include revisions to the Coastal Land Use Plan Map (to reflect changes to designation names for the beachfront properties and others) and edits to the Implementing Plan.

ARTICLE XXVII OF THE CITY CHARTER: In addition to the analysis required of all California cities under General Plan Law and CEQA, the City of Redondo Beach adopted Article XXVII with the passage of Measure DD in 2008. Article XXVII calls for a public vote whenever a major change in allowable land use is proposed.

Article XXVII requires that the areas of major changes in allowable land uses under the proposed General Plan be studied relative to both the as-built conditions and the current General Plan. Therefore, the EIR will analyze Article XXVII Buildout (maximum) relative to existing conditions and the maximum buildout potential under the current General Plan land use designations and zoning for areas of major changes in allowable uses.

POTENTIAL ENVIRONMENTAL EFFECTS: The EIR will analyze the following environmental topics in comprehensive detail:

- | | |
|-----------------------------------|---------------------------------|
| ✓ Aesthetics | ✓ Land Use and Planning |
| ✓ Air Quality | ✓ Noise |
| ✓ Biological Resources | ✓ Population and Housing |
| ✓ Cultural Resources | ✓ Public Services |
| ✓ Energy | ✓ Recreation |
| ✓ Geology and Soils | ✓ Transportation |
| ✓ Greenhouse Gas Emissions | ✓ Utilities and Service Systems |
| ✓ Hazards and Hazardous Materials | ✓ Tribal Cultural Resources |
| ✓ Hydrology and Water Quality | |

The city is fully urbanized and, as noted in the California Department of Conservation Farmland Mapping and Monitoring Program, has no agricultural land. Similarly, the Timberland Conservation and Fire Resiliency Program does not show any timberland in the city. The city is not in any governmental databases monitoring mineral resources, including the Active Mines and Mineral Plants Database and the Mineral Resources Data System. The CAL FIRE Fire Hazard Severity Zone Map indicates that there are no fire hazard zones in or near the city. Therefore, agriculture and forestry resources, mineral resources, and wildfire will not be discussed in the EIR.

PUBLIC REVIEW PERIOD: Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. The NOP is available for a 30-day public review period beginning **June 1, 2023**, and ending **June 30, 2023**.

RESPONSES AND COMMENTS: The City will accept written comments only during the public review period. Please indicate a contact person for your agency or organization and send your written comments to:

City of Redondo Beach
Sean Scully, Planning Manager
Community Development Department
415 Diamond Street
Redondo Beach, California 90277
Email: GeneralPlanEIR@redondo.org

SCOPING MEETING: As a part of the NOP process, the City will conduct a public Scoping Meeting to present the proposed project and environmental process and to receive public comments and suggestions regarding the proposed project. The Scoping Meeting will be held on **June 8, 2023**, from **6:00 PM to 8:00 PM** at **Redondo Beach Main Library, Second Floor Conference Room, 303 N. Pacific Coast Highway, Redondo Beach, CA 90277**.

Figure 1 - Project Area Map



— City of Redondo Beach

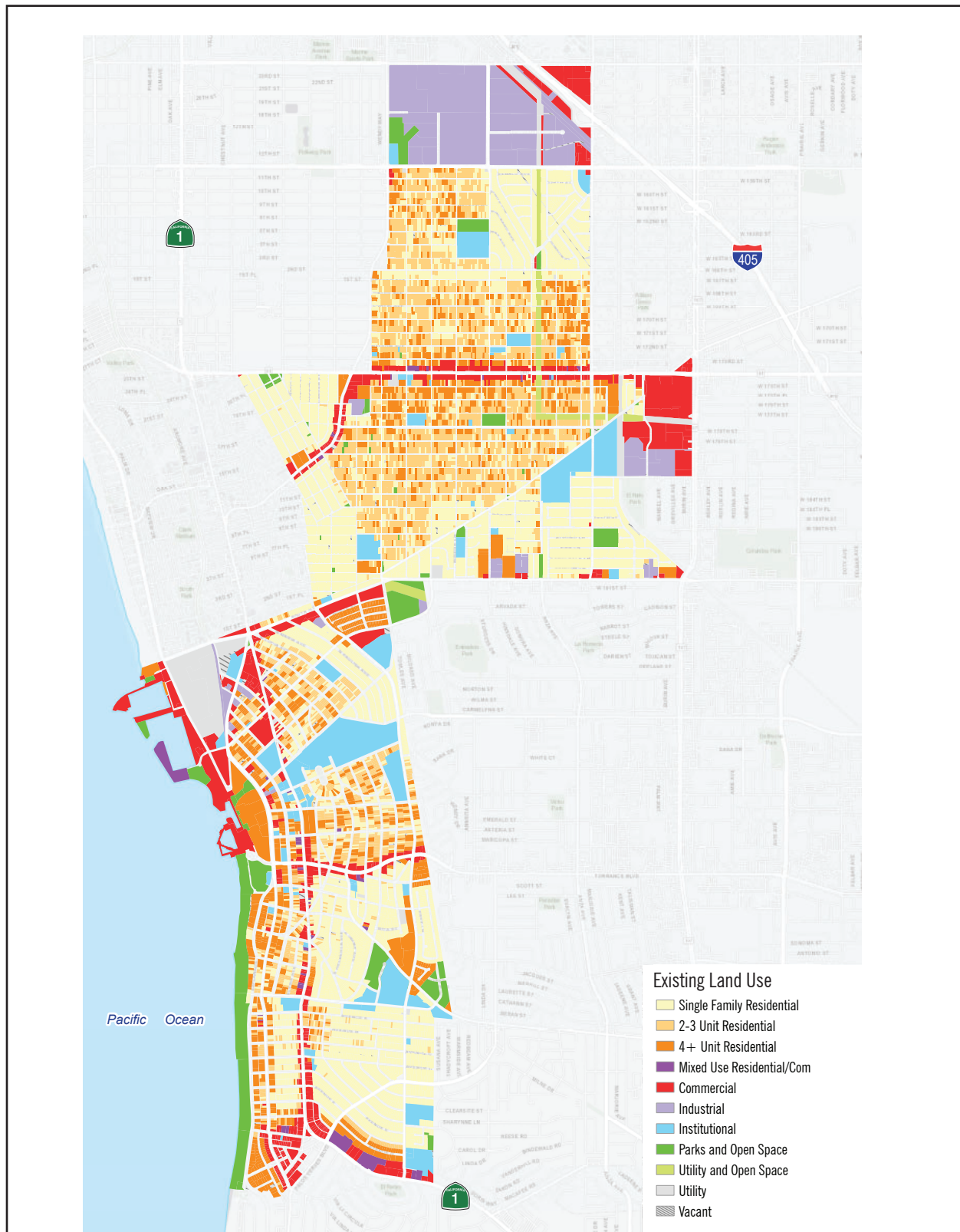
Note: The City boundary extends 3 miles into the Pacific Ocean, which is not shown on this exhibit.

Source: City of Redondo Beach, 2023.

0 4,000
Scale (Miles)

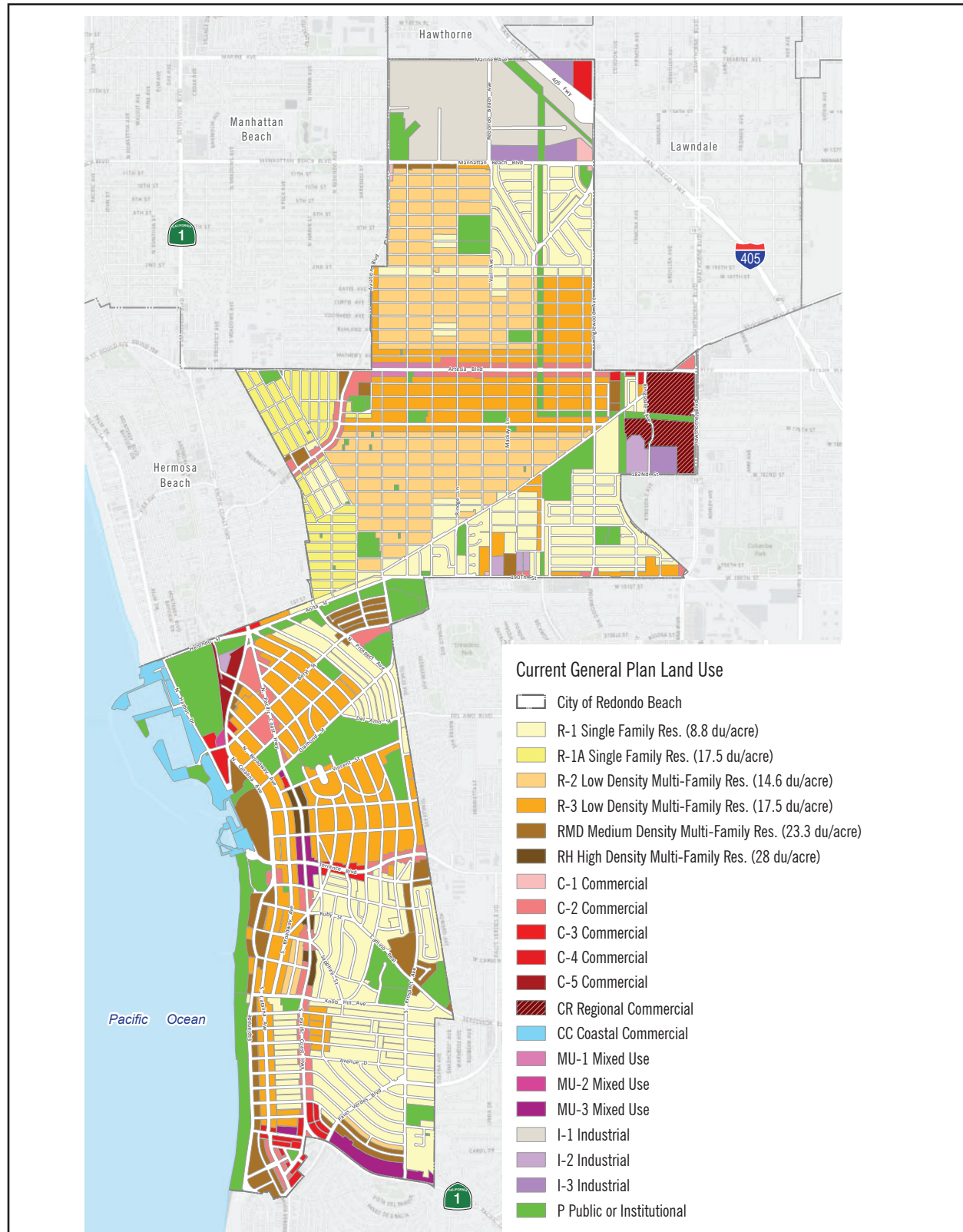


Figure 2 - Existing Land Uses



Source: City of Redondo Beach and PlaceWorks, 2023.

Figure 3 - Current Land Use Plan

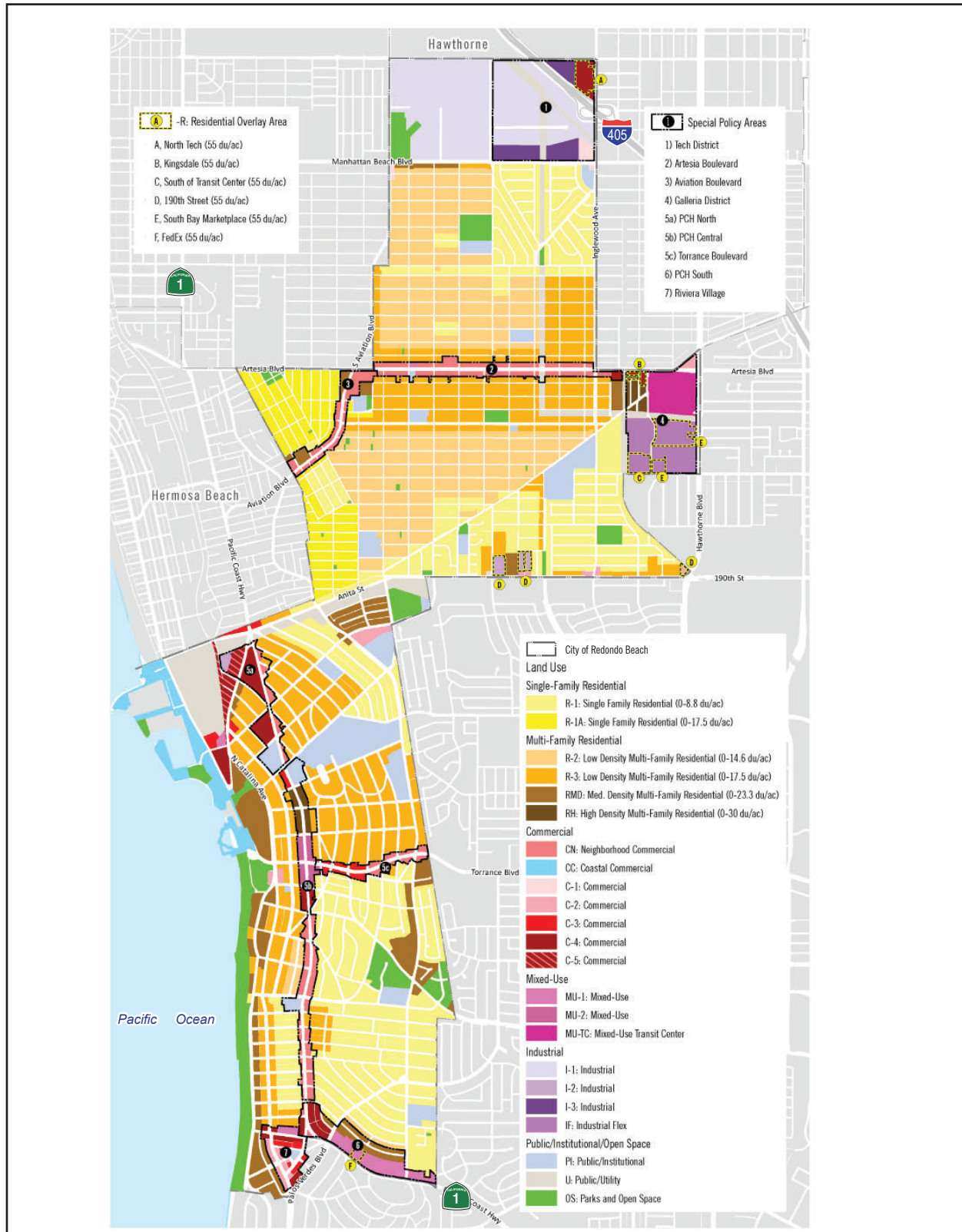


Source: City of Redondo Beach, 2023.

0 3,750
Scale (Feet)



Figure 4 - Proposed Land Use Plan



0 3,750
Scale (Feet)



Source: City of Redondo Beach and PlaceWorks, 2023.

PlaceWorks