

**Report on Phase I: Visioning
of the
Visioning and Consensus Building Workshops
for the
“Heart of the City”**



Presented to
**The Redondo Beach Planning
Commission**
December 18, 2003

Presented by
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USC Center for Economic Development

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Executive Summary

The goal of Phase I was to develop 2-3 Land Use Alternatives for the former “Heart of the City” Specific Plan area. That goal was successfully achieved resulting in the following three plans in alphabetical order:



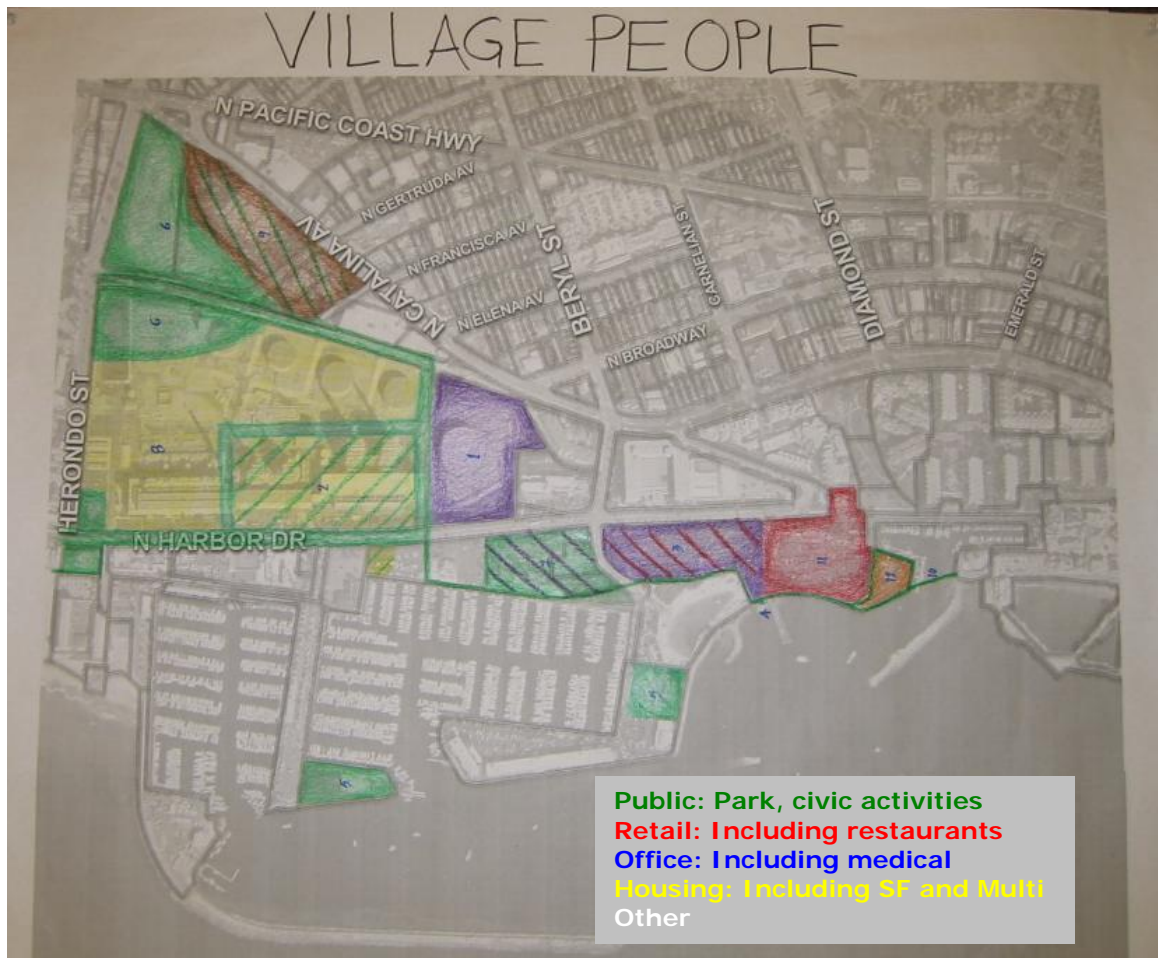
The visionaries of Heart Park see the opportunity of a generation to provide a coastal oasis that promotes health and relaxation. We envision a legacy where people will gather within the city without feeling closed in by the city.

REPORT ON PHASE I: VISIONING



The MUD Plan will provide a balanced mix of open space, housing and commercial development optimizing amenities to the community to be economically self-supporting.

REPORT ON PHASE I: VISIONING



The Vision of the Village People is to balance the cost, benefits, and fiscal impact to taxpayers and amenities in order to give Redondo a historic harbor village downtown.

Task I: Facilitate consensus-building process of defining the community vision for the “Heart of the City” study area

- **Define community vision**
- **Identify issues, ideas, and opportunities**

In preparation for the visioning and consensus-building meetings the facilitation team reviewed information related to the former Heart of the City Specific Plan and conducted outreach and interviews with community members to identify issues related to future development of the study area.

Outreach

Flyers were prepared with a schedule and location of the workshops. These flyers were posted in the public libraries and handed out at grocery stores and the Annual Redondo Beach Lobster Fest. They were also inserted into copies of the Beach Reporter that were delivered to residents of Redondo Beach in September. In addition an ad was placed in the Beach Reporter the week preceding each meeting.

During the month of September, questionnaires were handed out with the flyers by the facilitation team asking the following two questions:

- What aspects of the Heart of the City Specific Plan were unacceptable to you, if any?
- What must be in the new plan for you to be satisfied?

On September 19, 2003 between 50 and 60 residents and stakeholders in the project area were interviewed to provide the facilitation team with an understanding of the issues, ideas, and opportunities for the project area. Each person had 10 minutes to discuss the aspects of the original plan that were unacceptable and what they'd like to see instead.

Meeting #1: Where Are We Now? September 29th and 30th

On September 29th and 30th the first two consensus-building community workshops were held, one in North Redondo at the Redondo Beach Performing Arts Center and one in South Redondo at the Redondo Beach Main Library. The purpose of the facilitated process was presented.

The Purpose is to develop broad-based consensus around a collective vision for the former “Heart of the City” Specific Plan Area

Consensus, consensus-building, and the meeting process were presented and discussed. Information on the purpose and makeup of a specific plan and the intended outcome of the process was presented followed by the findings from the community interviews and research.

During these presentations several questions were raised about the process. One of the questions raised at the meeting was whether the people present at the meeting could be considered representative of the community. Participants were asked what parts of the community they

REPORT ON PHASE I: VISIONING

represented and then a list was made of those participant groups that were deemed missing (see Table 1).

Table 1: Not Here 9/29, Need for Outreach
• Bikers/ Cyclists
• School Board
• Teacher's union
• Classified staff union
• Chamber of Commerce
• Parks & Recreation department (David Bacon)
• Public services <ul style="list-style-type: none">• Police and Fire department
• Residents of Senior centers

The participants were also asked how they learned about the meeting; the results are listed in Table 2.

Table 2: How Participants on 9/29 Found Out About the Meeting
• City council meetings – 6
• Article in paper – 7
• Email/ word of mouth – 18
• Website – 3
• Letter from Chris Cagle - 11
• Letter from Mark Hanson - 8

Suggestions were made on outreach methods to increase participation (See Table 3).

Table 3: 9/30 Suggestions for Informing Residents
• Letters to residents
• Meetings on weekends/different times
• Email notification for each meeting
• Send comment card to residents
• Street hangers/sandwich boards
• More focus on residents

Participants were asked to express their answers to the following questions:

- What is unacceptable in the “Heart of the City” Specific Plan?
- What do you want (in the plan) to be satisfied?
- What's your vision for the area?
- What city typifies the city you want Redondo Beach to be and why?
- Why do you live in Redondo Beach?

The residents easily answered the first two questions; they were less able to address the third. Dislikes and wishes were easy, visioning was not. Their vision began to take form as they

REPORT ON PHASE I: VISIONING

addressed the last question, why they live here. They were asked to email or bring in photos of what they do and don't like about the city for the next meeting.

The main complaints about the original plan were:

- Housing Density
 - Traffic, noise, Air Pollution
- No school provided
- Location of bike path
- Location of boat ramp
- Location of fire station
- Location of harbor patrol
- Access to waterfront
- Insufficient public space
- Views

The collected comments of the residents are available in the meeting notes in Appendix I which were posted on the website at ced.usc.edu/Redondo/index.html along with the presentation slides.

Task 2 – Facilitate process of community development of new alternative land-use concepts for the study area

Meeting #2: Visioning October 28th

The purpose of the second meeting was to develop a vision for the specific plan area and to participate in consensus-building exercises in preparation for development of alternative land-use scenarios at next month's meeting.

As participants signed in they were asked to identify themselves by participant group and council district. They were asked to use as many colored dots as were applicable. The following colors were used to identify the participant groups:

- Resident – add District #
- Businessperson
- Boater
- Cyclist
- Other – please describe

In the “String Exercise” (Exercise #1) participants were also asked to identify their top two activities by location along the coastline of Redondo Beach. Colored pins were used to represent types or activities showing people who was going where and why along the waterfront. This allowed the participants to engage with one another and discuss the different uses of the waterfront.

The attendees participated in a discussion of land values in terms of use and exchange value, the idea of land as a limited commodity, negotiation, visioning and building consensus. The methodology and techniques of consensus-building were clarified, such as the etiquette involved (i.e., no one has a bad idea), the idea behind persuasion to promote a plan, and voting to measure consensus.

The meeting involved mapping exercises (Exercise #2, 3, and #4) as part of the consensus-building process. Exercise #2 involved working in groups to build consensus on land use within the project area. Tables were set up to include a diversity of interests so that they would be challenged to identify innovative solutions to conflicting opinions. Land uses and colors used to represent them were:

- **Public: Park, civic activities**
- **Retail: Including restaurants**
- **Office: Including medical**
- **Housing: Including SF and Multi**
- **Other**

When each group presented the results of their efforts, it was clear that some groups had strong consensus while others reached little or no consensus. One stipulation was that housing meant all types, density would not be debated until January when zoning was considered.

REPORT ON PHASE I: VISIONING

Exercise #3 was to build consensus around the location and type of public uses to be included within the project area. This was designed to allow everyone to voice their vision of public space within the Specific Plan area. For this exercise, participants made new groups. Three tables were assigned to people who wanted to see the area dominated by green space, four tables were assigned to people who wanted to see a mix of uses and two tables to the boaters to develop plans for the harbor.

During the presentation of each plan it was clear that the level of consensus was greater. In addition to presenting their plan for public uses, they were asked to identify the top three priorities.

The priorities of each group were used to generate priority lists for each set of groups in Exercise #4. Each of the three interest groups, green space, mixed use, and boaters, prioritized the top three choices of each table.

Table 4: Group Priorities Exercise #4		
Green Space	Mixed Use	Boaters
<ol style="list-style-type: none"> 1. Village Core South – Grassy Knoll/Park 2. Bike Path by the Water 3. Aquatic Center with Sports Activities 	<ol style="list-style-type: none"> 1. Active Greenbelt 2. Bike Path Class 1 3. Entryway on Catalina Ave 4. Public Market/Plaza 5. Education Center/Interactive Park 6. Recreational Park with Fields and Courts 7. Neighborhood parks, piazzas and amphitheatre 8. East – West Street Access 9. Passive Greenbelt – salt marsh 	<ol style="list-style-type: none"> 1. City Sailing/Canoe Club (Mole B) 2. Launch Ramp Mole C 3. Bike path (on mainland side!)

Ultimately the meeting forced the groups to see which group's plans drew the most support.

Task 3 – Facilitate consensus around one or more alternative land-use concepts

Objective: Identify 2-3 Alternative Land Use Scenarios

Meeting #3: Consensus Building November 19th

The meeting focused further on determining where there was consensus among the previously-established, interest-based groups, and to select 2-3 main alternative land use scenarios. Upon entering the meeting each attendee continued identifying him or herself using nametags with indicators of not only a district of residence but also of a certain interest (i.e., boater, biker, and businessperson). The main land use categories were commercial/retail, industrial, public, residential or mixed use.

Background information was presented about Redondo Beach addressing concerns voiced about new development such as school impacts, market demand limitations, fiscal impacts, development economics, and traffic impacts. Information was presented on land use issues of the Village Core North and South, as well as north of Harbor Drive, and the lack of consensus on the type of public space. The participants were reminded that density would be addressed during the zoning workshops.

Participants were told to form groups with like-minded individuals and to develop their best plan for the project area. Each group was asked to name their plan and present it to the group. The next task would be voting to find the plans with the most consensus.

The plans were hung about the room and everyone was given a ballot to identify their first, second, and third choice. The first round of voting was designed to reduce the number of plans from ten to five. If your first choice didn't make the first cut, your vote counted toward your second choice. If your second choice didn't make the cut either, your vote counted toward your third choice.

The boaters' plan was one of the final five, however they made a strategic decision to join the other four groups and lobby for their improvements. They realized that if the goal is one plan, they'd be better off finding consensus with everyone now.

The second round aimed to reduce the amount of choices to three. In this round of voting, only two choices were allowed. Prior to voting the five groups made another presentation of their plan to remind the voters of the merits of their plan. The vote ultimately yielded three plans: Heart Park, MUD Plan, and Village People. These plans would be presented to the Redondo Beach Planning Commission on December 18th.

REPORT ON PHASE I: VISIONING

December 10th

This meeting was added to the schedule to provide more time to discuss the three community plans chosen on November 19th and to consider their impacts. The attendees had the opportunity to revisit each of the plans. The participants voiced their concerns about how to choose one plan. They identified several areas in which they wanted more information before making any final decision.

The information requested includes:

- City costs and revenues for each plan
- Cost to residents if a bond is issued to pay for public improvements
- Additional funding sources available for public improvements
- Cost estimates for harbor improvements listed in each plan (they are the same)
- Difference in environmental cleanup costs for each plan
- The cost of putting the decision to the voters as a ballot issue

Each group was given time to verify their land use decisions and to write their Vision Statement and to articulate the elements of their plan.

Appendices

MEETING SCHEDULE –VISIONING AND CONSENSUS BUILDING WORKSHOPS

A VISIONING AND CONSENSUS BUILDING WORKSHOP #109/29 and 09/30

PowerPoint presentation - “Where are We Now?”

- Location: Performing Arts Center and Main Library - Redondo Beach

VISIONING AND CONSENSUS BUILDING WORKSHOP.....09/29

Community Input from 9/29 meeting

- Location: Performing Arts Center - Redondo Beach

VISIONING AND CONSENSUS BUILDING WORKSHOP.....09/30

Community Input from 9/30 meeting

- Location: Main Library AB Meeting Room - Redondo Beach

A VISIONING AND CONSENSUS BUILDING WORKSHOP #210/28

PowerPoint presentation - “Visioning”

- Location: Main Library AB Meeting Room - Redondo Beach

CONSENSUS BUILDING EXERCISES #2, #3, AND #4 WORKSHOP.....10/28

Maps generated by the community from 10/28 meeting

- Location: Main Library AB Meeting Room - Redondo Beach

A VISIONING AND CONSENSUS BUILDING WORKSHOP #3.....11/19

PowerPoint presentation - “Consensus Building”

- Location: Main Library AB Meeting Room - Redondo Beach

IDENTIFY 2-3 ALTERNATIVE LAND USE SCENARIOS.....11/19

Land Use Maps generated by the community from 11/19 meeting (Commercial/Retail, Industrial, Public, Residential or Mixed Use)

- Location: Main Library AB Meeting Room - Redondo Beach

A VISIONING AND CONSENSUS BUILDING WORKSHOP #4.....12/10

PowerPoint presentation - “Consensus Building”

- Location: Main Library AB Meeting Room - Redondo Beach

A VISIONING AND CONSENSUS BUILDING WORKSHOP #4.....12/10

Presentation of Plans as Land Use Maps with Vision Statements

- Location: Main Library AB Meeting Room - Redondo Beach

**The City of Redondo Beach
Invites You to Participate in a
Series of Visioning and Consensus Building Workshops
for the former
“Heart of the City”**



The following series of meetings is designed to allow you, the citizens and business people of Redondo Beach, to develop broad-based consensus around a collective vision for the former “Heart of the City” Specific Plan Area. Your involvement in workshops is critical to forming a vision, alternatives, and broad-based consensus for the Heart of the City.

Everyone is invited and strongly encouraged to participate

Phase I: Visioning

Meeting # 1: Where are We Now?

- **September 29th** 6:30 pm – 10:30 pm Performing Arts Center
1935 Manhattan Beach Blvd., Redondo Beach
- **September 30th** 6:30 pm – 10:30 pm Main Library AB Meeting Room
303 N. Pacific Coast Highway

Meeting #2: Visioning

- **October 28th** 6:30 pm – 10:30 pm Main Library AB Meeting Room

Meeting #3: Consensus Building

- **November 19th** 6:30 pm – 10:30 pm Main Library AB Meeting Room

Meeting #3B: Consensus Building

- **December 10th** 6:30 pm – 10:30 pm Main Library AB Meeting Room

Phase II: Developing Alternatives

The following meetings will be held in the City Council Chambers:

- **December 18th** *Planning Commission Meeting* 6:30-7:00pm
Presentation of Vision and Land-Use Alternatives from Phase I
- **January 27th** *Special “Heart of the City” Workshop*
Workshop on Zoning Alternatives for Implementing the Vision
- **February 24th** *Special “Heart of the City” Workshop*
Public Comment and Identification of Preferred Zoning Alternatives
- **March 18th** *Planning Commission Meeting*
Deliberation and Decision Making

For more information, visit the websites:
www.redondo.org ced.usc.edu/redondo/index.html
or email: dionjackson_usc@yahoo.com

An aerial photograph of a city grid, with a specific area on the right side highlighted in a semi-transparent blue overlay. The grid consists of numerous rectangular blocks. The blue area follows the coastline and extends inland, encompassing several blocks. The text is overlaid on the top half of the image.

A Visioning and Consensus- Building Workshop #1

On the former "Heart of the City" Specific Plan Area



TONIGHT'S AGENDA

6:40pm	Review of Agenda
6:45pm	Purpose: Why Were You Invited?
7:00pm	What Is Consensus-Building? How Will it Work?
7:20pm	What Is a Specific Plan? What Is Your Role?
7:30pm	Break
7:40pm	Where Are We Now?
7:50pm	Community Input – Post-It's Revisited
8:50pm	Break
9:00pm	More Community Input – What Kind of City Do you Want to Live In?
10:00pm	Wrap-up



Purpose: Why Were You Invited?

To develop broad-based consensus around a collective vision for the former “Heart of the City” Specific Plan Area.



What Is Consensus-Building?

- Consensus: Collective opinion or concord; general agreement or accord
- For Success: You need to pull together



Why Is this Process Needed?

- Rescinded “Heart of the City”
- No consensus on replacement
- Requested a community-driven process



What Is the Outcome to be Achieved and the Product to be Generated?

- Outcome: A community-driven vision and alternative land-use concepts
- Product: One or more land-use concept maps that fulfill the vision



How Will You Work Together Toward a Solution?

- Meeting participation
- Contributing ideas: fax, email, website (ced.usc.edu/redondo.html)
- Direct all communication to the facilitator unless directed otherwise
- Applying your creativity toward new solutions



How Will it Work?

- Meeting #1: Where Are We Now?
 - September 29th and 30th
- Meeting #2: Visioning
 - October 28th
- Meeting #3: Consensus-Building
 - November 19th



Website for Comments

ced.usc.edu/redondo/index.html

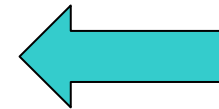


How Will Decisions Be Made?

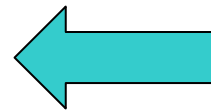
- Voting – to measure consensus in the room
 - To identify alternative land-use plans
 - To identify preferred zoning alternatives

What Is the Schedule?

- 6 months:
- September 29th/30th
- October 28th
- November 19th
- December 18th
- January 27th
- February 24th
- March 18th



**Visioning
&
Consensus
-Building**



**Developing
Alternatives
in Zoning**



Who Will Receive and Act on the Final Product?

- The Planning Commission
 - December 19, 2003
- Workshops
 - Preferred Zoning Alternative
- City Council



What Is a Specific Plan?

- General Plan
- Specific Plan
- Zoning
- Development Project
- Redevelopment Plan



What Is Your Role?

- To identify the “Land Use” for the specific plan area
- Residential
- Commercial
- Industrial



Where Are We Now?

- What Didn't Work
 - Housing density
 - Traffic, Noise, Air pollution
 - No school provided
 - Location of bike path
 - Location of boat ramp
 - Location of fire station
 - Location of harbor patrol
 - Access to waterfront
 - Insufficient Public Space

Where Are We Now?

- What People Would Like to See
 - Housing
 - Lower density
 - Mix of housing types
 - Single-family
 - Commercial
 - Like Riviera Village
 - Inviting to locals – not just touristy
 - Hotel 4-5 star
 - With convention space



What People Would Like to See

- Public Space

- Green – park, not between housing
- Connecting to waterfront
- Recreation uses
 - Soccer
 - Other

- Qualities

- ???



Community Input – Post-It's Revisited

- What do you want to add to the list?
- What is unacceptable in the “Heart of the City” Specific Plan?
- What do you want to be satisfied?
- What's your vision for the area?



What Kind of City Do You Want to Live In?

- What city typifies the city you want Redondo Beach to be and why?
- Why do you live in Redondo Beach?

The City of Redondo Beach

**Visioning and Consensus Building
Workshop
for the former
“Heart of the City”**

September 29, 2003

**Performing Arts Center
1935 Manhattan Beach Blvd., Redondo Beach**

How you found out about the meeting

- City council meetings – 6
- Article in paper – 7
- Email/ word of mouth – 18
- Letter from Chris - 11
- Website – 3
- Letter from Mark Hanson - 8

Not here : Need to Outreach

- Bikers/ Cyclists
- School Board
- Teacher's union
- Classified staff union
- Chamber of commerce
- Parks & Recreation department
(David Bacon)
- Public services
 - Police and Fire department
- Residents of Senior centers

What was unacceptable in old plan?

- Bike path adjacent to harbor
- Degrade character of Redondo Beach
- Not only one use-homes/ hotels/etc.
- Major negative traffic impacts
- Intense density
- Poor analyses
- Move fire department to harbor
- Lack of attention to pier
- Lack of access and sight of and to coast
- Detract from natural beauty
- Commercial density within Harbor Dr. too great

What was unacceptable in old plan?

- Bicycles and boaters conflict
- New location for Fire Station
- Traffic – can different plans measure traffic impact
- “Coastal Plan”
- Flawed analysis
 - Pollution
 - Traffic

What to do?

- Marine Aquatic Center
- UCI- Sailing Program
- Access to Water
 - Wind Surfing
 - Kayaking
 - Sculling, etc.
- Hand-Launch Area
(like public launch in M.D.L.)
- Bike path
 - Separated from traffic
 - Segregated class/ Bike
- Remove existing pollution (AES)

What to Add?

- Wetland Restoration
- Educational Facilities
 - Sea Lab
 - Children's Museum
- Park: Science & Recreation
- Housing Development
- Canals & Rivers
 - Housing
 - Eateries
- "SMALL TOWN" feel
- Mixed-Use
 - Central Core
 - Fountains/Public Space
 - Charming Eateries
- Mass transit/ Traffic plans
- Old Hotel Redondo
 - Upscale convention center
 - Old-Style Charm

What to Add?

- “R-1” Single Family
- Plans for power lines
- More Boat slips
- Benefits to existing residents
- Specific impact of land use
- Sea side village feel
- Historical feel
- “Access” to water
 - Visual
 - Physical
- Single story buildings
- Green space
 - Torrance village gardens
 - Public gardens
- New traffic flow through non-residential streets

What to Add?

- Plaza, Public Piazza, Fountains, Green ways to see ocean
- Economically feasible plan
- Recreational area
 - Picnic
- Incorporate Redondo History
 - “Quaintness”
- Retains charm
- Attract more good people
- “Preserve and Enhance”

What to Add?

- Parking Structures
 - East of Harbor
 - Local access to transportation (Shuttle)
- Visiting boat slips
- South Core within large public square (To keep)
- Planetarium or Museum
 - Science museum in Lincoln park, Jersey City, N.J.
- Positive (\$) to general fund from commercial development (Hotel = T.O.T)

What to Add/ Keep?

- Bike path
 - Class one
- Public Plaza- south location
- Harbor Patrol on same location
- Docking + Mooring for visitors
- RB city Sailing Program
 - Better location
- Dry Storage
- Public Launch (Bad Hoist)
 - Need Ramp
 - Turning base (possible location)

Why do you live in Redondo Beach?

- Affordable, close to ocean
- Because I was born here
- Ocean, Breezes, Sun, Community
- Because it is home
- Sunshine
- On the coast, affordable, diverse, tolerant
- Walk to beach
- Pristine beach
- Small sea-side community (seaside village)
- Affordable diverse
- Harbor, economy, friends
- People, willingness to give
- Weather, family atmosphere, diversity

Why do you live in Redondo Beach?

- Harbor, unique seaside community
- Lifestyle, walk able community, biking don't need to drive too much
- Harbor
- Low crime, ocean, affordable, clean air
- Family
- Beach city lifestyle
- Sailing, sun, beach
- Good schools, jobs, affordable
- Excellent police/fire services, neighbors, closeness of needed services, clean air
- Could live in community in which you work
- Still neighborhoods and community

Why do you live in Redondo Beach?

- Harbor, outrigger teams
- Beach community- housing value
- Strand, beach, harbor outriggers character, charm of older homes
- Good schools, good government
- Love ocean, people, weather community's dedication to coming up with a plan
- Ability to live in community in which I work
- Isolated, walk to village, sense of community off the beaten path
- “Quaintness”
- Ease of transportation without cars
- Beach, weather, community activities, people and community
- Distinct character, convenient, affordable

The City of Redondo Beach

**Visioning and Consensus
Building Workshop
for the former
“Heart of the City”**

September 30, 2003

**Main Library AB Meeting Room
303 N. Pacific Coast Highway**

Suggestions for Informing Residents about these Workshops/Meetings

- Letters to residents
- Meetings on weekends/different times
- E-mail notification for each meeting
- Send comment card to residents
- Street hangers/sandwich boards
- More focus on residents.

What was unacceptable in old plan?

- Redevelopment area
- High density = increased traffic
- Lack of view of ocean
- Not enough concrete examples
- Enough traffic mitigation
- Plan did not provide enough of a “heart”
- Increased traffic
- Density / traffic/ pollution
- Flawed EIR
- No real traffic mitigation
- Moving fire department to harbor
- Potential impact on schools

What was unacceptable in old plan?

- Lack of accessible ocean/beach
- Blocking views
- No common space
- Lack of mitigation for pollution, traffic, noise
- Density
- Parking structures
- Bizarre design concepts
- No feasibility study on parks/open spaces
- No central artery for pedestrians

What to add/keep?

- No homes/zero density (Possibility)
- Seascape/ view of ocean
- Views for eastern residents.
- Single family- 1000 units maximum.
- Traffic projections
- Wailing wall/ Murals- if factory is kept
- “Riviera Village”
- Improved transportation
- Centralized “ Entry”
 - Day care
 - Laundry / dry-clean
 - Public transport hub
- Remove Camachos
- Open canals, expand harbor
- Keep parking lots

What to add/keep?

- Miniature golf ; Kids' playground
- City purchase of Power Plant for future revenue.
- “Pressure and Enhance” city
- Restore Lake/asteroid strike
- Bird Migration Restoration
- Raised bike path
- Restore natural ecological features.
- Giant park
- No more residents/traffic
- Hotel
- Parking behind restaurants
- Some townhouses, no high rise.
- Hotel Redondo- landmark type
- Remediate pollution

What to add/keep?

- Re-establish Salt Marsh
 - Marine Science Building Campus
 - Business / Residences
- Bike path
- Marina improvements
- Fire hall on Pearl
- Balance old and new residents' needs.
- Keep seaside charm.
- Expand harbor/marina
 - More slips
 - Guest slips
 - Location for City Sailing Program
- Get rid of power plant
- Pedestrian and Bike friendly

What to add/keep?

- Waterfront park
- One story sampler village
- Coffee houses
- Green space
- “Interesting/fun places”
- Kayaking, water sports
- Parking Lots
- Feasibility studies
 - park
 - marsh
 - harbor
 - “Hotel Redondo”
- Boater Parking
- Quaint Harbor
- Public Pool

What to NOT have?

- Cookie-cutter homes
- Blocked views
- High density housing
- Parking structure (to reduce cost and ensure safety of woman)
- Ugly parking lots on beach
- Nothing done with Catalina Corridor Avenue
- Yuppy Architecture
- Enormity
- Lack of information to community
- Blocked views by hotel
- Any part of power plant
- Suburban sprawl

What city typifies/ Why Redondo Beach?

- Olympia Washington- still feeling of a town
- Neighborhood feel- block parties.
- “Old” Redondo
- East Coast Far Rockaway
- Community-minded
- Walkable
- Unique sense of community
 - different housing types
 - housing on 25’ lots
- Carmel/Laguna Beach
- Community

Remarks: Would like to see quantified mixes of parks vs. tax generating uses and break-even points (how much land needed to generate dollars)

Questions: If feasibility test is required. What is the next step toward determining viability and what is the other option?

Who is in control of this, City Council??

Why do you live in Redondo Beach?

- Weather, ocean, tolerant people
- Not just a bedroom community to Los Angeles.
- Not Beverly Hills/ no freeway.
- Community/place to raise family.
- Small town feel
- Beauty of neighborhoods-“Old Redondo”
- Like what Redondo Beach looks like
- Harbor- boats/ocean
- Less dense than Manhattan/Hermosa
- Beautiful town-harbor/air/low density
- Like to see the ocean

An aerial photograph of a city grid, showing a dense pattern of streets and buildings. A large body of water is visible on the right side of the image. The text is overlaid on the top half of the image.

A Visioning and Consensus- Building Workshop #2

On the former "Heart of the City" Specific Plan Area

**University of Southern California Center for Economic Development
School of Policy, Planning, and Development**

Nametag Instructions

- Sign In and fill out Nametag
- Add Colored Dots to Nametag as applicable:
 - Resident – add District #
 - Businessperson
 - Boater
 - Cyclist
 - Other – please describe
- Proceed to Map of Redondo Coast



Background for Tonight's Exercises in Visioning and Consensus-Building

Exercise #1 Mapping Coastal Use

Exercise #1: Mapping Coastal Use

- Take string and fold over the large thumb tack representing where you live
- Using colored map pins mark the two places you visit most on the coast:
 - Shopping
 - Dining
 - Harbor
 - Recreation
 - Other

WHAT DO YOU DO AT THE COAST ?

WHERE DO YOU GO?

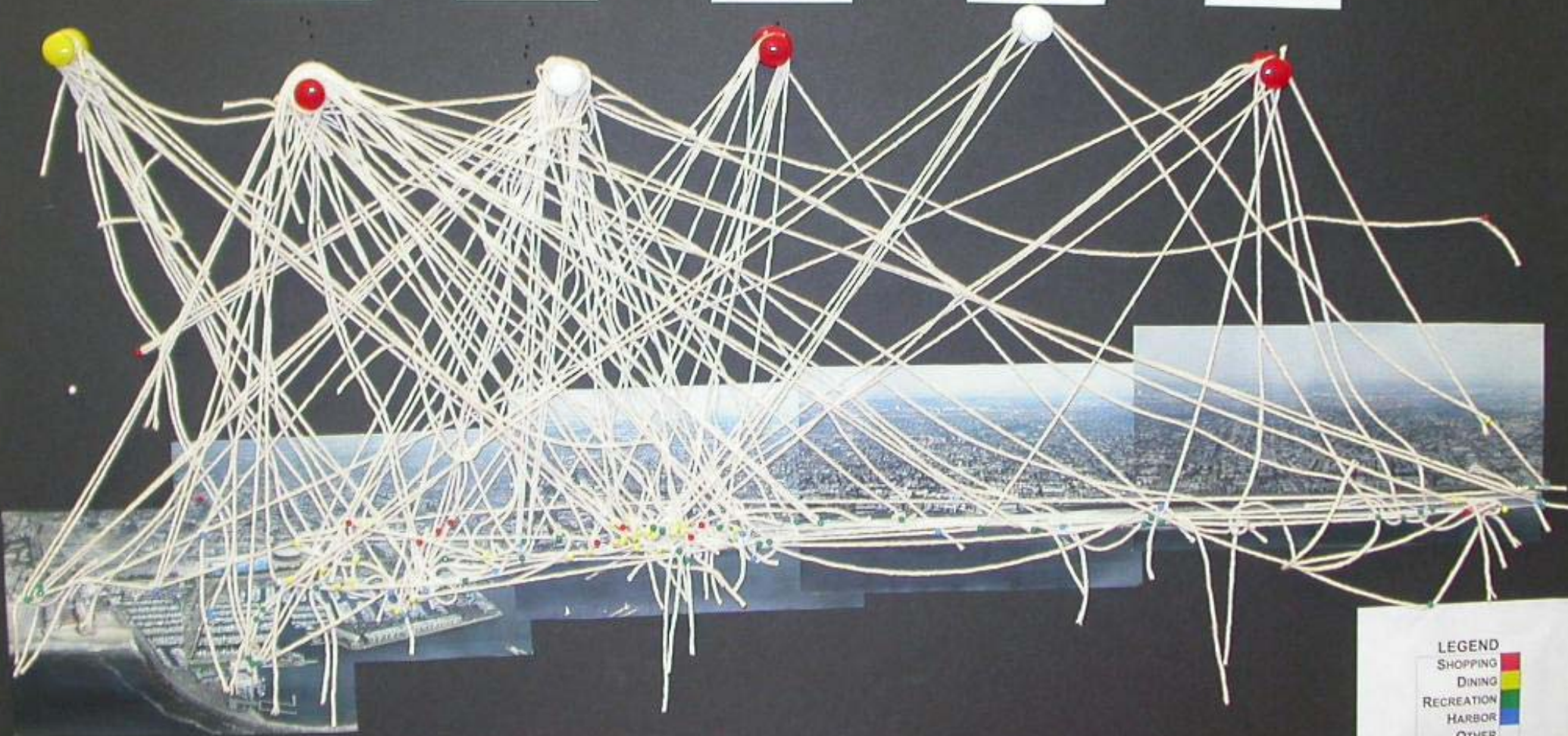
DISTRICT 1

DISTRICT 2

DISTRICT 3

DISTRICT 4

DISTRICT 5



LEGEND
SHOPPING
DINING
RECREATION
HARBOR
OTHER

Close-up – Harbor Side

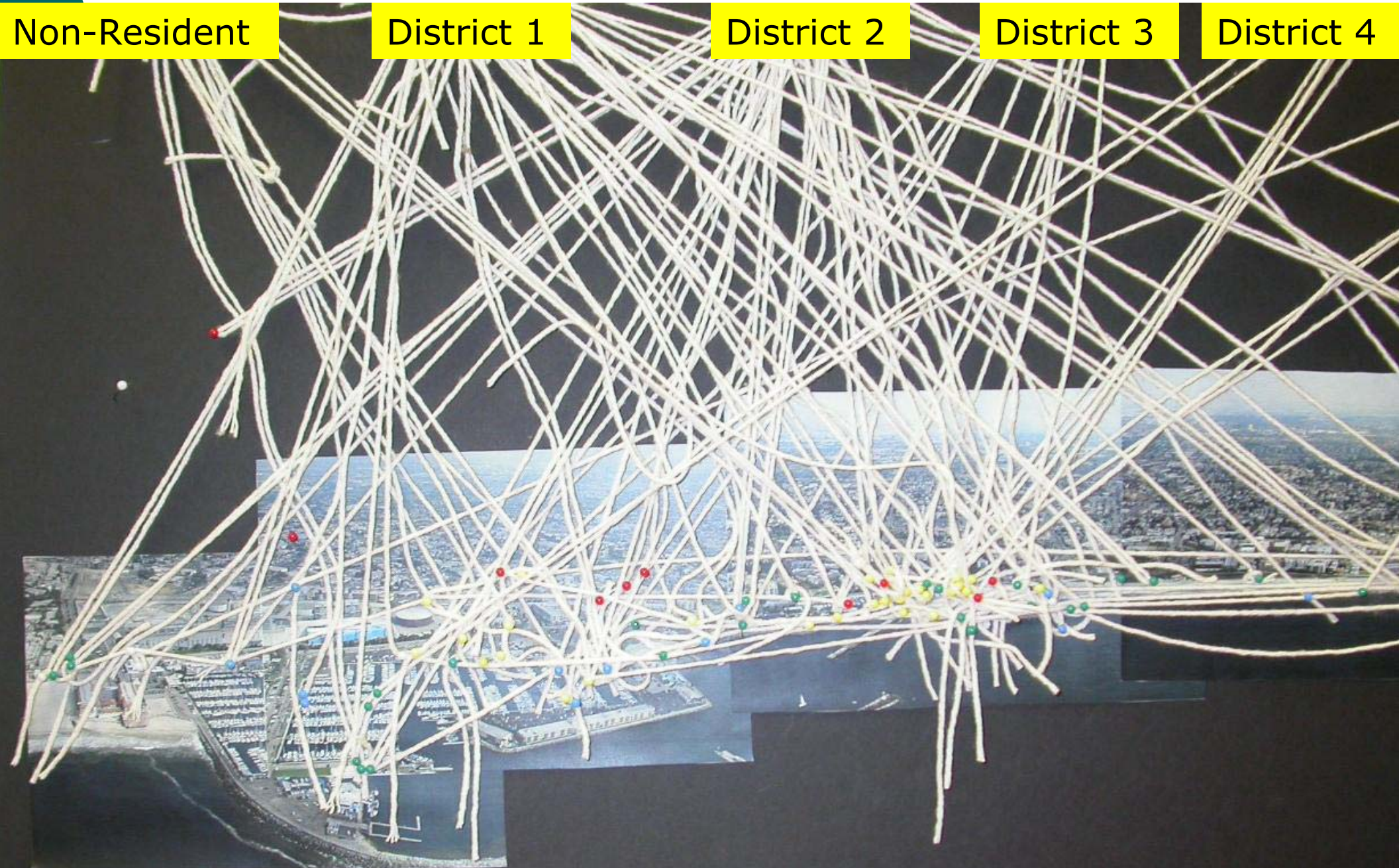
Non-Resident

District 1

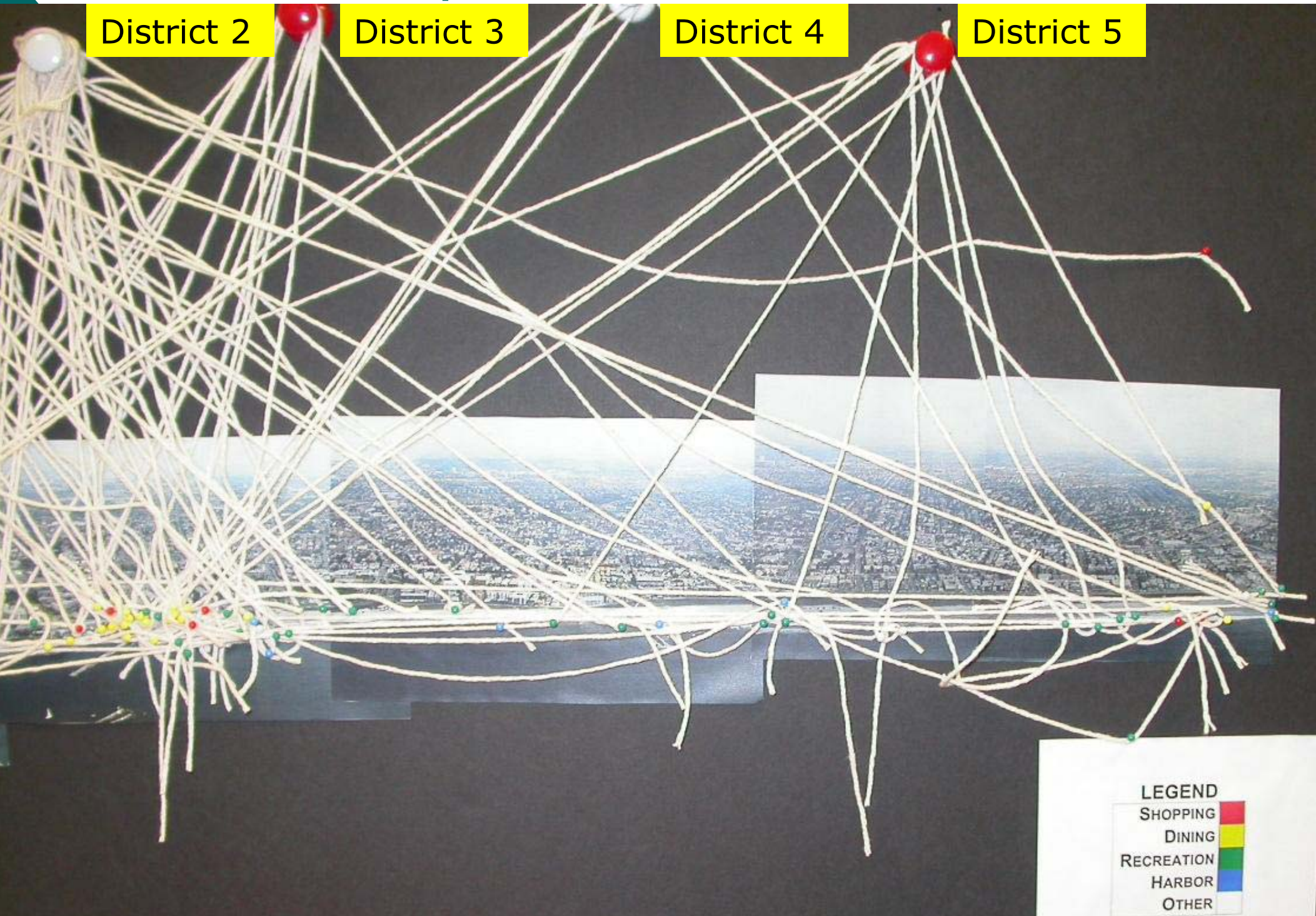
District 2

District 3

District 4



Close-up – Beach Side





TONIGHT'S AGENDA

6:30pm	Review Agenda
6:35pm	Background & Discussion of Map Exercise
6:50pm	Exercise #2: Consensus-Building
7:20pm	Presentation of Exercise #2 Map
8:00pm	Break
8:15pm	Exercise #3: Consensus-Building
8:45pm	Presentation of Exercise #3
9:15pm	Break
9:30pm	Exercise #4: Visioning
10:00pm	Presentation of Exercise #4
	Wrap-up



Background for Tonight's Exercises in Visioning and Consensus-Building

Use Vs Exchange Value

Use Value Vs. Exchange Value

- Land: Limited Commodity
- Conflict: Use and Exchange Value
- Negotiation
- Visioning
- Building Consensus





Background for Tonight's Exercises in Visioning and Consensus-Building

Exercise #2

Consensus Building: Land Use



Consensus-Building Techniques

- Facilitator and Recorder
- No one has bad ideas
- Listen, take notes
- Persuasion: Present idea, give supporting argument
- Voting – measuring consensus



Levels of Consensus

- **Participants strongly support solution**
- **Participants can “live with” solution**
- **Some do not support solution, but they agree not to veto it**



Exercise #2 Instructions

- Participants were grouped into teams and asked the following question:
- What land use do you want to see in the Specific Plan Area?
- The groups were then charged with the task of coming to a common vision for the development of the area and then drawing that vision on a map of the Specific Plan Area.

Land Use

- **Public: Park, civic activities**
- **Retail: Including restaurants**
- **Office: Including medical**
- **Housing: Including SF and Multi**
- Other

Density is not up for negotiation



Presentation of Results

- Each group selected someone to present their results.
- Each group had between three and five minutes to describe their map
 - Explain the agreed-upon land uses
 - How the process went
- See Consensus-Building PowerPoint for results

An aerial photograph of a city grid, showing a large circular area in the foreground that is slightly blurred. The text is overlaid on this image.

Background for Tonight's Exercises in Visioning and Consensus-Building

Exercise #3

Consensus Building: Public Space

Exercise #3 Instructions

- After break return to new table based on three interest groups:
 - #1 – back two table for boaters
 - #2 – side three tables for those with all public or green space on former AES plant site
 - #3 – center four tables for those with mixed-uses for former AES plant



Exercise #3 Instructions

- In this exercise, The only land-use to discuss is Public.
- Where do you have consensus on putting public space?
- What uses do you want for this public space?



Presentation of Results

- Each group selected someone to present their results.
- Each group had between two and three minutes to describe their map
 - Explain the location of public land
 - Describe the uses
 - How the process went
- See Consensus-Building PowerPoint for results



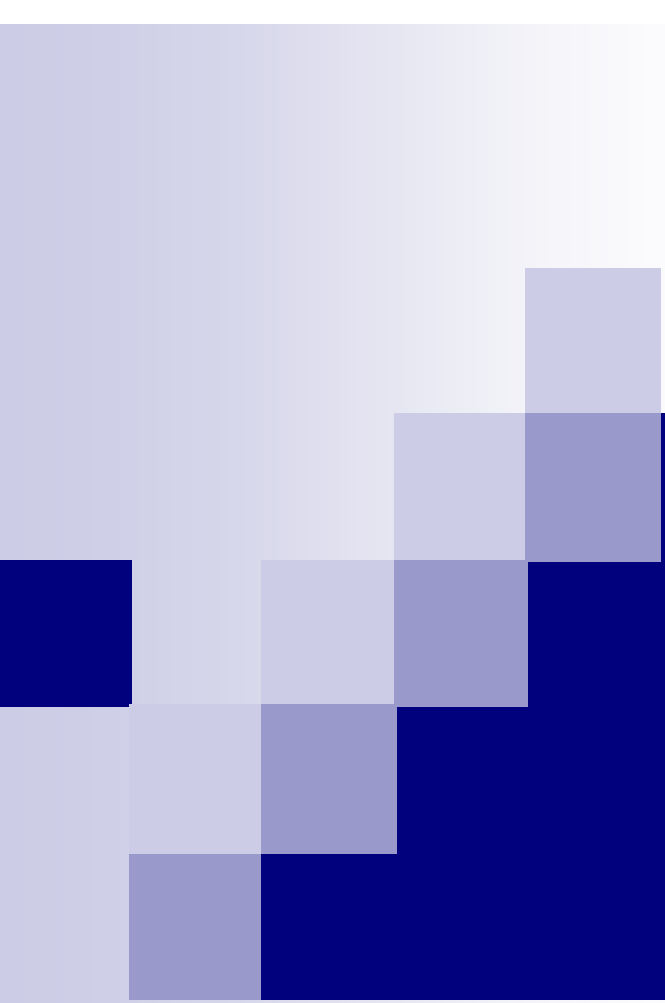
Background for Tonight's Exercises in Visioning and Consensus-Building

Exercise #4

Prioritization: Where is the Consensus Tonight?

Exercise #4 Instructions

- Take the top three items from each boater or public/green or mixed-use group and make three large groups
 - Six Priorities for Boaters
 - Nine Priorities for Public/Green
 - Twelve Priorities for Mixed-Use
- Prioritize those items to see which have the most support
- See Consensus-Building PowerPoint for results



Consensus-Building Exercises #2, #3, and #4



Exercise #2

Consensus Building

- Participants were grouped into teams and asked the following question:
 - What land use do you want to see in the Specific Plan Area?
- The groups were then charged with the task of coming to a common vision for the development of the area and then drawing that vision on a map of the Specific Plan Area.

Map of Specific Plan Area



Map A: (Exercise #2)

Participants' Individual Responses

- Buffer green space (Herondo St.), Commercial along Harbor Dr., Residential/high scale/low-density
- Balance Housing and Open Space, 50/50 or 70% open/30% housing
- Park/restaurants/nice and upscale
- Salt Marsh/Restore wetlands
- Expensive housing with green
- Pier is fine
- Retail/Single family homes/upscale along street
- Office space, an art school next to park
- Priority
 - Greenbelt: ratio 50/50, connect Hermosa, winding thru neighborhood, to veterans park – north & south, buffer along I-90
 - Open space
 - Bike Path
 - Institutional
 - Montessori
 - Art
 - Driving
 - vs. Homes
 - Expensive million dollar
 - Single-family low-density
 - Mixed-use developments

Heart of the City area



Group A Reached Consensus on:

1. Buffer green space (Herondo St.)
2. Salt Marsh w/Restaurants



Map D: (Exercise #2)

Participants' Individual Responses

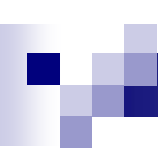
- Parkland near water, Bike path near ocean
- Parkland near water, Limited Housing, Retail – Restaurants
- Parks & Recreation, Retail, Housing
- Connect water to land, Public space & housing, Retail & office space

Heart of the City area



Group D Reached Consensus on:

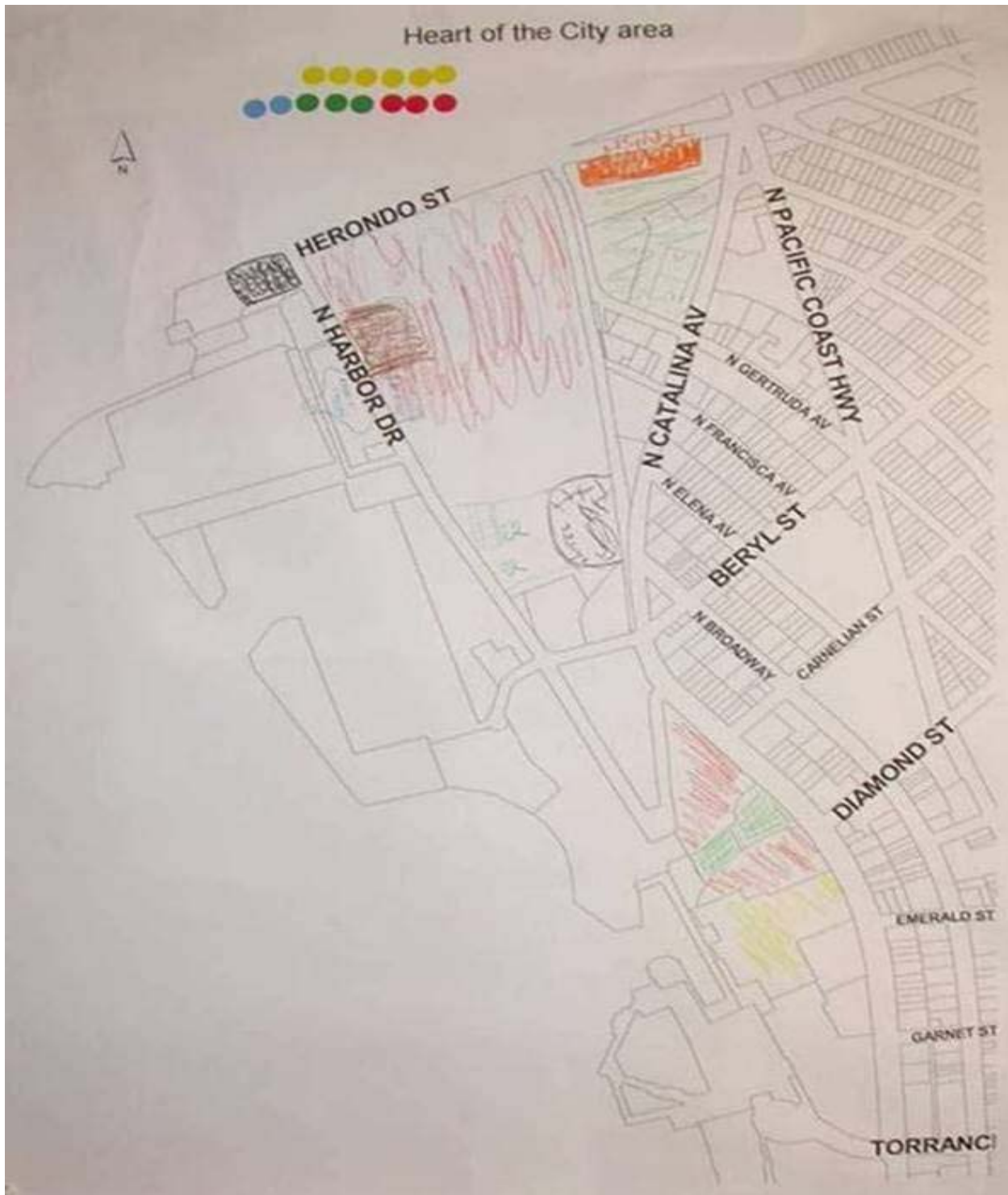
1. Increased parkland near water
2. Bike path near ocean
3. Limited housing on AES site and north of site
4. Retain many existing restaurants and businesses



Map E: (Exercise #2)

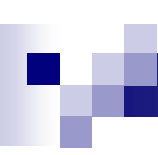
Participants' Individual Responses

- Small amusement park
- Athletic fields/ parks/ wetlands/ tennis courts
- Hotel
- Piazza
- Make harbor bigger
- Turn marine center into launch ramp & move marine center across the street
- Improved shops & restaurants (shelter island) & movie theater
- Mass transit center going to El Segundo e.g. trolley, light rail
- Parking structure
- More residential use



Group E Reached Consensus on:

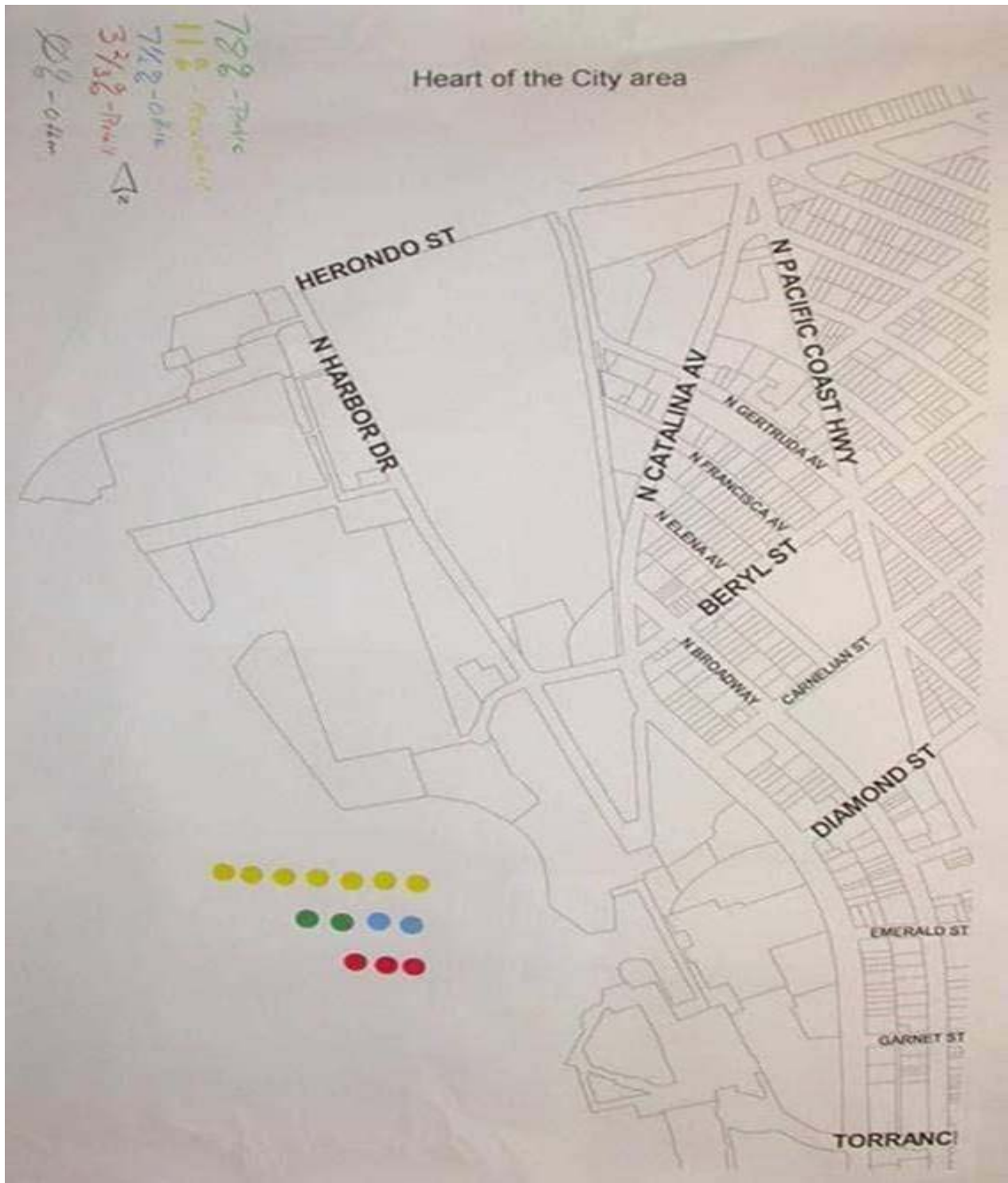
1. Athletic fields/ parks/ wetlands/ tennis courts
2. Hotel
3. Piazza
4. Turn marine center into launch ramp & move marine center across the street
5. Improved shops & restaurants (shelter island) & movie theater
6. Mass transit center going to El Segundo e.g. trolley, light rail
7. Parking structure



Map F: (Exercise #2)


Participants' Individual Responses

- Open space, Business, Low-density recreational area
- Public use – Farmer's Market, Amphitheater, Community gardens, funky hotels
- Minimal traffic, Nice restaurants, Bookstores, Schools
- Light residential, Aquarium, Open Space
- Businesses, Boat ramp, Residential, Soccer and softball fields
- Ocean asset, sea lab (90%), recreation and education orientated to the sea
- Boat ramp, no view obstruction, water sports, Riviera Village shops
- Coastal resource, native plants, Headquarters for educational center



Group F Reached Consensus on:

- 78% Public
- 11% Residential
- 7.5% Office
- 3.66% Retail
- 0% Other



Map G: (Exercise #2)

Participants' Individual Responses

- Village Core South: parks & retail
 - Power plant: commercial/retail/housing (lofts)/park
 - Pier: all retail/ restaurants/ get rid of courthouse
- More parks and public space
- Retail stays retail, more green, all park
- Add upscale retail shops
- No more shops, more green space, less congestion
- Public launch ramp/ turning Basin/ boating encroachments
- Do nothing/ leave alone
- Enlarge Marina (small scale), More parking/ more green space
- Keep green, no more shops or congestion



Group G Reached Consensus on:

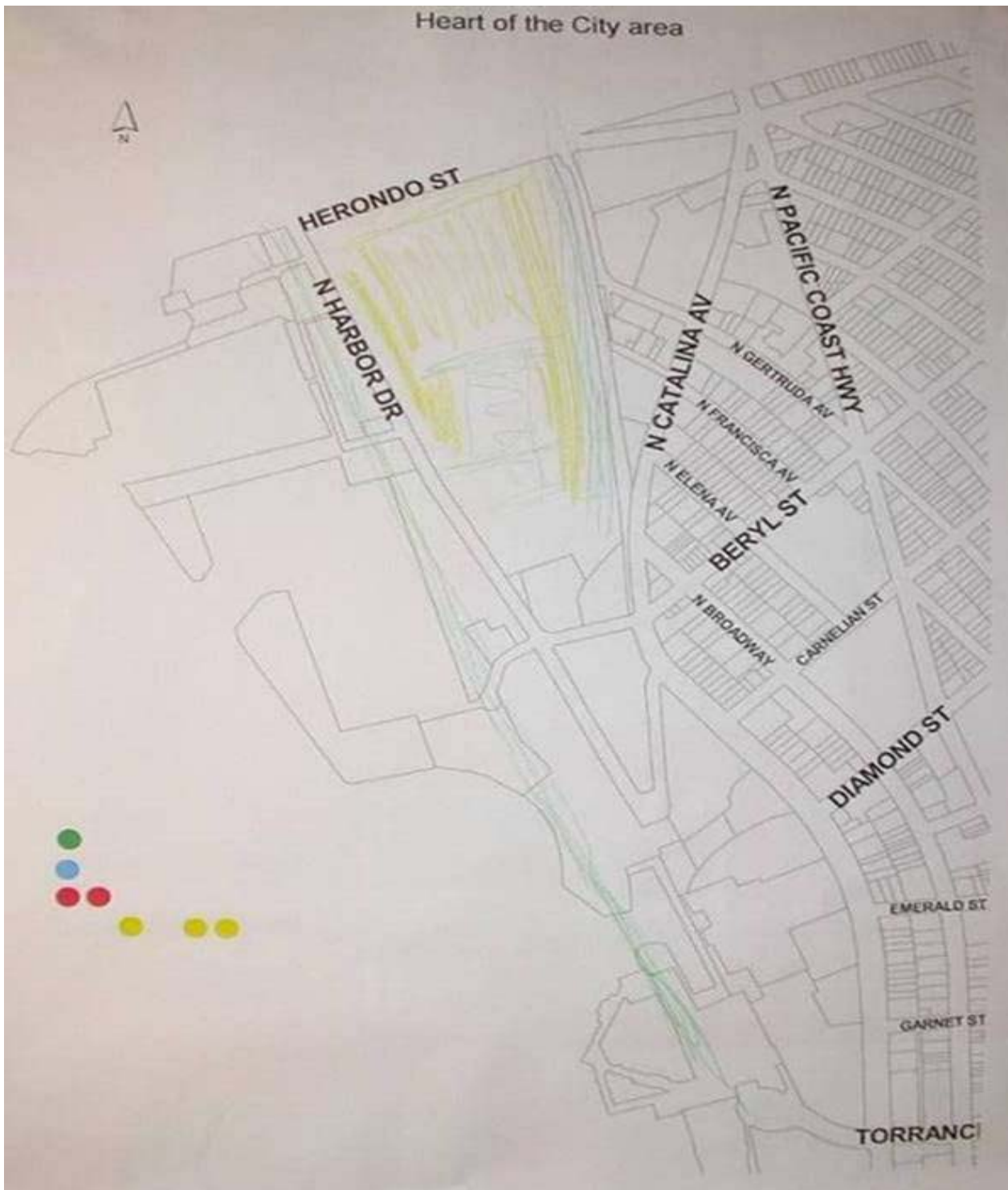
1. All park
2. Bike Path with view of water on land side of parking.
3. Public launch ramp in turning basin.
4. Small Boating
5. Commercial development along harbor with restaurants.



Map H: (Exercise #2)

Participants' Individual Responses

- Housing open space, Keep some of the electrical plant
- Housing on AES site – broad streets, pedestrian circulation along water, Public space/ retail near harbor/ public seaside lagoon
- 30% of AES open space – remaining housing
- Mix-use on Harbor Drive
- Central public areas



Group H Reached Consensus on:

1. Keep some of electrical plant
2. Housing with open space
3. Pedestrian circulation along water.
4. Mix-use on Harbor Dr.
5. Central Public areas



Map I: (Exercise #2)

Participants' Individual Responses

- Unfortunately, the information was not collected. If you were part of this group and wish to e-mail me, please do at dionjackson_usc@yahoo.com.



Group | Reached Consensus on:

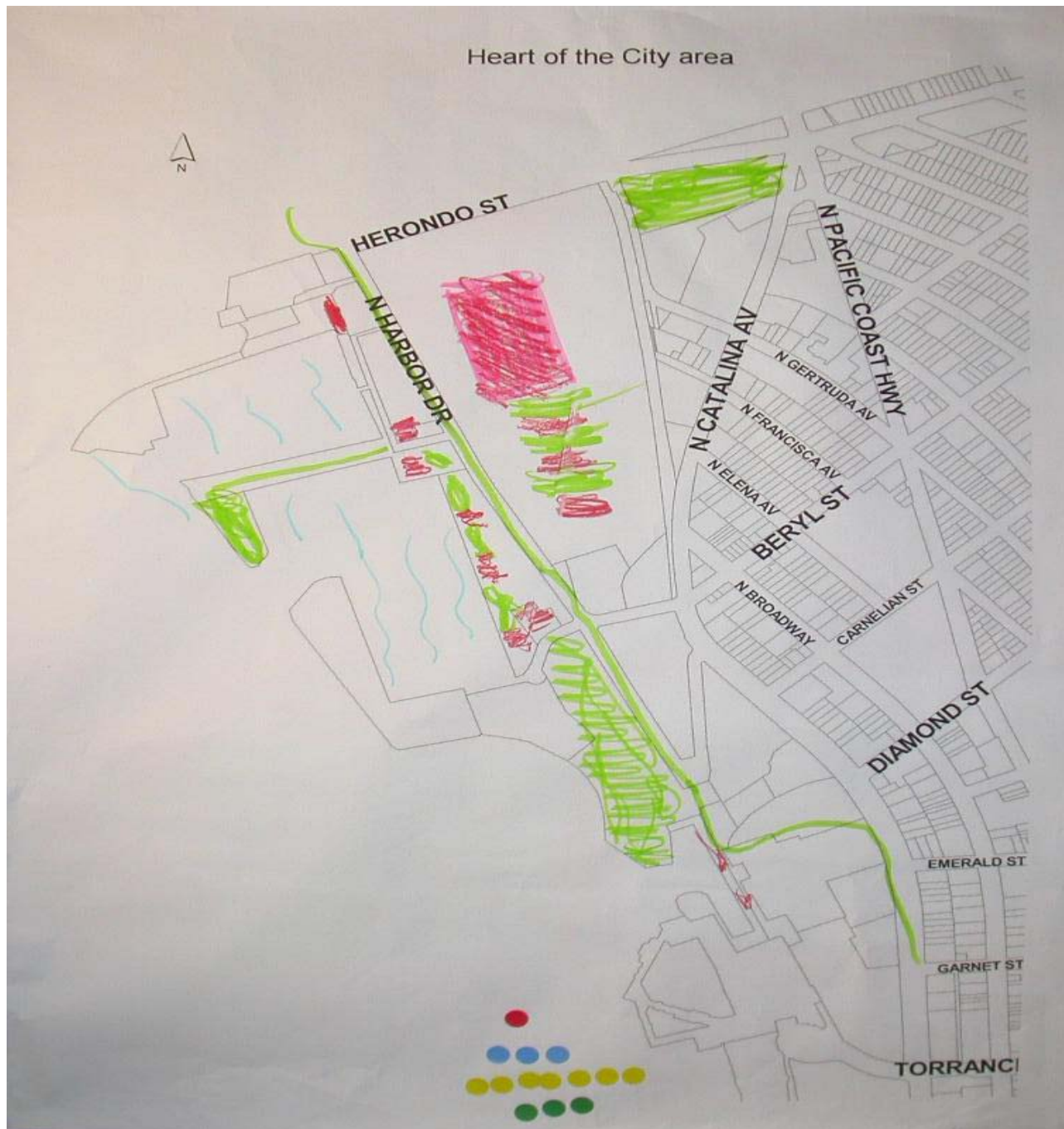
1. Large Park
2. Retail along most of Waterfront



Map J: (Exercise #2)

Participants' Individual Responses

- Improve N. Catalina Avenue
- Improve International Boardwalk - include octagon area
- Remove 100% of power plant and related toxins
- No more building development in Village Core South
- A park on Village Core South
- Restore salt marsh
- Class 1 bike path, Build park on Edison right-of-way
- Access to Mole B for recreation, Build Low Density Housing
- Water inlets
- Build Hotel at Power Plant Site



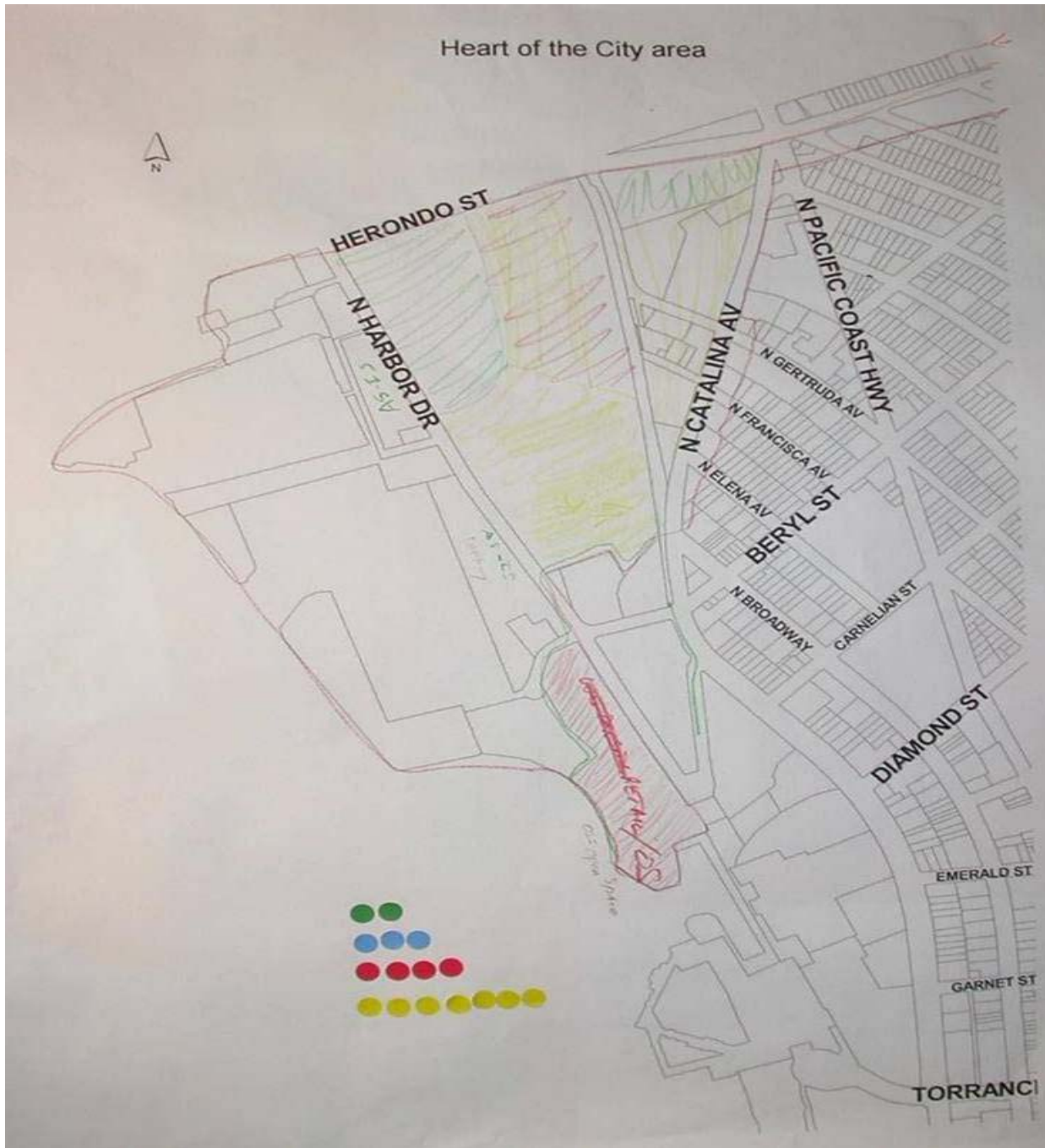
Group J Reached Consensus on:

1. Improve international boardwalk include octagon area
2. No more building development on Village Core South (VCS)
3. A park on VCS
4. Class 1 bike path
5. Park on Edison right-of-way
6. Remove 100% of power plant and clean up toxins, replace with retail.
7. Access to Mole B for recreation

Map K: (Exercise #2)

Participants' Individual Responses

- As much open space as possible
- Power plant area: 1/3 Residential, 1/3 commercial & 1/3 green space
- Power plant area: housing with open space, Waterfront community with open space
- Expand harbor with bike path, Housing on 1/3 of the power plant, Housing with boatslips
- Mixed use – Commercial/ Residential/ Restaurants/ Office
- Historic Hotel Redondo
- Civic use: residential & school infrastructure
- Residential (needed for success of Commercial) & bike path & soccer field
- Light commercial on waterfront, 1/3 plan, not too much open space
- Keep whole area green



Group K Reached Consensus on:

1. As much open space as possible
2. Power plant area 1/3 Res., 1/3 commercial, & 1/3 green space
3. Power plant area housing with open space waterfront comm. with open space
4. Expand harbor, with bike path & 1/3 plan on P.P. property housing with boat launch
5. Mixed use – Commercial/ Residential & Restaurants/ Office
6. Historic Hotel Redondo
7. Residential & School Infrastructure civic
8. Residential (Needed for success of Commercial) & Bike path & Soccer field

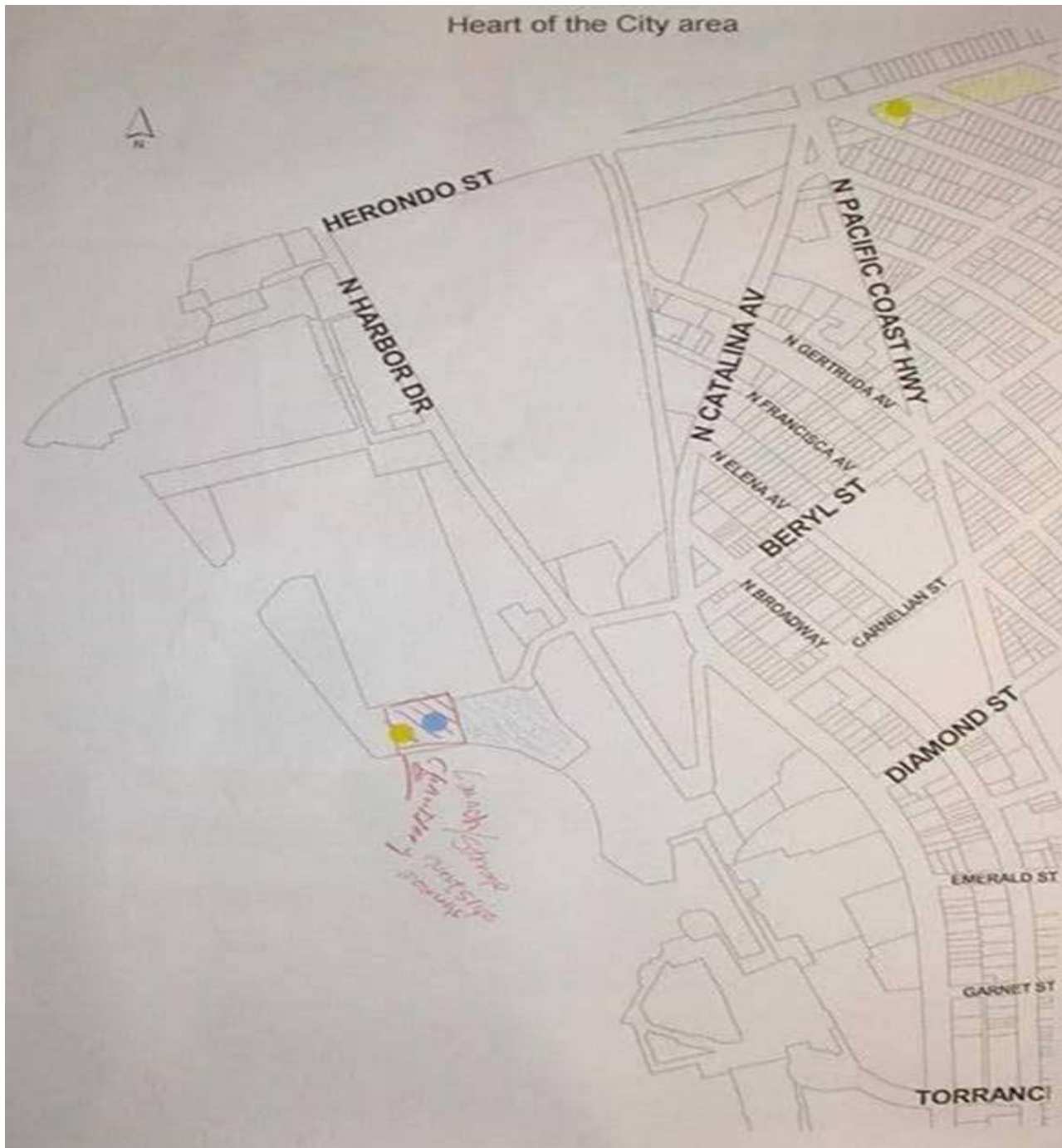


Map L: (Exercise #2)

Participants' Individual Responses

- Hotel (Eastside Del Coronado)
- Retail/Mixed Use Visitor Service, Residential
- Harbor enlarged, Chandlery
- Open recreational space, Educational (i.e. Sea lab)
- Hotel (smaller Westside)
- Conference center
- Parking Structure
- Pedestrian space
- Improved Bike Path
- Public Launch Facility, Boat Storage, Boat Yard
- Canal (Waterfront)

Heart of the City area



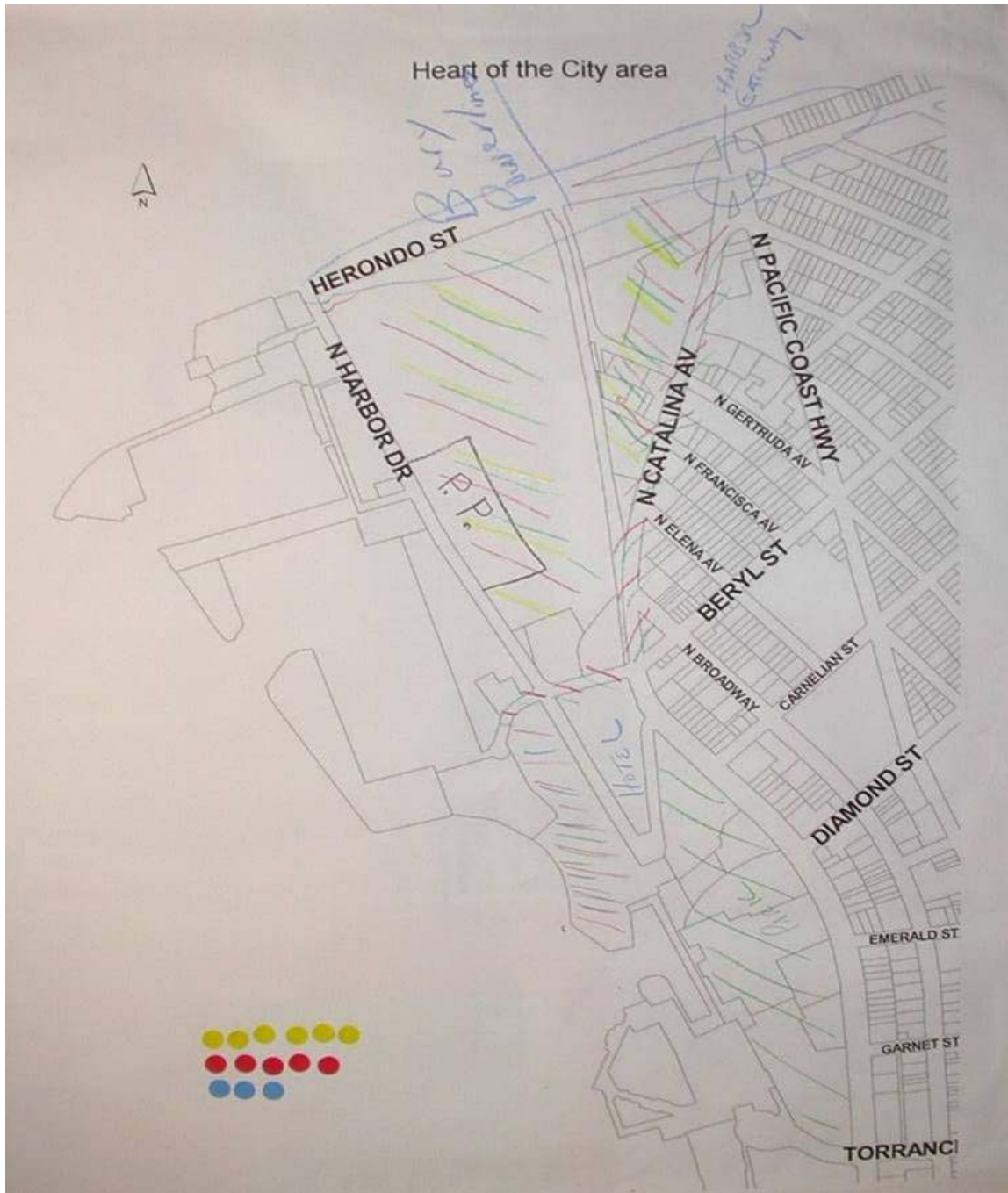
Group L Reached Consensus on:

1. Hotel Del Corondo
2. Retail/visitor service
3. Residential
4. Harbor enlarged
5. Chandlery
6. Open recreation space
7. Educational Sea Lab
8. Parking (structure)
9. Improved bike path

Map P: (Exercise #2)

Participants' Individual Responses

- Harbor Related
- In-fill/ residential
- Civic center
- Park – Catalina corridor
- Power plant stays
- Pedestrian oriented
- Catalina corridor
- Beautify entry to harbor
- Lower density plan
- Some alteration to power plant
- Not overly commercialized
- Barrier of green between power plant & development
- Harbor parking lot & triton oil
- Minimal Density
- Desalinization Plant
- Downtown Pedestrian Area along Pier for Resident use
- Mixed use, small street, park
- Power plant behind a Wylan wall
- Gateway to Harbor
- Tree-lined Street Access through Power Plant
- Boat Launch at Camacho's
- Public Square, Commercial, Public Market
- No Seascape Apt.
- Electricity Needs Met



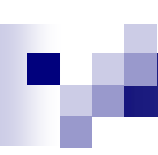
Group K Reached Consensus on:

1. Gateway to Harbor
2. In-fill/Residential/Park on Catalina Corridor
3. Power plant & development Harbor parking lot & triton oil
4. Downtown Pedestrian Area along Pier for Mixed use
5. Bury Power Lines



Exercise #3 Instructions

- After break return to new table based on three interest groups:
 - #1 – back two table for boaters
 - #2 – side three tables for those with all public or green space on former AES plant site
 - #3 – center four tables for those with mixed-uses for former AES plant
- In this exercise, The only land-use to discuss is Public.
- Where do you have consensus on putting public space?
- What uses do you want for this public space?



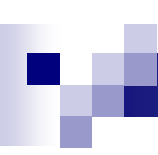
Map M: (Exercise #3 Public/Green) Participants' Individual Responses

- Salt Marsh/ Tidal Wetlands
- Bike Path by the water
- Public Pool Plunge
- Sailboat Pond
- Carousel
- Boat Ramp
- Pet Walk



Group M reached consensus on:

1. Salt Marsh/ tidal wetlands
2. Bike Path by the water
3. Public Pool Plunge
4. Boat Ramp
5. Sailboat Pond
6. Carousel
7. Pet Walk



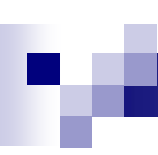
Map O: (Exercise #3 Public/Green) Participants' Individual Responses

- Boat ramp
- Marine center
- Park/open grassy area
- Bike path - coastal
- School/educational center
- Community garden
- Fields
- Playgrounds, aquatic center
- Amphitheatre with fountain
- Activity center
- Piazza with fountain
- Free public transportation – People mover
- Plaza
- Adequate parking (no structure)
- Mini library
- Sculpture artwork
- Exercise path



Group O reached consensus on:

1. Park
2. Culture/Artwork
3. Bike/Exercise path on coast
4. Playing Fields
5. Activity center
6. People Mover
7. Marine Center
8. Parking
9. Environmental/Aquatic Center
10. Community Gardens
11. Multi-Use Education Center



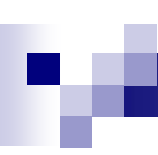
Map N: (Exercise #3 Public/Green) Participants' Individual Responses

- Village Core South piazza
- Children's museum near sea lab
- Bicycle path along waterfront
- Village Core South natural gardens areas (gazebos, park)
- AES – athletic fields, tennis courts, pool, natural ponds, natural park
- Waterfalls, natural paths, Restore salt water marsh
- Outdoor amphitheatre
- Catalina Blvd. into city – beautify, Walkway from Hermosa
- Flower gardens, botanical gardens (hotel area)
- VCS- grassy knoll
- AES BBQ area



Group N Reached Consensus on:

1. Village Core South: grassy knoll
2. Bicycles path along waterfront
3. Catalina Blvd. into city - beautify
4. Outdoor Amphitheatre
5. Waterfalls – natural paths



Map C: (Exercise #3 - Boaters)

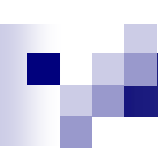
Participants' Individual Responses

- Maybe harbor expansion (depends on price)
- City sailing program (canoe outriggers to remain)
- Launch ramp with new wall (extended wall at current dingy launch
Parking improvements for launch ramp – near slips)
- Guest docks (fair weather) near canoes
- Possible harbor training facility (2 stories)
- Public waterfront space with commercial/ green mix. & whole green space
- Bike path with opening for reconfiguration – could have 2 paths



Group C Reached Consensus on:

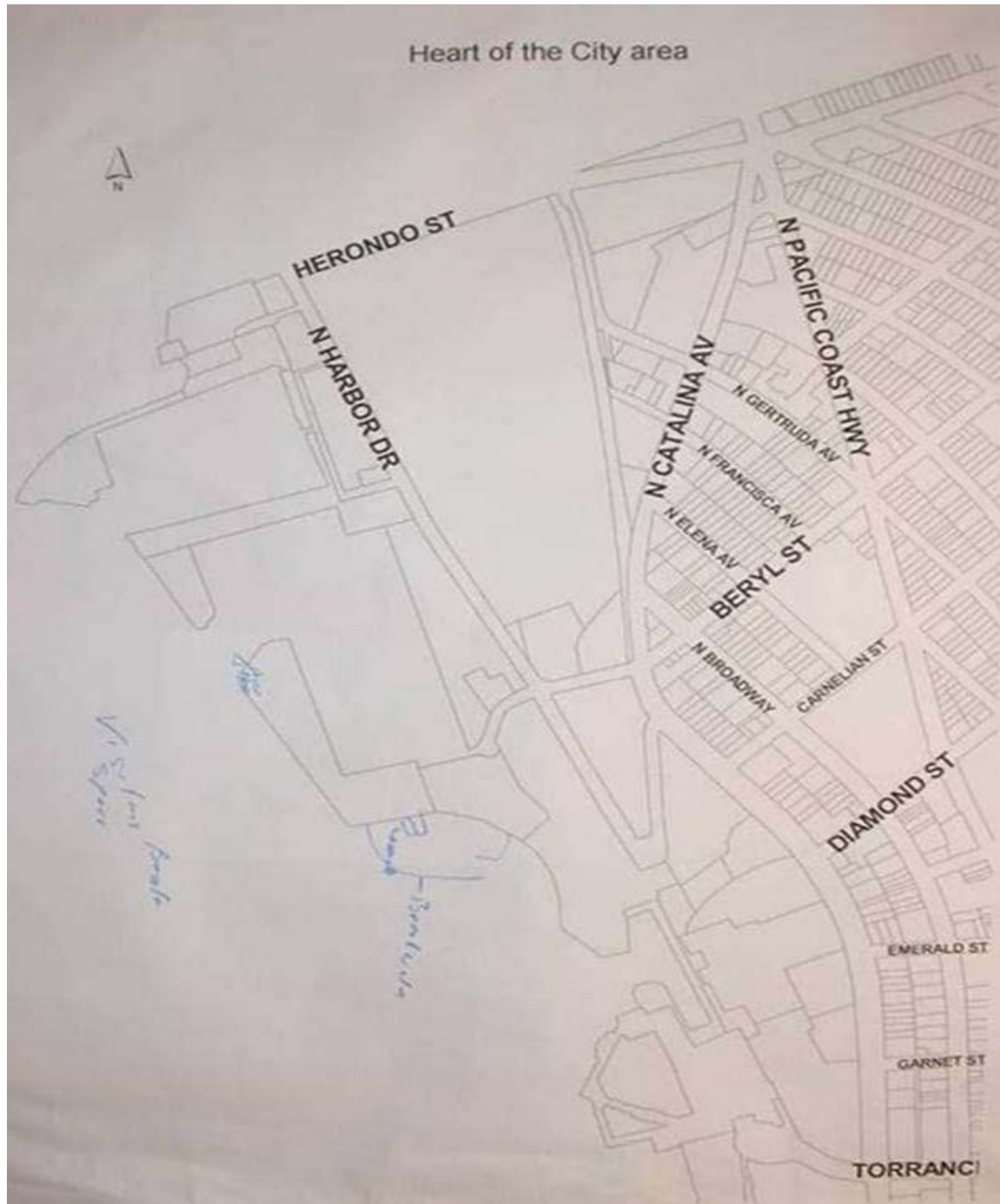
1. Possible harbor expansion (dependent on price)
2. City sailing program (canoe outriggers to remain)
3. Launch ramp with new wall
4. Guest docks (fair weather) near canoes – not sticking out
5. Possible harbor training facility (2 stories)
6. Public waterfront space with commercial/ green mix. & whole green space
7. Bike path with opening for reconfiguration – could have 2 paths



Map S: (Exercise #3 Boaters)

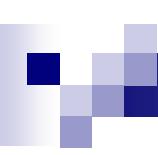
Participants' Individual Responses

- Public Launching Facility/South Turning Basin
- Visiting Boater Space/ Mooring
- More slips/ larger slips
- Enlarging Harbor
- Do not take away smaller slips
- Bike path where possible - Mainland side of Boater Parking
- Improved Sailing School Facility
- Public Plaza
- Mast up dry storage with water access



Group S Reached Consensus on:

1. Public launching facility in south turning basin
2. Bike path where possible – mainland side of boater parking
3. Improved sailing school facility
4. Mast up dry storage w/water access
5. Visiting boater space/mooring



Map B: (Exercise #3)

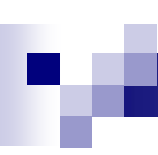
Participants' Individual Responses

- Public space for local residents/neighborhood parks
- Little plazas
- Fields eg. Soccer fields, baseball, tennis, basketball
- Bike path class 1
- Wide sidewalks
- Amphitheatre
- Extension of Hermosa greenbelt
 - canal system
 - artificial wetland
 - one canal with nice pathways



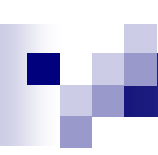
Group B Reached Consensus on:

1. Public Space for Local Residents/ Neighborhood Parks/ Little Plaza/ Amphitheatre
2. Fields e.g. Soccer Fields/Baseball/Tennis/Basket ball
3. Bike Path (Class 1) w/Wide Sidewalks
4. Extension of Hermosa Greenbelt



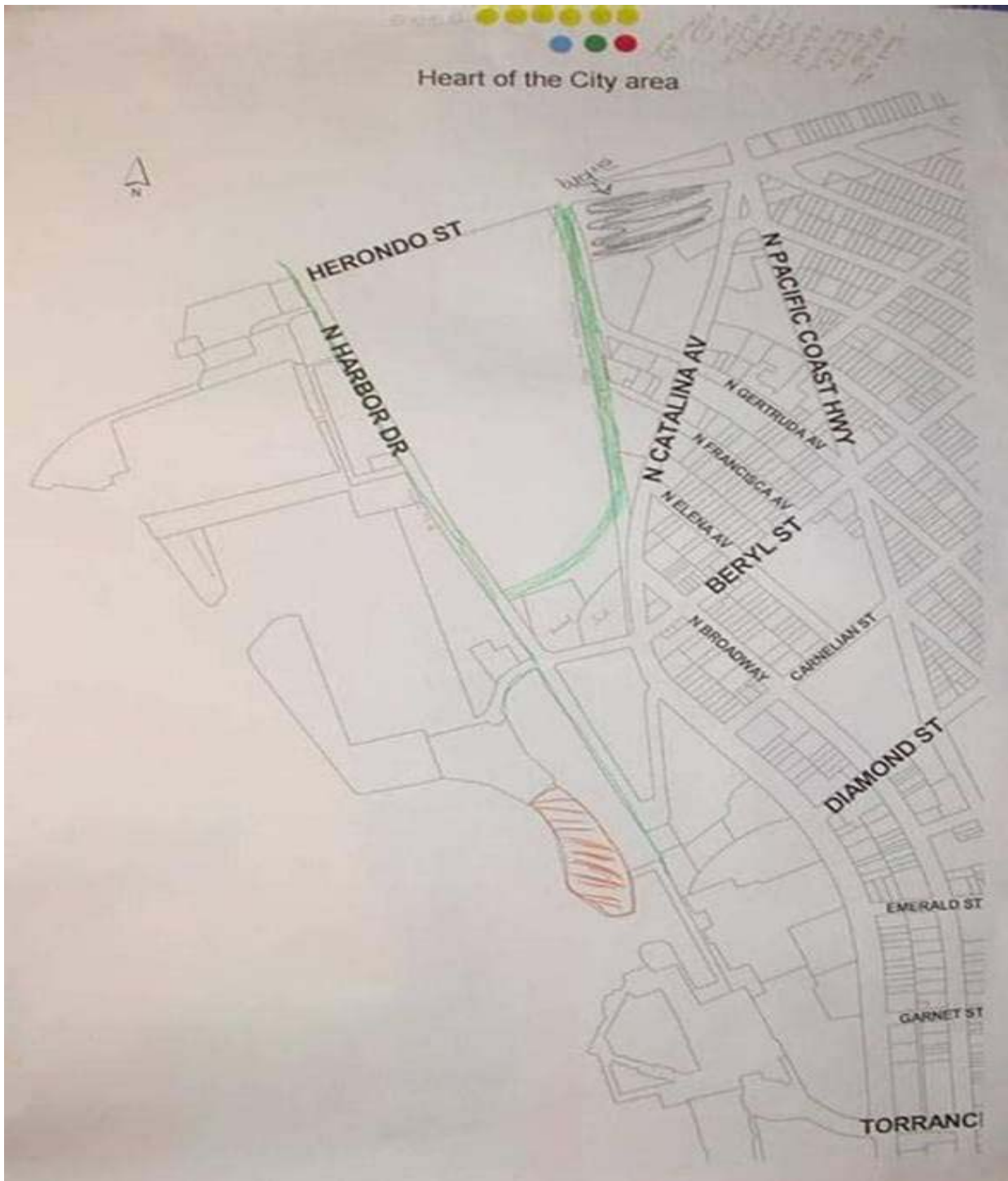
Map R: (Exercise #3 Mixed Use) Participants' Individual Responses

- Public Market / Plaza
- Extend Hermosa Green Space
- Link to Waterfront
- Small Parks/Walkways between Homes
- Transportation Hub Beneath Green Space (Subterranean)
- Boat Launch Area
- Recreational on Mole B
- Entry or Fountain at Catalina
- Waterfront Plaza/Landmark
- Bike Path
- Expand Harbor, Harbor Patrol
- East-West Access
- Soccer Field



Map T: (Exercise #3 Mixed Use) Participants' Individual Responses

- Parking
- Transit Center System
- Educational Center
- Extend Greenbelt
- International Boardwalk
- Bike Path
- Walkway
- Piazza
- View Corridors



Group T Reached Consensus on:

1. Piazza
2. Educational Center
3. Bike Path
4. View corridors
5. Extend greenbelt
6. Parking/Transit Center



Voting Results

- Finally, the participants were asked to vote on items in each category: Public spaces, mix use, harbor area. Then the items were prioritized.



Harbor Area

Both groups had these same top three items:

1. City Sailing/Canoe Club (Mole B)
2. Launch Ramp Mole C
3. Bike path (on mainland side!)



Harbor Area

Here's how they prioritized their list:

1. Launch Ramp Mole C
2. City sailing/Canoe Club (Mole B)
3. Bike path (on mainland side!)



Public Spaces

Group 1:

1. Salt Marsh/Tidal Wetlands
2. Bike Path by the Water
3. Public Pool/Plunge
3. Boat Ramp

Group 2:

- Village Core South - Grassy Knoll/Park
- Bike Path along Waterfront
- Beautify Catalina Blvd.

Group 3:

1. Coastal Bike Path
2. Plazas
3. Aquatic Center
3. Marine Center - Science
3. Park – AES Area & Others



Public Spaces

Here's how they prioritized their list:

- Village Core South – Grassy Knoll/Park
- Bike Path by the Water
- Aquatic Center with Sports Activities



Mixed-Use

Group 1:

1. Neighborhood Parks, Piazzas, & Amphitheatre
2. Recreational Park with Fields & Courts
3. Bike Path – Class 1

Group 2:

1. Public Market/Plaza
2. Entryway on Catalina
3. East-West Access (Streets)

Group 3:

1. Active Greenbelt – 50%
2. Passive Greenbelt – Salt Marsh
3. Single-Family Homes – Expensive

Group 4:

1. Piazza
2. Education Center/Interactive Park
3. Bike Path



Mixed Use

Here's how they prioritized their list:

- Active Greenbelt
- Bike Path Class 1
- Entryway on Catalina Ave
- Public Market/Plaza
- Education Center/Interactive Park
- Recreational Park with Fields and Courts
- Neighborhood parks, piazzas and amphitheatre
- East – West Street Access
- Passive Greenbelt – salt marsh



A Visioning and Consensus- Building Workshop #3

On the former "Heart of the City" Specific Plan Area

**University of Southern California Center for Economic Development
School of Policy, Planning, and Development**



Instructions

- Sign In and fill out Nametag
- Add Colored Dots to Nametag as applicable:
 - Resident – add District #
 - Businessperson
 - Boater
 - Cyclist
 - Other – please describe



TONIGHT'S AGENDA

6:30pm	Welcome & Review Agenda & Objective
6:45pm	Where Do We Have Consensus?
7:00pm	Presentation of Background Data
7:30pm	Exercise #1: Develop Alternative Land Use Scenarios
8:15pm	Working Break to View Alternatives, Vote & Stretch
8:35pm	Tally Votes & Communicate Results
8:45pm	Exercise #2: Refine Alternative Land Use Scenarios
9:45pm	Presentation of Exercise #2
10:10pm	Vote on Alternatives
10:30pm	Wrap-up



Tonight's Objective

- **Identify 2-3 Alternative Land Use Scenarios**
- **Land Uses: Commercial/Retail, Industrial, Public, Residential, or Mixed-Use**



Concerns Voiced Regarding new Development(s)

- School Impacts
- Market Demand Limitations
- Fiscal Impacts
- Development Economics (in case of a large park, it would be the required bond payments per household)
- Traffic Impacts



Land Use

- **Public: Park, civic activities**
- **Retail: Including restaurants**
- **Office: Including medical**
- **Housing: Including SF and Multi**
- Other

Density is not up for negotiation



Voting Plan: Proportionate Representation

- **Ballot Round #1 –**
 - **Goal: Reducing choices to 5**
- **State 1st, 2nd, and 3rd Choice**

1st Choice is counted

**Map automatically loses if it receives
less than 20% of the vote**

**2nd choice is only counted if 1st choice
loses**



Voting Plan: Proportionate Representation

- **Ballot Round #2 –**
 - **Goal: Reducing choices to 5**
- **State 1st and 2nd**

1st Choice is counted

**Map automatically loses if it receives
less than 25% of the vote**

**2nd choice is only counted if 1st choice
loses**



**Where do We Have
Consensus?**

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Village Core South

- Lack of consensus on type of public space
- Consensus on use being commercial, i.e. retail, dining
- Uncertain if office space is acceptable
- A Class 1 Bike Path off Harbor Drive?



Village Core North

- Consensus on commercial use
- Consensus on eliminating any thought of moving fire station to Camachos site
- A Class 1 Bike Path on Harbor Drive?
- Some people would like it left alone
- Some people would like it improved a bit



North of Harbor Drive

- Mitigate traffic impacts
- The lower the density the better
- A feeling of openness
- A place that attracts strolling
- A Class 1 Bike Path



Harbor-Related Public Space

Background Data

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Financial Status

- Harbor owes roughly \$6 million from repairs
- CA Dept. of Boating and Waterways will require collateral for any new loans
- The Capital Improvement Plan has reserved ~\$400,000 for relocation of boat launch



Boat Launch

- Typical construction cost per launch ramp lane in 2002: \$100,000 (statewide average)
- If funded by state grant/loan: \$13/day is maximum charge allowed for parking/launching.
- Parking maximum per day at harbor:



Additional Costs for Launch

- Breakwater: \$1-1.5 million
- Removing and relocating seawall at Joe's Crab Shack.
- Relocating Joe's Crab Shack
- 500 ft. of launch lane for waiting boats at peak hours



Dry Storage

- Typical cost of \$1,500/dry storage space
- Fees range from \$15 to \$700 per space per month
- Desired location is a public park



School District Needs

Background Data



School Bond

- \$52 million
- Per residence cost is roughly \$19/\$100,000 of assessed value twice a year (~400/yr/\$1million)
- This bond will not provide all currently needed classrooms



Factors Affecting Classroom Need

- Mira Costa High School phasing out Redondo students
- Class size reduction legislation
- Demographic shift in City – Number of residents has grown less than the number of children
- Children/household in new development(s)



New Classrooms

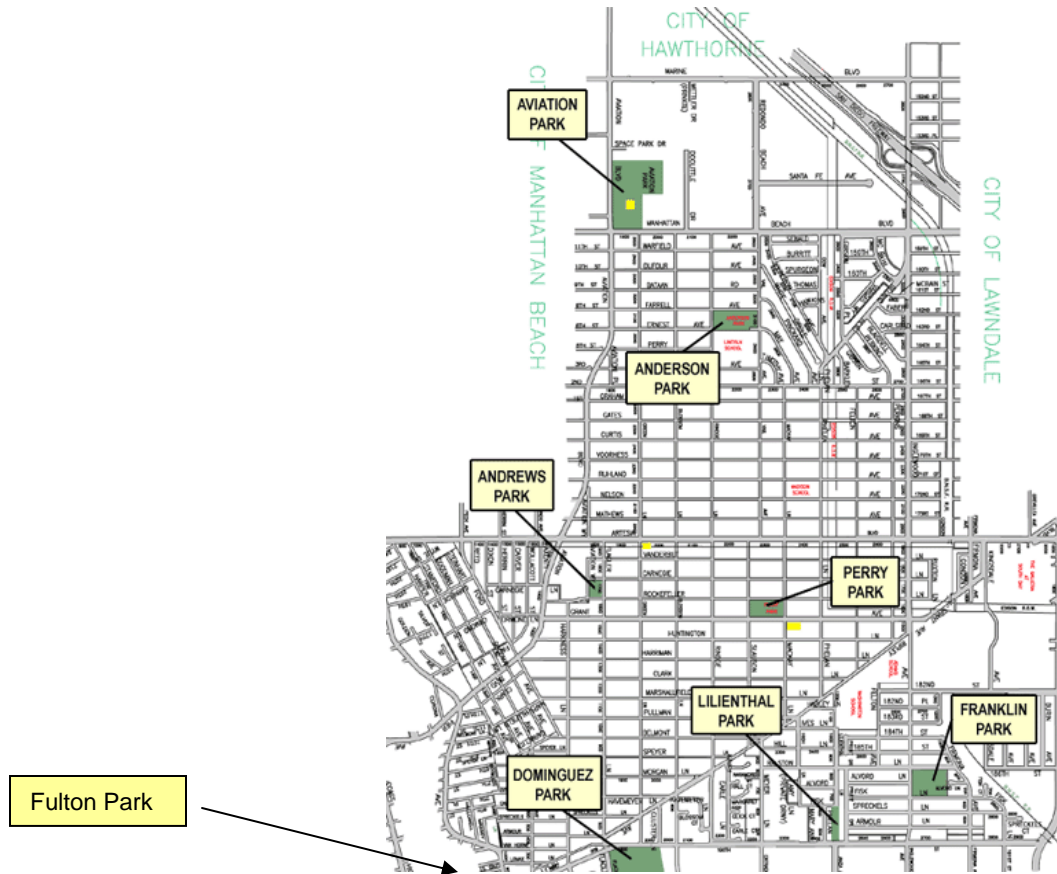
- Build a new school
- Build new classrooms on current school sites or adjacent
- Re-open one or both closed elementary schools
- Negotiate new agreement w/Manhattan Beach School District for attendance at Mira Costa



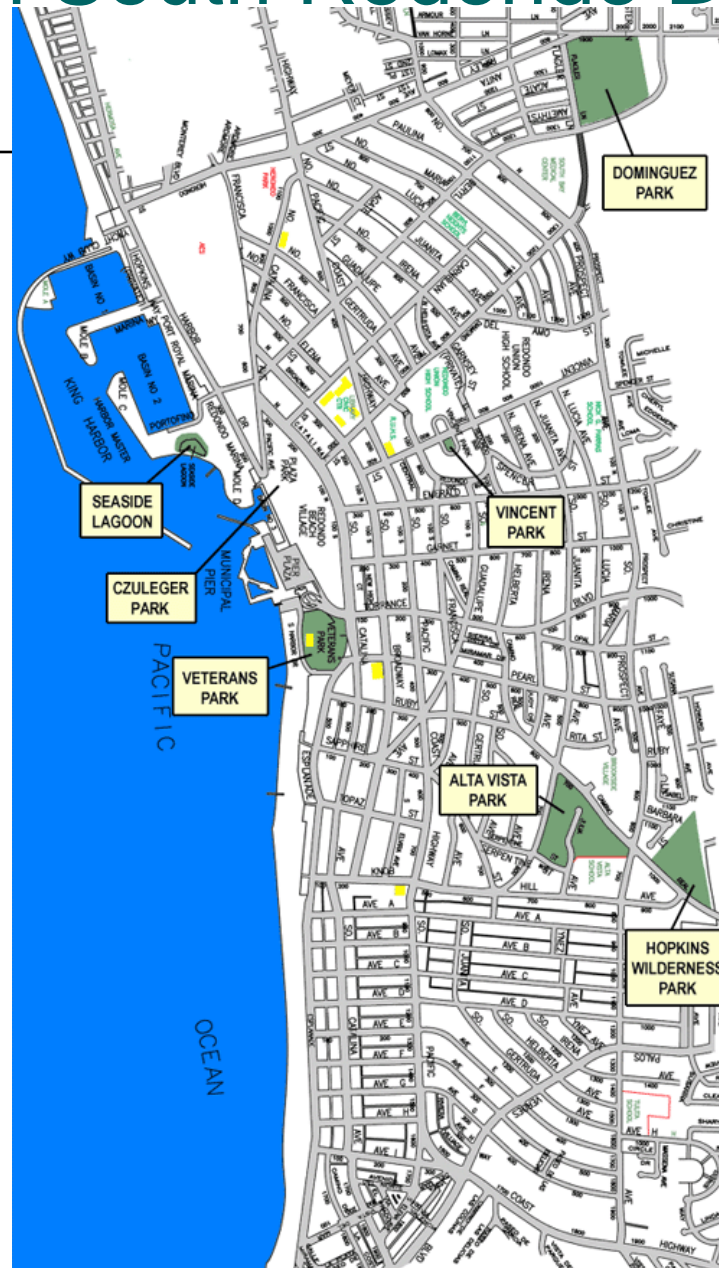
Parks/Open Space

Background Data

Parks in North Redondo Beach



Parks in South Redondo Beach





Park Amenities

Park	Area	Senior Center	Little League	Play Equipment	Tennis	Basketball
Alta Vista Park	10.15 acres				X	
Anderson Park	6.0 acres	X		X	X	X
Andrews Park	1.61 acres			X		
Aviation Park	14.28 acres					
Czuleger Park	2.1 acres					
Dominguez Park	23.75 acres		X	X		
Franklin Park	10.18 acres			X		
Fulton Playfield	1.25 acres		X			
Lilenthal Park	1.52 acres			X		
Perry Park	4.13 acres	X		X		X
Seaside Lagoon	4.0 acres			X		
Veterans Park	6.3 acres	X		X		
Vincent Park	1.08 acres			X		
Hopkins Wilderness Park	11.0 acres					
North Redondo	52.54	2	1	6	1	2
South Redondo	44.81	1	1	3	1	0

Augustus F. Hawkins Natural Park





Community Garden

- **FORM A PLANNING COMMITTEE**

- Determine if there really is a need and desire for a garden.
- What kind of garden--vegetable, flower, trees, a combination?
- Who will the garden serve--youth, seniors, special populations, people who just want an alternative to trash?
- If the project is meant to benefit a particular group or neighborhood, it is essential that the group be involved in all phases.
- Organize a meeting of interested people.
- Choose a well-organized garden coordinator.
- Form committees to accomplish tasks: Funding & Resource Development; Youth Activities; Construction; Communication.
- Approach a sponsor. A sponsor is an individual or organization that supports a community garden. Site sponsorship can be a tremendous asset. Contributions of land, tools, seeds, fencing, soil improvements or money are all vital to a successful community garden. Some community gardens can provide most of their provisions through fees charged to the membership; but for many, a garden sponsor is essential. Churches, schools, citizens groups, private businesses, local parks and recreation departments are all potential supporters. Community Development Block Grants are sometimes available through your municipality.
- Make a list of what needs to be done.
- Find a garden site.
- Obtain lease or agreement from owner.
- Decide on a mailing address and central telephone number(s). Try to have at least 3 people who are very familiar with all pertinent information. Form a telephone tree.
- If your community garden has a budget, keep administration in the hands of several people.
- Choose a name for the garden.



Public Opinion Survey April 2001

University of Southern California Center for Economic Development
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What do you feel to be the most important problem facing the people of Redondo Beach?



		Council District				
	TOTAL	1	2	3	4	5
BASE	600	120	132	126	108	114
Public Recreation	1%	1%	0	0%	3%	0%
Traffic flow	9	8	9	9	9	10
Energy						
Crisis/electricity/utilities	3	3	1	4	4	3

Is lack of open space a serious or not a serious problem in Redondo Beach today?

	Council District					
	TOTAL	1	2	3	4	5
BASE	299	66	60	61	50	63
Extremely Serious or Very Serious	35%	36%	49%	35%	32%	24%
Extremely serious problem	12	12	18	13	9	9
Very serious problem	23	24	31	23	23	15
Somewhat Serious or Not Serious	61	64	51	56	61	73
Somewhat serious problem	35	39	30	35	41	33
Not a serious problem	26	24	21	21	20	40
Don't Know or No Opinion	3	0	0	8	7	3

Is lack of parks, athletic fields, and recreational centers a serious or not a serious problem in Redondo Beach today?

	Council District					
BASE	301	54	72	65	59	51
Extremely Serious or Very Serious	13%	11%	7%	17%	13%	20%
Extremely serious problem	5	7	1	5	6	7
Very serious problem	8	4	5	12	8	13
Somewhat Serious or Not Serious	83	85	89	80	83	76
Somewhat serious problem	25	26	27	21	31	16
Not a serious problem	58	59	62	59	52	60
Don't Know or No Opinion	4	4	4	3	4	4

How satisfied are you with Redondo Beach City government's efforts to protect open space?



BASE

Council District

	TOTAL	1	2	3	4	5
	301	54	72	65	59	51
Not at All Satisfied (1)	13%	11%	12%	14%	12%	16%
2-5 on scale of 1-10	43	45	35	46	47	41
6-9 on scale of 1-10	30	30	32	29	32	22
Very Satisfied (10)	5	7	7	6	2	2
Don't Know or Not applicable	11	7	12	6	10	18

How great is the need for funding from the city to repair and upgrade existing parks?

	Council District					
	TOTAL	1	2	3	4	5
BASE	600	120	132	126	108	114
GREAT NEED OR SOME NEED	60%	58%	62%	55%	61%	64%
Great need	13	13	16	13	10	11
Some need	47	45	46	42	51	53
LITTLE NEED OR NO NEED	35	38	34	40	31	32
Little need	20	23	19	22	15	22
No need	15	15	14	18	17	10
Don't Know or No Answer	5	3	4	5	7	4

Are you willing to pay increased taxes to have the city of Redondo Beach take care of public parks and make sure they are clean and safe?



		Council District				
	TOTAL	1	2	3	4	5
BASE	301	54	72	65	59	51
TOTAL WILLING	67%	69%	70%	55%	75%	69%
Very willing	26	19	32	24	31	22
Somewhat willing	41	50	8	30	44	47
TOTAL NOT WILLING	30	28	30	44	15	29
Not too willing	9	9	12	17	0	7
Not at all willing	20	19	18	27	15	22
Don't Know or No Answer	3	4	0	2	10	2

Are you willing to pay increased taxes for more public parks in Redondo Beach?



BASE

	Council District					
	TOTAL	1	2	3	4	5
TOTAL WILLING	49%	50%	49%	36%	58%	56%
Very willing	18	19	15	17	25	18
Somewhat Willing	31	31	34	20	33	38
TOTAL NOT WILLING	46	44	49	59	33	40
Not too unwilling	15	13	16	21	8	13
Not at all willing	31	31	33	38	25	27
Don't Know or No Answer	5	6	1	5	10	4



Residential Development

Background Data



Housing Land Values

- Housing density in the marketplace is driven by land price
- The higher the density the more you can pay for the land
- There is some question as to the “value” of the AES Power Plant which is supposed to be resolved Dec. 4th



Trade-offs

- Housing generates traffic
- Housing generates school-aged children
- Housing generates need for services
- Housing generates taxes
- Housing generates customers
- Housing in a redevelopment area generates Tax Increment for public projects



Traffic

Background Data

University of Southern California Center for Economic Development
School of Policy, Planning, and Development



Traffic Impacts

- Will be addressed on December 10th



Other

Background Data

University of Southern California Center for Economic Development
School of Policy, Planning, and Development



Hotel

- Must be a high-end hotel
- As such it requires certain locational advantages



Consensus-Building Round #1

University of Southern California Center for Economic Development
School of Policy, Planning, and Development



Voting Plan: Proportionate Representation

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Voting Plan: Proportionate Representation

- **Ballot Round #2 –**
 - **Goal: Reducing choices to 5**
- **State 1st and 2nd**

1st Choice is counted

**Map automatically loses if it receives
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**2nd choice is only counted if 1st choice
loses**



Wrap-up

University of Southern California Center for Economic Development
School of Policy, Planning, and Development

**Visioning and Consensus Building Workshop
for the former
“Heart of the City”**

November 19, 2003

**Tonight’s Objective: Identify 2-3
Alternative Land Use Scenarios.**

**Land Uses: Commercial/Retail, Industrial,
Public, Residential, or Mixed-Use**

University of Southern California Center for Economic Development
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Consensus Building

The participants were given a presentation of background data:

- Harbor-Related Public Space
- School District Needs
- Parks
- Residential Development
- Traffic

Exercise # 1: Develop Alternative Land Use Scenarios (density decisions will occur in January with zoning).

Participants broke into groups to create scenarios and monikers on maps.



“It Works For Us” in development:

- 1. Restaurants/shops**
- 2. Children’s museum, sea lab**
- 3. Soccer field/sports complex**
- 4. Boutique hotel**
- 5. Open space**
- 6. Low density housing**
- 7. Boat yard**
- 8. Bike path**





“It Works For Us”



Public: Park, civic activities
Retail: Including restaurants
Office: Including medical
Housing: Including SF and Multi
Other



Aloha Park

Aloha Park

Andrea

80%

20%

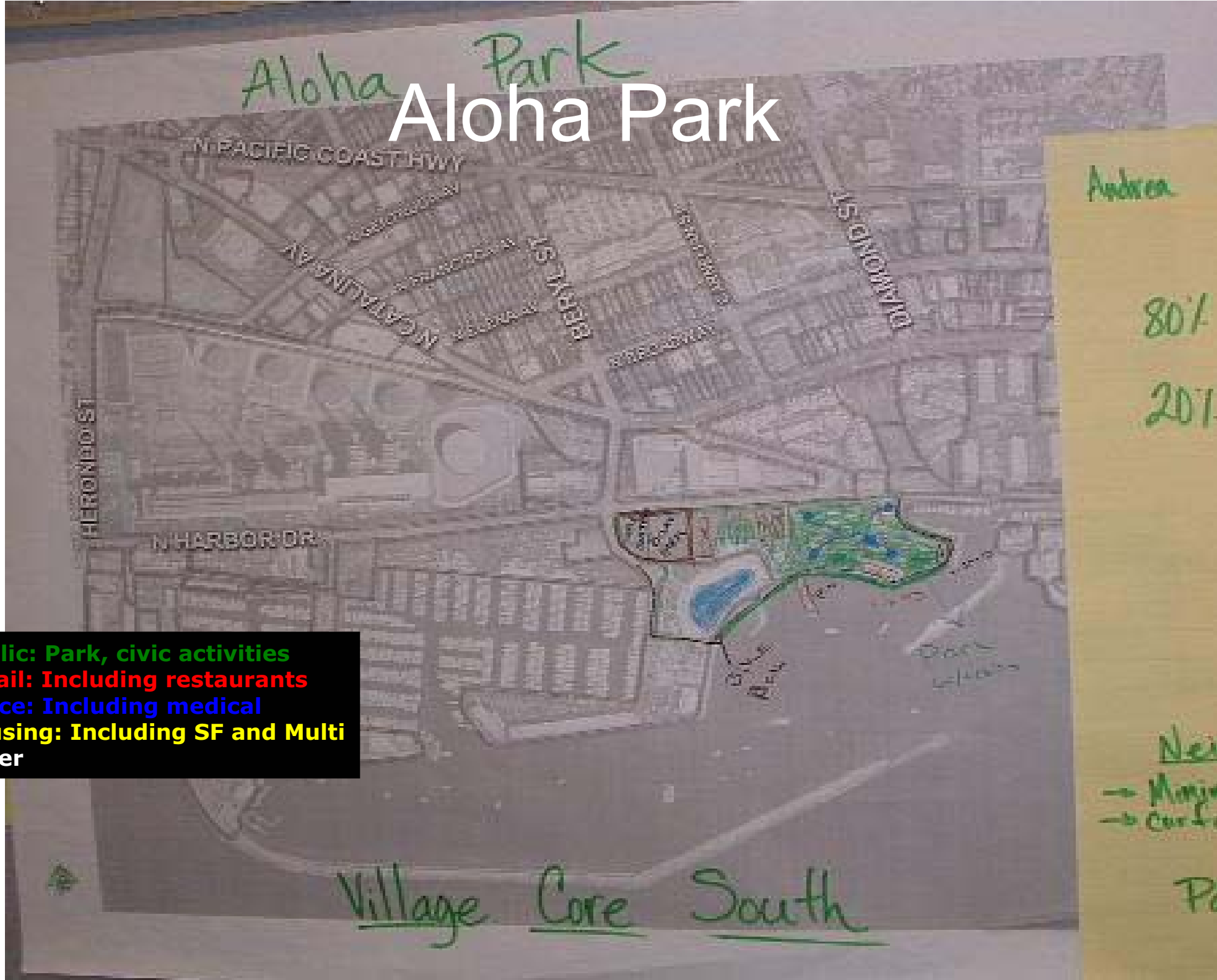
Neighborhood

→ Major
→ Cur

Pa

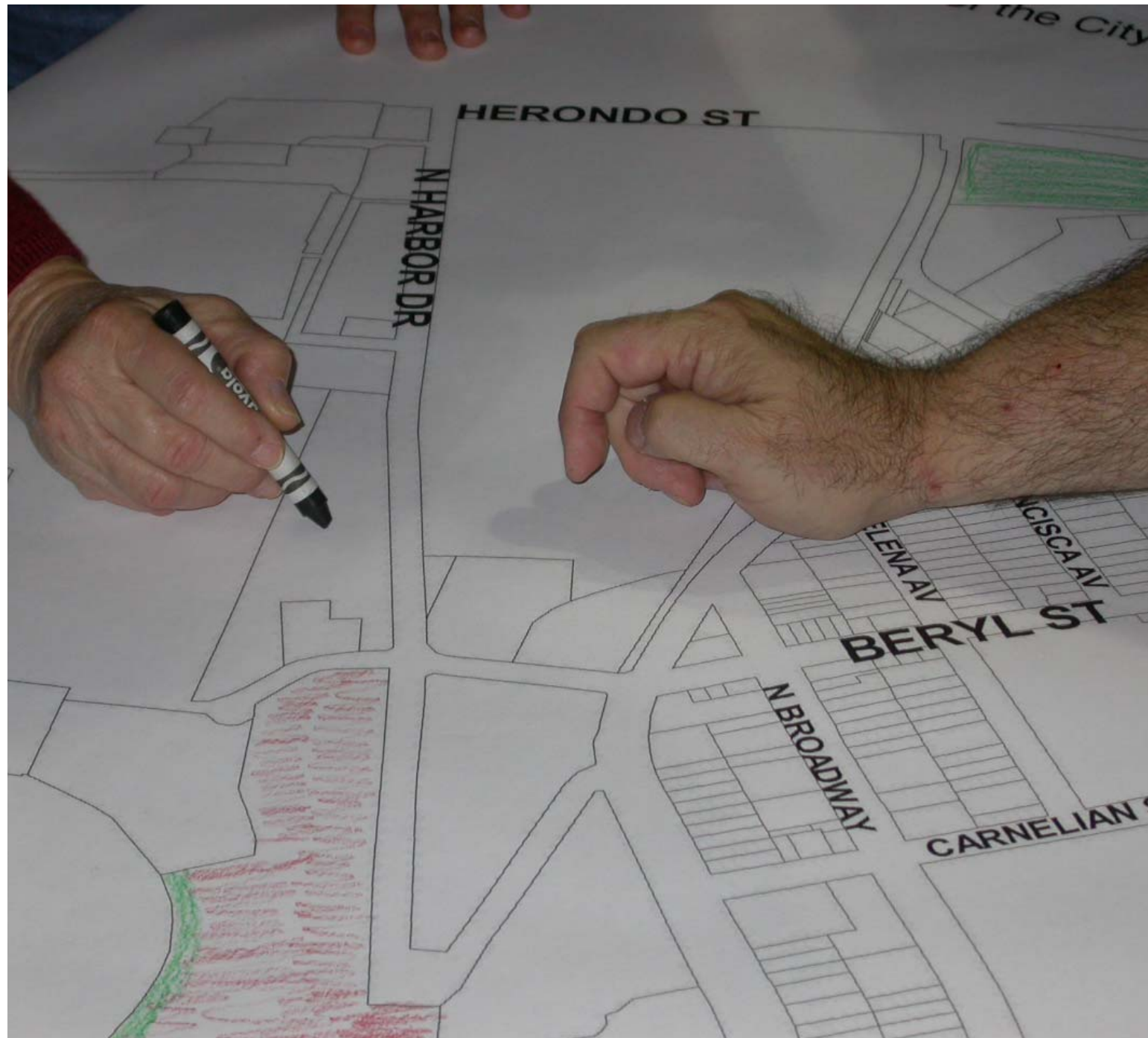
- Public: Park, civic activities
- Retail: Including restaurants
- Office: Including medical
- Housing: Including SF and Multi
- Other

Village Core South



“The Mixers” in development

1. Promenade
2. Bike Path – Class 2 (not class 1)
3. Retail – mixed & office (parking meter ground?)
4. Park with fountain
5. Housing
6. Park with sports fields





THE MIXERS

The Mixers



“MUD Plan” in development

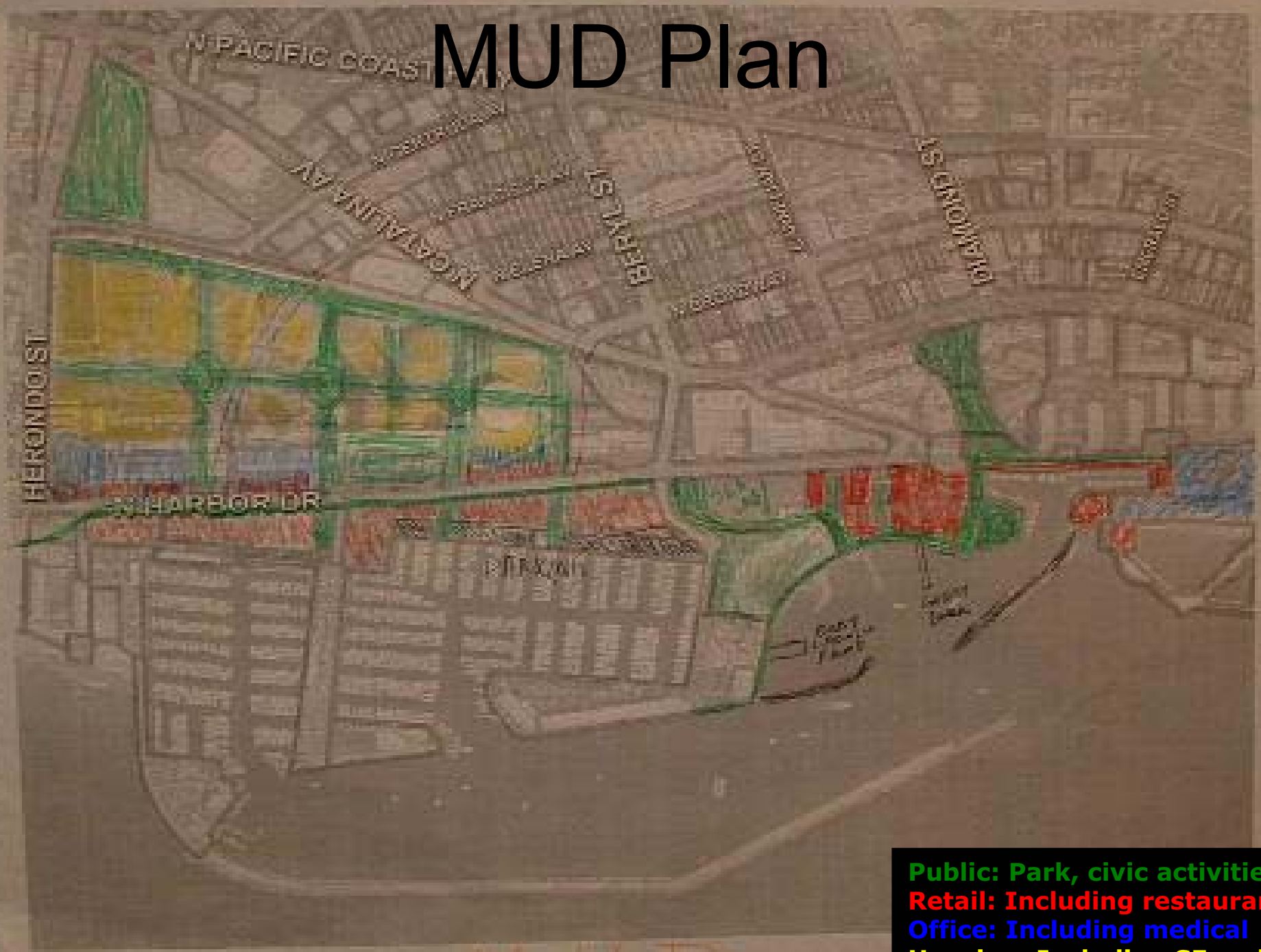
1. Mixed-Use with housing, open space, commercial and
2. Bike Path
3. Boat Launch Ramp
4. Guest Dock
5. Sea Lab





MUD PLAN

MUD Plan



- Public:** Park, civic activities
- Retail:** Including restaurants
- Office:** Including medical
- Housing:** Including SF and Multi
- Other**

MUD

“The Village People” in development

- 1. “No new taxes!”**
- 2. Park space**
- 3. School space**
- 3. Aquatic center**
- 4. Low-rise 5-star hotel on waterfront**
- 5. Low density housing preferred**
- 6. Makes Redondo Beach more attractive as a conference destination**





Village People

Village People



Public: Park, civic activities
Retail: Including restaurants
Office: Including medical
Housing: Including SF and Multi
Other

“King Harbor Boater’s Advisory Panel” in development

- Coastal Commission has to approve public launch ramps at any cost
 - Commercial developers need to include ramp
 - DBW to finance launch ramp
- Harbor expansion to include slips for sale and low-density, high-end housing to offset construction costs
- Enhanced boating facilities
- Possible luxury hotel





“Paul’s Group” in development

First Plan

- 60% Residential
- 20% Open space (tennis courts, parks)
- 20% Office space

Second Plan

- 55% Residential
- 35% Commercial
- 20% Park
- Includes...
 - Seaside lagoon
 - Boat launch
 - Mixed-use in VCS
 - Hotel
 - Office space in PCH north area
 - Residential AES view corridor

Third Plan

- 33% Blended single family homes near Catalina
- 33% Mixed-use commercial
- 33% Office

Fourth Plan

- VCS Retail off PCH
- VCN Retail
- Town homes AES of PCH concrete building
- Office space
- Housing north of Herondo
- Open space inter-mixed
- Soccer field





Paul

Land Use

- Public: Park, civic activities
- Retail: Including restaurants
- Office: Including medical
- Housing: Including SF and Multi

Density is not up for negotiation



Paul's Group



Public: Park, civic activities
Retail: Including restaurants
Office: Including medical
Housing: Including SF and Multi
Other
Retain

Orange = to not change MIXED-USE

“Redondo Beach’s Community, Recreation and Education Center” in development

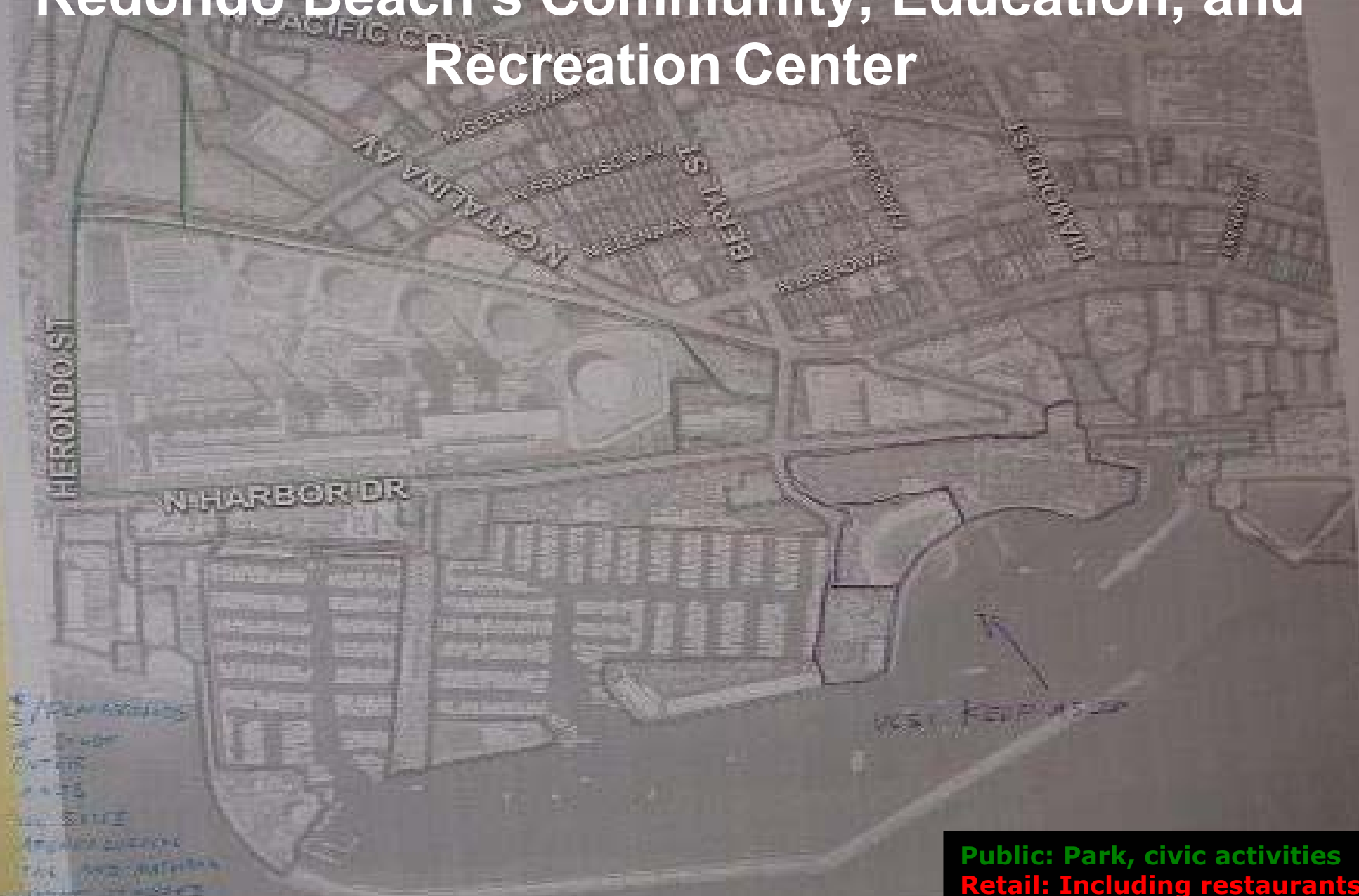
- **Parks (usable for weddings, with “views”)**
- **Playgrounds**
- **Marine study center**
- **Wetlands**
- **Historic and archeological sites**
- **Coastal and other natural habitats**
- **College or University extension**
- **Improved and safe trails and bike paths**
- **Community garden**
- **More parking**
- **Feasibility study for extended harbor**





REDONDO BEACH'S "COMMUNITY, EDUCATIONAL AND RECREATION CENTER"

Redondo Beach's Community, Education, and Recreation Center



Public: Park, civic activities
Retail: Including restaurants
Office: Including medical
Housing: Including SF and Multi
Other

“Heart Park” in development

- **Community center**
- **Facilities for children's' sports (esp. baseball)**
- **Tennis courts**
- **Bike route along water**
- **Connection of greenbelt**
- **Large boulevard with palm trees along Catalina**
- **Fountains, piazzas, and walkways**





Heart Park



- ① Community
- ② fountains
- ③ plaza
- ④ tennis courts
- ⑤ walkway
- ⑥ Kids sports
- ⑦ LARGE BOULEVARD
- ⑧ Bike route
- ⑨ connector

Public: Park, civic activities
Retail: Including restaurants
Office: Including medical
Housing: Including SF and Multi
Other

First Choice Votes

First Choice Votes:

• It Works for Us	7
• Aloha Park	3
• The Mixers	4
• MUD Plan	8
• Village People	9
• King Harbor Boater's Panel	15
• Paul's Group	7
• Redondo Beach Community, Education, and Recreation Center	14
• Heart Park	14
• Heart of the City Specific Plan	2
• Total	83

The Following 5 Plans Were Eliminated

- It works for us
- Aloha Park
- The Mixers
- Paul's Group
- Heart of the City Specific Plan

Final Talley with 2nd Choice Plans

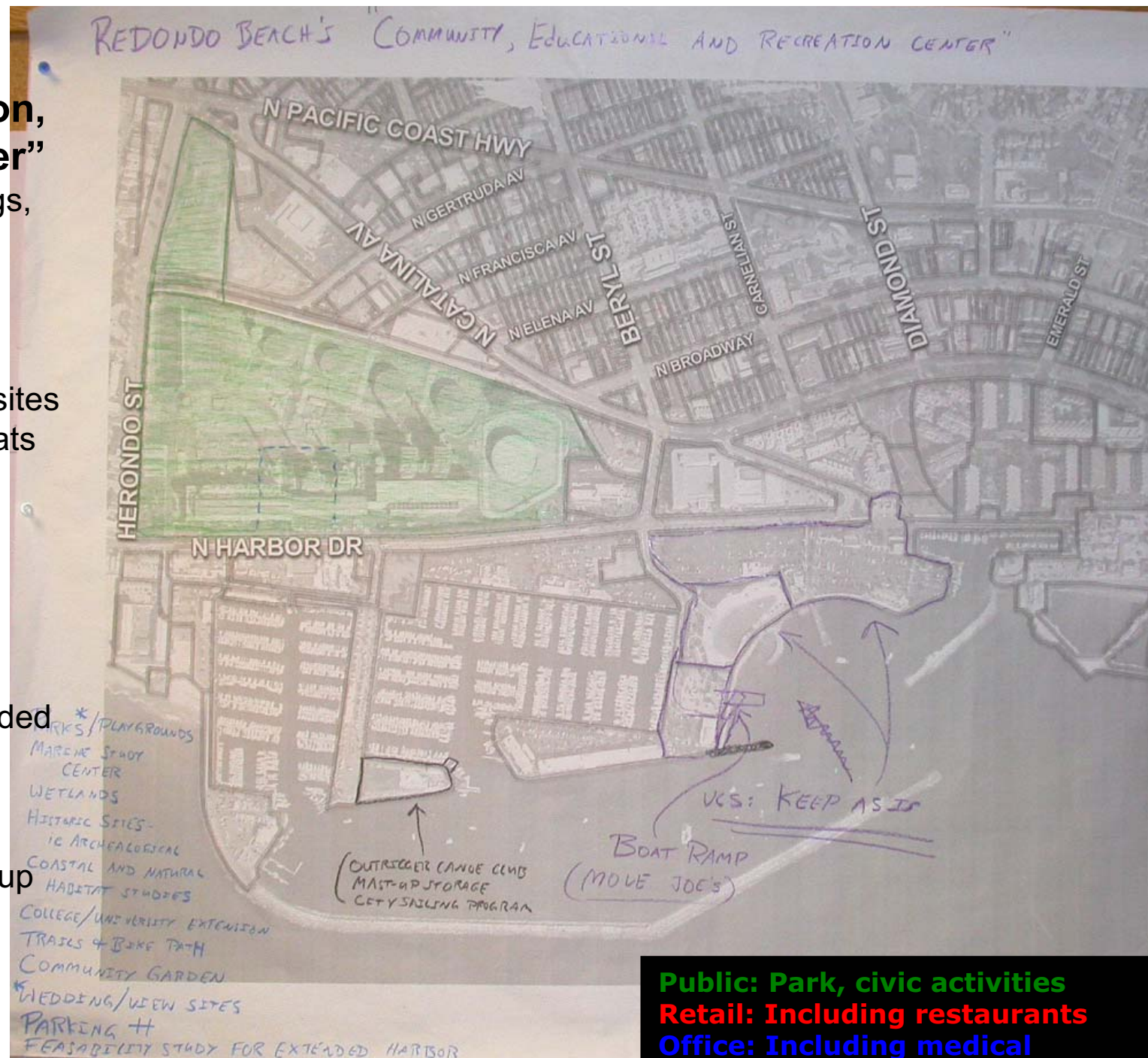
Exercise #2:

Refine Alternative Land Use Scenarios

The King Harbor Boaters Advisory Panel group elected to join the other four groups to build consensus for their ideas.

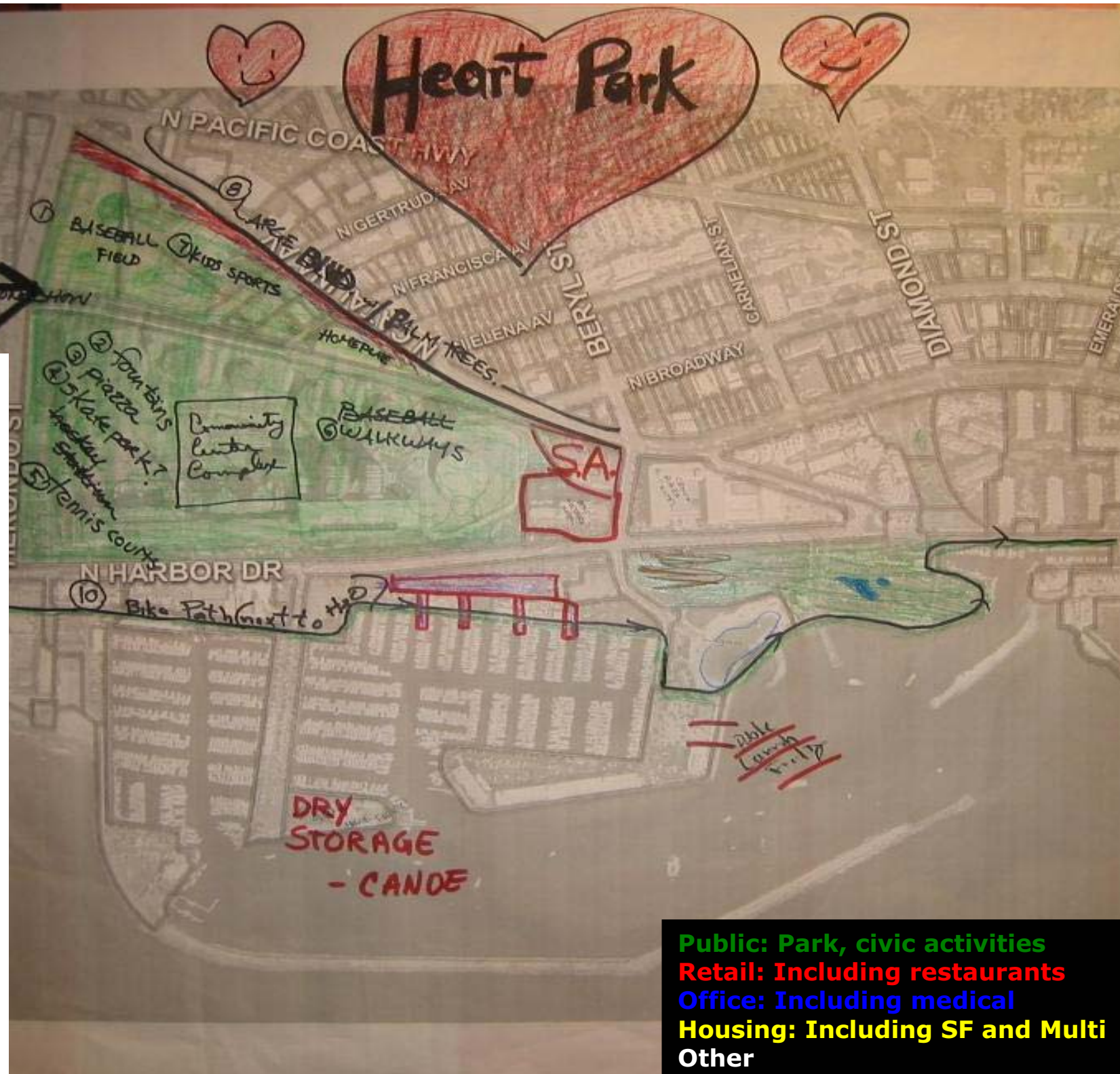
The Final Version of “Redondo Beach’s Community, Education, and Recreation Center”

- Parks (usable for weddings, with “views”)
- Playgrounds
- Marine study center
- Wetlands
- Historic ie. archeological sites
- Coastal and natural habitats studies
- College or University extension
- Trails and bike path
- Community garden
- More parking
- Feasibility study for extended harbor
- Boat Launch –Joe’s Crab Shack
- Sailing/Canoeing & Mast-up Dry Storage on Mole B
- City Sailing Program
- Boat ramp (move Joe’s)



Public: Park, civic activities
Retail: Including restaurants
Office: Including medical
Housing: Including SF and Multi
Other

The Final Version of "Heart Park"

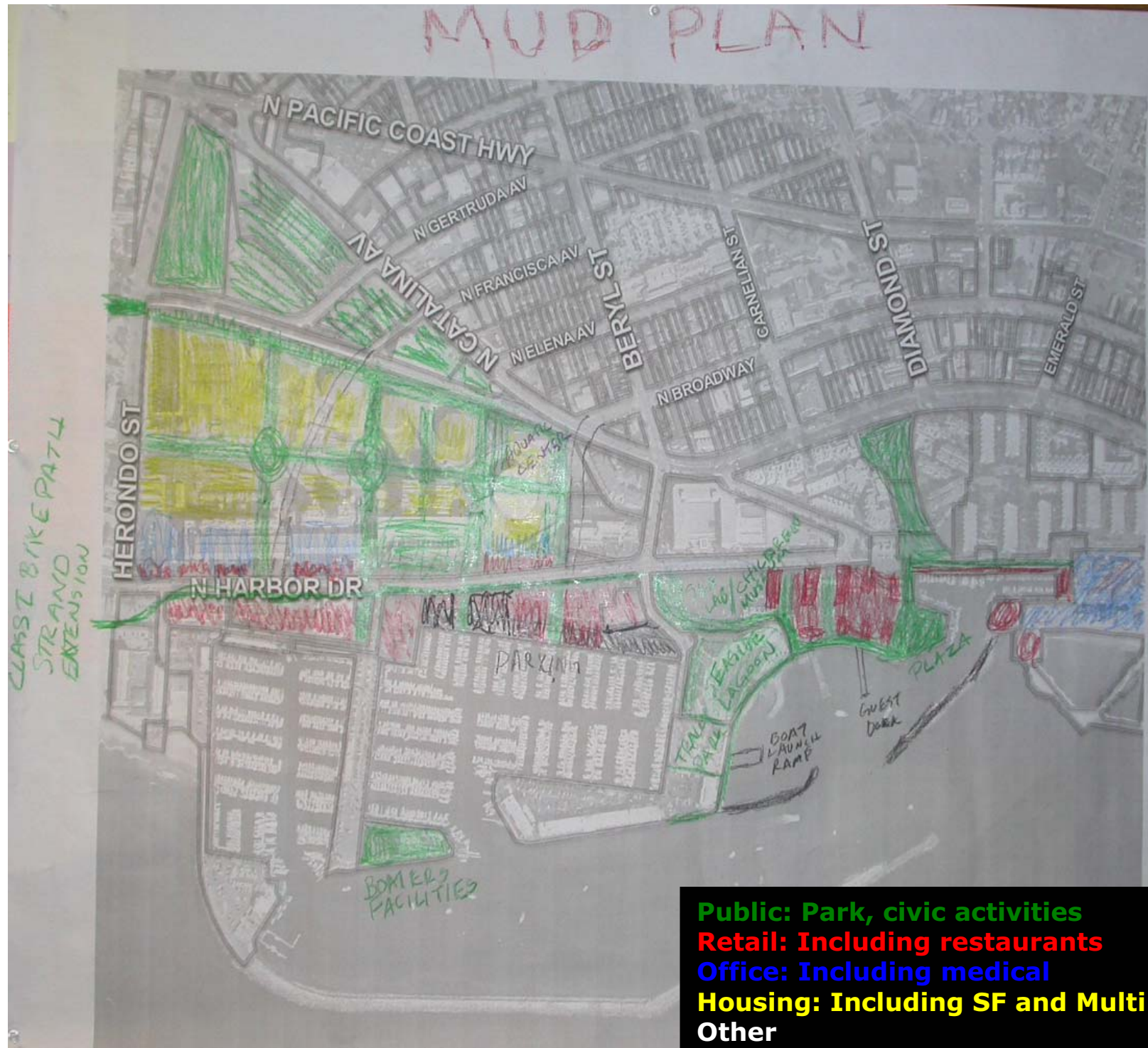


1. Community Center Complex
2. Baseball Field
3. Fountains
4. Piazza
5. Skate Park
6. Tennis Courts
7. Walkways
8. Kids Sports
9. Catalina – Blvd w/Palm trees
10. "Class 1" Bike Path next to water
11. Mast-up dry storage, Canoes on Mole B
12. Public Launch at Joe's

Public: Park, civic activities
Retail: Including restaurants
Office: Including medical
Housing: Including SF and Multi
Other

The Final Version of “MUD Plan” “Mixed-Use with housing, retail open space, & commercial”

1. Housing
2. Continue path from Hermosa
3. “Class 1” Bike Path
4. Boat Launch Ramp;
Guest dock
5. Guest Dock
6. Sea Lab/Children’s
Museum
7. Boater’s facilities
8. Trailer park
9. Parking
10. Aquatic center
11. Plaza
12. Seaside Lagoon



The Final Version of "The Village People"

1. Park
2. School
3. Low density expensive housing
6. Hotel or time share
7. Bridge
8. Boat ramp
9. Old Redondo hotel
10. Lagoon
11. Class 1 bike path & high speed bike lane
12. Harbor expansion feasibility study
13. Communal village
16. Mole B: Sailing program, outrigger program, mast-up dry storage
17. Underground parking
18. Children's museum/Sea Lab
19. Swim or sports center



Public: Park, civic activities
Retail: Including restaurants
Office: Including medical
Housing: Including SF and Multi
Other

First Choice Votes

Final Talley with 2nd Choice Plans

- Redondo Beach's Community, Education, and Recreation Center was eliminated

The final three plans are:

• Heart Park	32
• MUD Plan	24
• Village People	22
• Total	78

An aerial photograph of a city grid, with a large section of the grid highlighted in a semi-transparent blue color, indicating a specific planning area. The grid consists of numerous rectangular blocks, and the blue area covers a significant portion of the lower right quadrant of the image.

A Visioning and Consensus- Building Workshop #4

On the former "Heart of the City" Specific Plan Area

Instructions

- Sign In and fill out Nametag
- Add Colored Dots to Nametag as applicable:
 - Resident – add District #
 - Businessperson
 - Boater
 - Cyclist
 - Other – please describe



TONIGHT'S AGENDA

6:30pm	Welcome & Review Agenda
6:40pm	Review Community Plans
7:00pm	Costs and Benefits
7:15pm	Group Exercise on Costs and Benefits
8:00pm	Break
8:15pm	Impacts
8:30pm	Group Exercise on Impacts
9:15pm	Break
9:30pm	Presentation of Plans
10:00pm	Zoning Regulations
	Wrap-up



Costs & Benefits

**University of Southern California Center for Economic Development
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Costs

- Traffic congestion
- Possible taxes
- More crowded schools
- Auto exhaust pollution

Benefits

- Public Amenities
 - Parks
 - Boulevards
 - "Class 1" Bike Path
 - Boat Ramp
 - etc.
- Decreased pollution w/removal of AES Plant
- Better Parking
- Traffic Calming

Traffic



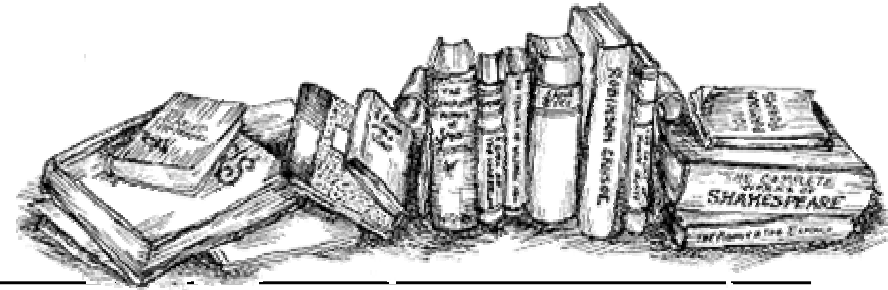
- New development would add to the existing street volume
- Possibly increasing commute times
- More attractions could increase weekend traffic



Taxes

- If new development doesn't pay for new amenities ...
- Taxes are one source of funds
 - Local Bond
 - Federal, State, or County grant programs – rarely more than 50% and may only account for a small percent of whole

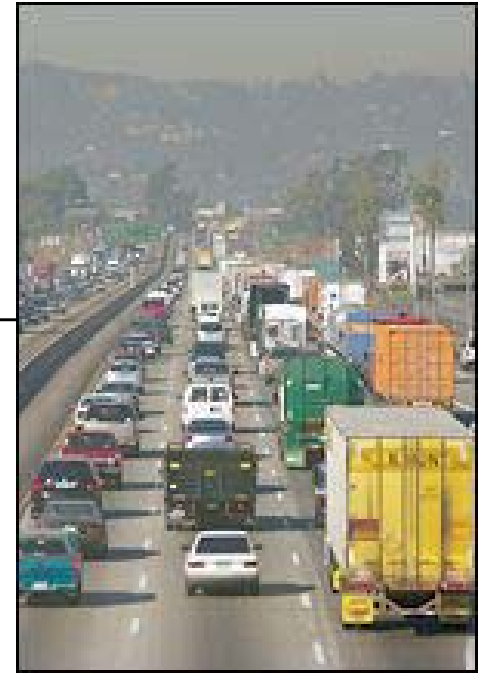
Crowded Schools



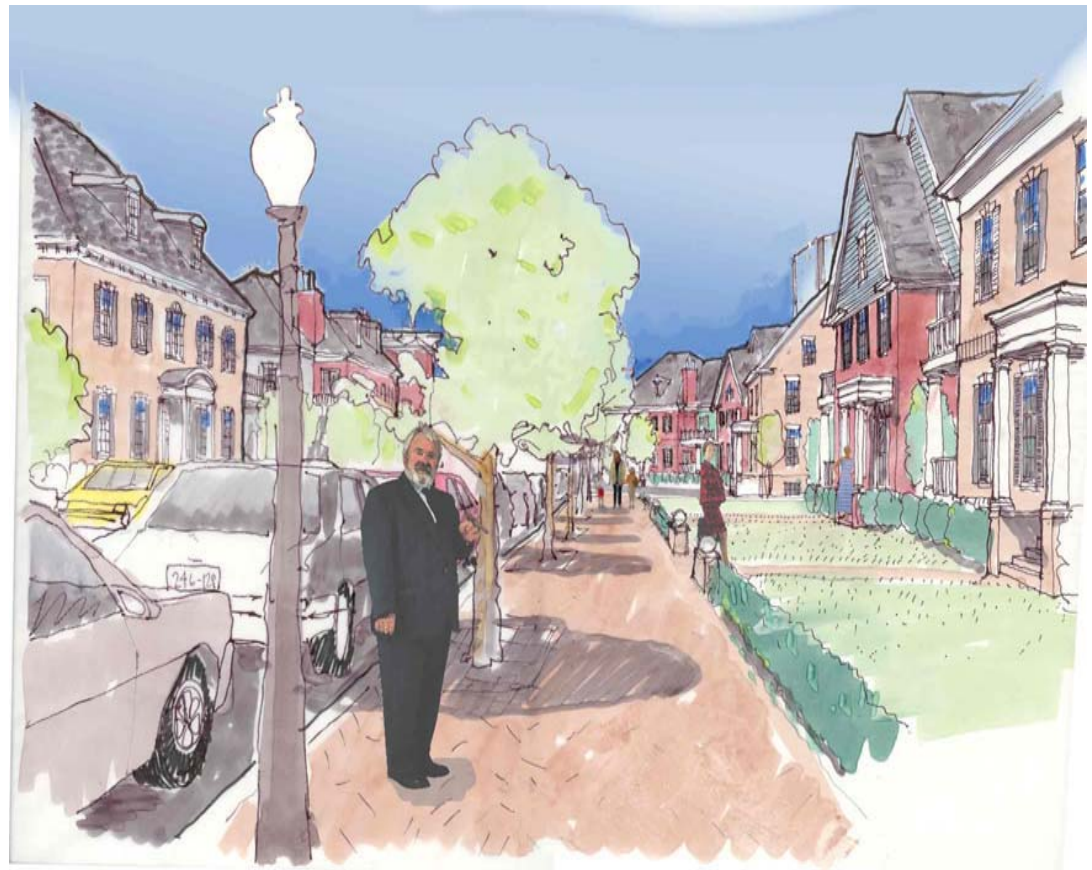
- Additional school age children must be accounted for
- Increased need for higher school capacity

Pollution

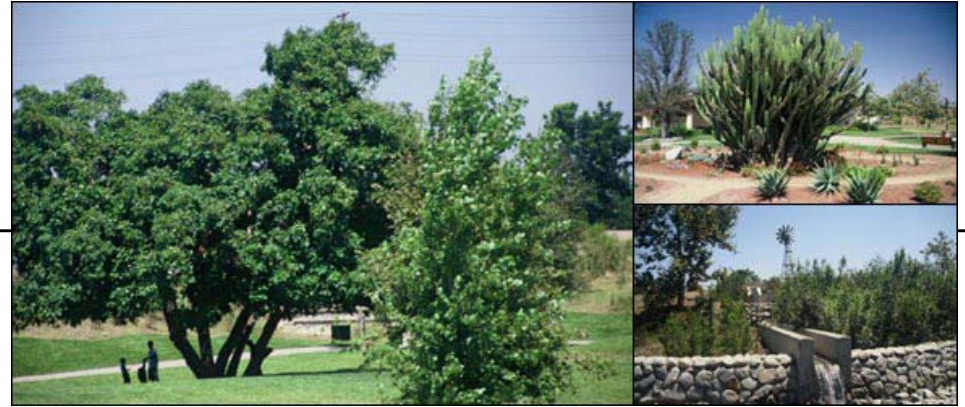
- More automobiles would decrease the air quality



Benefits

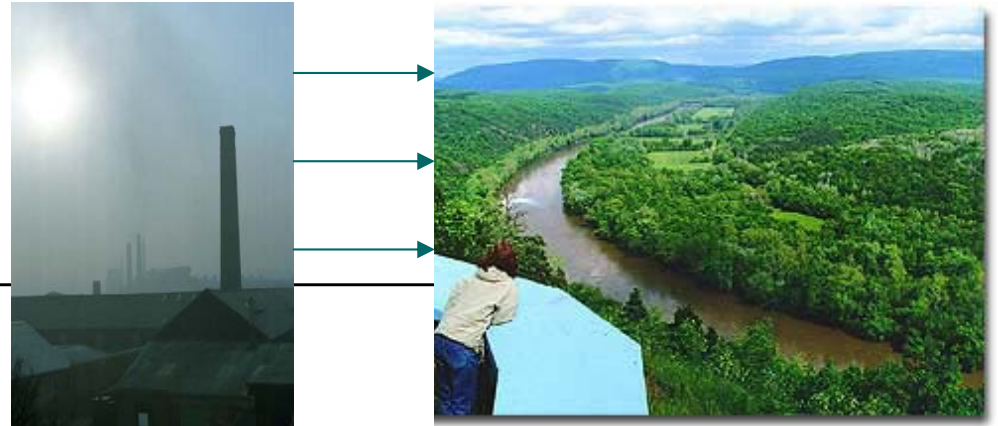


Amenities



- The new development will provide better amenities to serve the public
- New amenities such as parks and boulevards would beautify Redondo
- Swimming facilities and active/passive recreation will be a community asset

Less Pollution



- No AES power plant will lead to a better environment
- People, vegetation, and animals can all benefit from a cleaner atmosphere

Better Parking



- Along with new Public Amenities, parking will be provided
- New and more sufficient parking will be implemented
- Circulation will be enhanced

Traffic Calming



- Opportunity to create new and attractive traffic calming devices
- Method of directing through traffic to certain roads
- Preserves neighborhood quality/helps maintain home value



Presentation of Plans as Land Use Maps with Vision Statements

**University of Southern California Center for Economic Development
School of Policy, Planning, and Development**

Heart Park Land Use Map





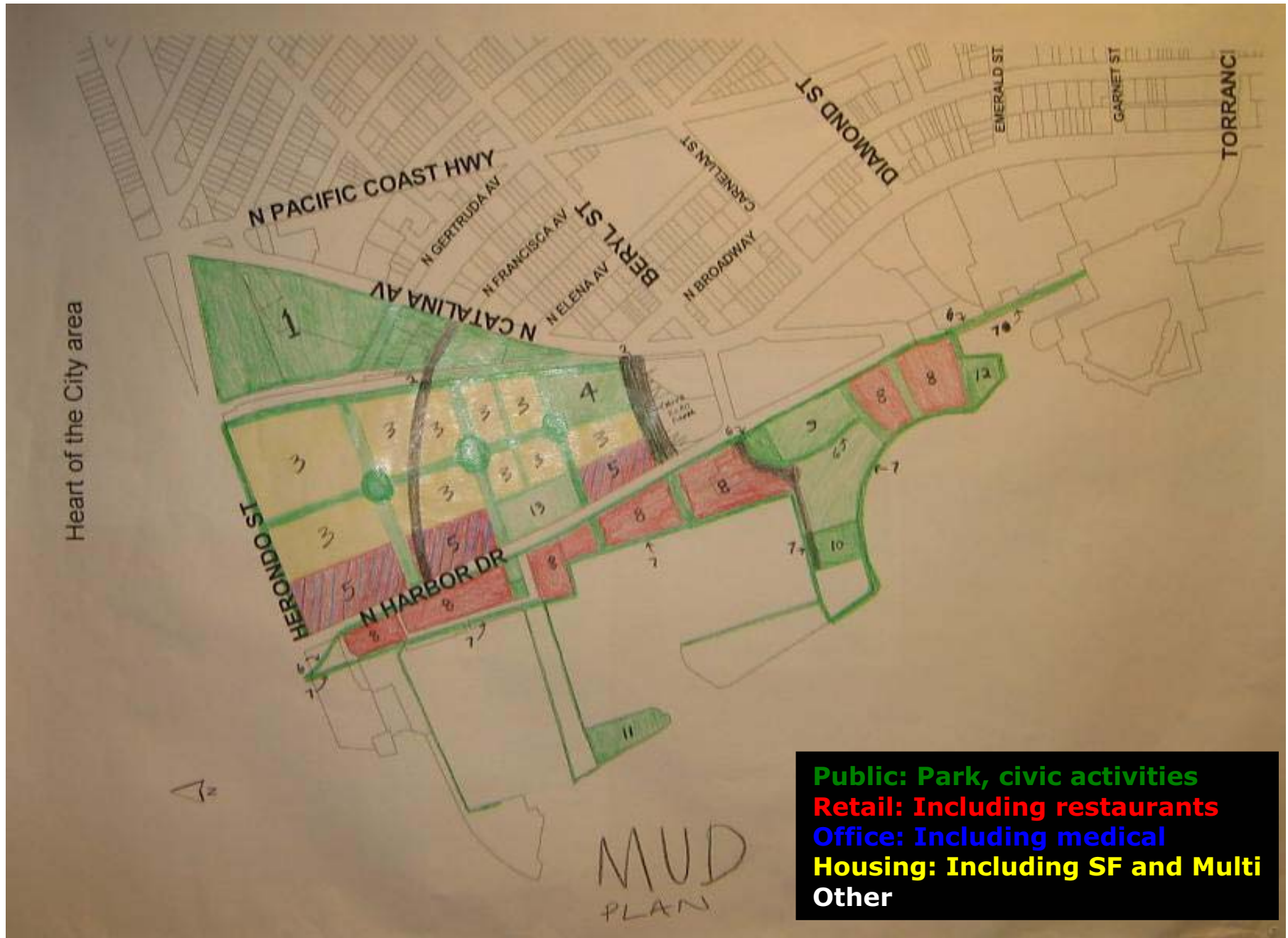
Heart Park Vision

The visionaries of Heart Park see the opportunity of a generation to provide a coastal oasis that promotes health and relaxation. We envision a legacy where people will gather within the city without feeling closed in by the city.

Heart Park Vision: Elements

- **Community center complex**
- **Baseball field**
- **Fountains**
- **Piazza**
- **Skate park**
- **Tennis courts**
- **Walkways**
- **Kids Sports**
- **Catalina Blvd. with palm trees**
- **“Class 1” bike path next to water – safe**
- **Mast up dry storage canoes on Mole B, city sailing program**
- **Public launch at Joe’s and guest dock**
- **Wetlands**
- **Trails**
- **Sea Lab**
- **Grass & Trees**

MUD Plan Land Use Map





MUD Plan Vision

Provide a balanced mix of open space, housing and commercial development optimizing amenities to the community to be economically self-supporting.

MUD Plan Vision: Elements

1. Entry area: Catalina/PCH/Herondo
- Functional recreational space

2. Roadways:

- Connect Catalina to Harbor Dr. access

AES Property: Demolish existing buildings and power lines

3. Residential development with multiple view corridors and walkways.

4. Aquatic center at Southeast corner.

5. Live/work development along Harbor Drive parking to support area.

6. Harbor Drive: Safe class bike path.

MUD Plan Vision: Elements

West of Harbor Drive:

- 7. Pedestrian – only path along waterfront.**
- 8. Boutique hotel(s)/restaurants/retail, etc.**
- 9. Sea lab and children’s museum (family centers) adjacent to seaside lagoon on the east.**
- 10. Public boat launch facility to west of seaside lagoon.**

Mole B:

- 11. Mast up dry boat storage**
 - Outrigger clubs**
 - City sailing program**

Mole C:

- 12. Public plaza with fountains, benches, etc.**
- 13. Future Community Park.**

Village People Land Use Map





Village People Vision

Balance the cost, benefits, and fiscal impact to taxpayers and amenities in order to give Redondo a historic harbor village downtown.



Village People Vision: Elements

- 1. Restore historic Hotel Redondo (enhance views without blocking views) which includes a conference center as a high income property that beautifies the harbor area. Provide waterfront access by either a) expanding the harbor, or b) restoring the original salt pond depending on a feasibility study paid for by boaters.**
- 2. Harbor Drive is re-routed around the waterfront intersecting with Catalina.**

Village People Vision: Elements

- 3. High income boutique hotel/timeshares with low profile next to walking district/commercial/shopping area = 11) and 12) Piazza.**
- 4. Add a children's museum near Village South on the waterfront that incorporates the Sea Lab.**
- 5. Add a boat ramp (by moving Joe's Crab Shack) and enhance several recreational boating possibilities (sailing, canoeing) on Mole B. Relocate city sailing and add mast up storage to Mole B.**



Village People Vision: Elements

- 6. Place a community park at the entrance to Redondo Beach on the eastern triangle above and part of AES property – a welcome to Redondo Beach.**

- 7. Add harbor area parking structure to alleviate additional hotel/conference center/boating parking needs (purple and green hashed area.)**

- 8. Add a low density (zoned R-1) neighborhood in the northwest portion of the area.**

Village People Vision: Elements

- 9. (Brown and green area) Allows for building a new school and/or aquatic center = community swimming pool (to be funded by South Bay hospital District). If school is not necessary it is part of the community park (rec. center, teen center, community center).**
- 10. Re-routing Harbor Drive allows a safe bike path to stay on the waterfront and not cross motor vehicle traffic (cross pedestrian traffic only) and to connect with the Hermosa/Strand bike path with park/green space and a small bridge over the channel to basin 3. (dotted green is bike route without harbor expansion).**