

# Draft Zoning Amendments Related to Revitalization of Artesia and Aviation Boulevards in Association with the General Plan Land Use Element Update and the Artesia and Aviation Corridors Area Plan (AACAP)

# August 5 Council Direction

## AACAP Revitalization

1. Eliminate the parking requirements
2. Increase the FAR to 1.5 for Artesia/Aviation in Land Use Element and prepare associated development standards
3. Create rooftop dining regulations



## 2 LAND USE ELEMENT

Redondo Beach embraces its vision of being a safe, family-friendly, and highly desirable place to live. With the community's vision and guiding principles in mind, the Land Use Element provides a long-range guide for the physical development of the city that both protects neighborhoods that define the city's character and ensures the city evolves in an environmentally and fiscally sustainable manner over time. This element provides the framework to guide the distribution, location, size and intensity of new development while identifying ways to minimize potential conflicts and enhance compatibility between uses.

As population continues to increase within the city and region, Redondo Beach will be strategic in its approach to new development and modifications to existing land uses to ensure thoughtful integration moving forward. Through its focus on the established and emerging patterns of land use, this element is also a tool to promote public health, reduce infrastructure costs, enhance local economies, and address long-term environmental issues such as air quality, climate change, and preservation of natural resources including water. Through the provisions of the General Plan, the City can develop strategies and actions to respond to the community's changing needs without compromising the integrity of the uses, places, spaces and experiences the community values most.

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# AACAP Proposed Development Standards

1. Increase the FAR from 0.6 to 1.5
2. Increase the maximum stories from 2 to 3
3. Increase the maximum height from 30 ft to 45 ft
4. Require a 3<sup>rd</sup> floor setback of 5 ft from the 2<sup>nd</sup> floor building face fronting Artesia and Aviation Blvd
5. Reduce corner lots street side setback from 10 ft to 5 ft
6. Increase the front setback from 3 ft to 5 ft in the C-2-PD zone
7. Eliminate the 10% usable public open space requirement

# AACAP Design Standards

- Require a minimum 1<sup>st</sup> floor ceiling height of 12 ft
- Require higher-quality façade materials
- 70% transparency for retail uses
- Establish pedestrian-oriented lighting



# Design Examples



*Venice, CA*



*Dana Point, CA*

# Rooftop Dining Regulations

1. Require operating and performance standards addressing hours of operation, alcohol service, limit amplified sound, noise mitigation measures, seating capacity, and configuration
2. Allow limited rooftop structures at a maximum height of 10 ft
3. Minimize visual and neighborhood impacts
4. Design requirements to ensure architectural compatibility and avoid lighting impacts



# Rooftop Dining Regulations

1. Should be considered under an Administrative Use Permit or a Conditional Use Permit?
2. Should rooftop dining be allowed exclusively in the AACAP or City-wide?

# NEXT STEPS

- January 20th
  - Continue Discussion on Land Use Element
  - Public Institutional Zone FAR Discussion
  - Schedule additional meetings if necessary for February
- March 3<sup>rd</sup> – Adoption of Land Use Element/Development Standards Ordinance
- March 3<sup>rd</sup> – Call For Election
- June 2<sup>nd</sup> – Election (Article 27)
  - AACAP FAR limit, development standards, and rooftop dining
  - Public Institutional FAR limit

# RECOMMENDATION

1. Receive report and provide direction to staff
2. Continue Land Use Element Discussion to January 20, 2026