

BLUE FOLDER ITEM

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CITY COUNCIL MEETING JANUARY 6, 2026

N.2 DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN LAND USE ELEMENT UPDATE WITH A SPECIFIC FOCUS ON POLICIES RELATED TO HISTORIC PRESERVATION

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- **PUBLIC COMMUNICATION**

From: [Teresa Mitchell](#)
To: [Paige Kaluderovic](#); [James Light](#); [Brad Waller](#); [Chadwick B. Castle](#); [Zein Obagi](#); [Scott Behrendt](#); [CityClerk](#)
Cc: [Marc Wiener](#); [Sean Scully](#)
Subject: Comment to 1/6/2026 City Council Agenda Item N2
Date: Tuesday, January 6, 2026 9:24:07 AM
Attachments: [AACAP FAR & Building Stories.pdf](#)
[Sidewalk examples.pdf](#)
[MU-1 Development Standards.pdf](#)

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Dear Mayor Light & Councilmembers,

Thank you all for the continued work on the AACAP area. Below are my comments on the AACAP zoning code modifications:

Retail/Restaurant commercial space is the most valuable asset to the community as it becomes an amenity and a 3rd space, highest rents per sf for owners & highest sales tax revenue for the city. I think the zoning code changes should reflect that. The highest density population in Redondo is along Artesia Blvd and the residents are choosing to patronize other areas instead of walking to the neighborhood commercial. Prioritizing local residents is important as is returning a Main Street feel to Aviation & Artesia Blvd.

Design Guidelines - See Sidewalk Examples

- Ground floor should be at grade with no additional steps
- No encroachments into the setback of rails, walkways, etc unless ADU.
- See Montecito that has mechanical equipment, handrails & ADA walkways that block the commercial from ever being pedestrian oriented even with the wider sidewalk.

Height Limit - See attached Recommend 36' Height Limit.

36' allows for 3 stories or 2 stories with an interesting roof feature or rooftop deck amenities. No need for 45' height limit, especially on Aviation. See attached FAR diagram that shows ~ 2 floors needed to maximize 1.5 FAR.

Standard Type II & Type III low rise construction (under 4 stories):

Ground floor commercial 12-14'

Floors 2-4 commercial 10-12' max or Floors 2-4 residential 9-10' max

36' allows for 3 stories at 12' OR 1 story 15' and 2 stories 10' at builder's discretion

- Heights above 12' on stories 2-4 requires mid-rise construction type and is much more expensive.
- Increasing the height limit results in uses other than ground floor commercial such as parking under the building.
- Half underground creates building facades that add barriers of entry for pedestrians.

Lower height limit allows for underground parking but requires it to be 100% underground.

- Artesia Blvd – height limit under AB2011 is 45'
- 45' is used for a 4 story building ground floor commercial & 3 stories of commercial/residential. It is not needed under the FAR but will take effect under AB2011 (similar to Pearl & PCH application)
- Aviation Blvd on Hermosa side is 36' height limit & AB2011 is 35' height. Better since lot depth is only 90' and is adjacent to Single Family Homes. Downtown Hermosa & Manhattan Beach have height limits of 26-30' max to retain "Main Street" feel.

Open Space

10% Open Space requirement should be included for sites above 15,000 sf lot since there are large shopping centers – Rite Aid, Big Lots & Grocery Outlet with no parking requirements should also include redevelopment into plazas like at The Point in El Segundo, Manhattan Village Mall and Del Amo Mall. Smaller lots, it isn't needed because they are street orientated.

Landscaping

Requirement in setback precludes pedestrian access. Can this be modified to allow for landscaping in public right of way or be met in another way? See examples of landscaping in the setback area that could be used for additional sidewalk space or restaurant seating. Parkway landscaping creates a buffer from the street and a better pedestrian/consumer experience.

State Housing Mandates

AB2011 & State Density Bonus means the entire area is mixed use even the parts that are not zoned mixed use. As such it is imperative that the ground floor design guidelines are concise enough that the commercial spaces. Under these programs, the builder is allowed concessions and height increases already so no need to add the additional height.

MU1

The blocks between Aviation Way and Slauson are zone MU-1 and should also include the design guidelines that are being discussed today. Specifically because AB2011 projects will default to that code section for development standards per the state code.

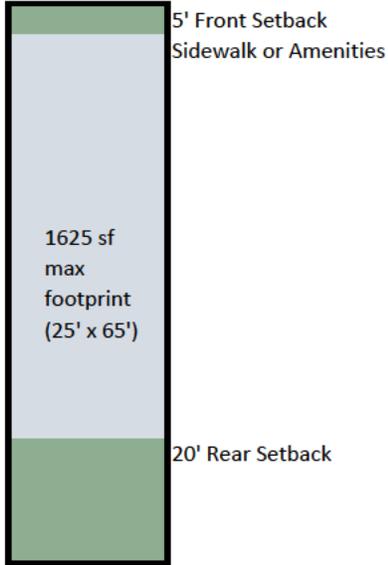
Thank you for your consideration.

Regards,

Teresa Mitchell

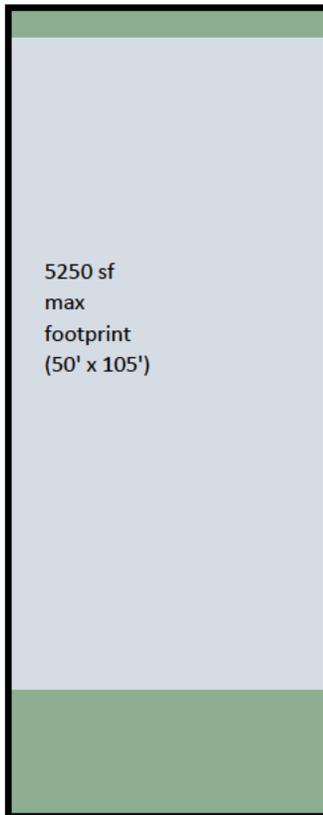


AVIATION BLVD (25' X 90' lots)



Building Envelop	
Total Lot Size	2250
1.5 FAR	3375
Max Ground Floor 1.5 FAR	1625
2nd Floor (sf)	1625
3rd Floor (sf)	125
1.5 FAR # Floors	2.08

ARTESIA BLVD (50' X 130' lots)



Building Envelop	
Total Lot Size	6500
1.5 FAR	9750
Max Ground Floor 1.5 FAR	5250
2nd Floor (sf)	4500
3rd Floor (sf)	0
1.5 FAR # Floors	1.86

- Sidewalk Amenities & Open Space
- Max Building Footprint

Title 10. Planning and Zoning

Chapter 2. ZONING AND LAND USE

Article 2. Zoning Districts

Division 7. MU Mixed-Use and CR Regional Commercial Zones

§ 10-2.913. Development standards: MU-1 mixed-use zone.

- (a) Floor area ratio. See definition of floor area ratio in Section **10-2.402**.
 - (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.5, except within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council.
 - a. The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed 0.6 (see definition of floor area ratio in Section **10-2.402**).
 - (2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:
 - a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.7 shall be developed for residential uses.
 - b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of 0.3.
- (b) Residential density. The maximum number of dwelling units on a lot shall be no more than one unit for each 1,452 square feet of lot area.
- (c) Minimum lot size, mixed-use projects. 15,000 square feet of lot area.
- (d) Building height. (See definition of building height in Section **10-2.402**.)
 - (1) Commercial uses. For projects containing only commercial uses, no building or structure shall exceed a height of 30 feet.
 - (2) Mixed-use. For projects including both commercial and residential uses, no building or structure shall exceed a height of 38 feet, except that building heights or structures up to a maximum of 45 feet may be approved upon portions of the lot, subject to Planning Commission Design Review.
 - (3) Residential uses. For projects containing only residential uses, no building or structure shall exceed a height of 38 feet, except that building heights or structures up to a maximum of 45 feet may be approved upon portions of the lot, subject to Planning Commission Design Review.
- (e) Stories. (See definition of story in Section **10-2.402**.)
 - (1) Commercial uses. For projects containing only commercial uses, no building shall exceed two stories.
 - (2) Mixed-use. For projects including both commercial and residential uses, no building shall exceed three stories.
 - (3) Residential uses. For projects containing only residential uses, no building shall exceed three stories.
- (f) Setbacks. The minimum setback requirements shall be as follows:
 - (1) Front setback.
 - a. Minimum required. There shall be a minimum front setback average of five feet, but at no point less than three feet the full width of the lot, except as follows (see setback averaging in Section **10-2.1520**):
 - 1. Display windows may project three feet into the required front setback provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade.
 - 2. Where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.
 - b. Maximum permitted. In commercial or mixed-use projects, the front setback shall not exceed 15 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.
 - (2) Side setback.
 - a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.
 - b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - 1. There shall be a minimum side setback of 20 feet the full length of the lot;
 - 2. The required side setback may be modified pursuant to Planning Commission Design Review (Section **10-2.2502**).
 - (3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - a. There shall be a minimum rear setback of 20 feet the full width of the lot; and
 - b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section **10-2.2502**).
 - (4) Second story setback. The second story shall have a minimum setback of 15 feet from any property line abutting a street.
 - (5) Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.
- (g) Outdoor living space. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section **10-5.1510**).
- (h) Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided.

- (1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.
- (2) Public open space shall be contiguous to the maximum extent feasible.
- (3) Areas less than 10 feet in width shall not count as public open space.
- (4) The requirement of 10% public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 square feet in size.
- (i) General regulations. See Article 3 of this chapter.
- (j) Parking regulations. See Article 5 of this chapter.
- (k) Sign regulations. See Article 6 of this chapter.
- (l) Landscaping regulations. See Article 7 of this chapter.
- (m) Procedures. See Article 12 of this chapter.
(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 7, Ord. 3076 c.s., eff. July 7, 2011, and § 4, Ord. 3257 c.s., eff. August 17, 2023, and Ord. 3282-24 c.s., eff. December 12, 2024)

§ 10-2.915. Development standards: MU-3 mixed-use zone.

- (a) Floor area ratio. (See definition of floor area ratio in Section **10-2.402**.)
 - (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.0.
 - (2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:
 - a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.7 shall be developed for residential uses.
 - b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of 0.3.
- (b) Residential density. The maximum number of dwelling units on a lot shall be no more than one unit for each 1,245 square feet of lot area.
- (c) Minimum lot size, mixed-use projects. 15,000 square feet of lot area.
- (d) Building height. (See definition of building height in Section **10-2.402**.)
 - (1) Commercial uses. For projects containing only commercial uses, no building or structure shall exceed a height of 30 feet.
 - (2) Mixed-use. For projects including both commercial and residential uses, no building or structure shall exceed a height of 38 feet, except that building heights or structures up to a maximum of 45 feet may be approved upon portions of the lot, subject to Planning Commission Design Review.
- (e) Stories. (See definition of story in Section **10-2.402**.)
 - (1) Commercial uses. For projects containing only commercial uses, no building shall exceed two stories.
 - (2) Mixed-use. For projects including both commercial and residential uses, no building shall exceed three stories.
- (f) Setbacks. The minimum setback requirements shall be as follows:
 - (1) Front setback.
 - a. Minimum required. There shall be a minimum front setback of 10 feet the full width of the lot, except as follows:
 - 1. Display windows may project three feet into the required front setback provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade.
 - 2. Unenclosed pedestrian arcades, outdoor dining areas, and similar unenclosed features contributing to a pedestrian-oriented environment may project seven feet into the required setback.
 - 3. Where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.
 - b. Maximum permitted. In commercial or mixed-use projects, the front setback shall not exceed 15 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.
 - (2) Side setback.
 - a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.
 - b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - 1. There shall be a minimum side setback of 20 feet the full length of the lot;
 - 2. The required side setback may be modified pursuant to Planning Commission Design Review (Section **10-2.2502**).
 - (3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - a. There shall be a minimum rear setback of 20 feet the full width of the lot;
 - b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section **10-2.2502**).
 - (4) Second story setback. The second story shall have a minimum setback of 18 feet from any property line abutting a street.
 - (5) Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.
- (g) Outdoor living space. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section **10-5.1510**).
- (h) Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided.
 - (1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.
 - (2) Public open space shall be contiguous to the maximum extent feasible.
 - (3) Areas less than 10 feet in width shall not count as public open space.
 - (4) The requirement of 10% public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 square feet in size.

- (i) General regulations. See Article 3 of this chapter.
- (j) Parking regulations. See Article 5 of this chapter.
- (k) Sign regulations. See Article 6 of this chapter.
- (l) Landscaping regulations. See Article 7 of this chapter.
- (m) Procedures. See Article 12 of this chapter.
(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 8, Ord. 3076 c.s., eff. July 7, 2011)

§ 10-2.916. Development standards: MU-3A mixed-use zone.

- (a) Floor area ratio. (See definition of floor area ratio in Section **10-2.402**.)
 - (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.0.
 - (2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:
 - a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.7 shall be developed for residential uses.
 - b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area of 0.3 multiplied by the lot area within 130 feet of the property line abutting Pacific Coast Highway.
- (b) Residential Density.
 - (1) Maximum lot area per dwelling unit. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each 1,452 square feet of lot area.
 - (2) Minimum lot area per dwelling unit. The minimum number of dwelling units permitted on a lot that is listed on Table B-2 in the 2021-2029 Housing Element shall be no less than one unit for each 2,179 square feet of lot area.
- (c) Minimum lot size, mixed-use projects. 15,000 square feet of lot area.
- (d) Building height. (See definition of building height in Section **10-2.402**.)
 - (1) Commercial uses. For projects containing only commercial uses, no building or structure shall exceed a height of 30 feet.
 - (2) Mixed-use. For projects including both commercial and residential uses, no building or structure shall exceed a height of 38 feet, except that building heights or structures up to a maximum of 45 feet may be approved upon portions of the lot, subject to Planning Commission Design Review.
- (e) Stories. (See definition of story in Section **10-2.402**.)
 - (1) Commercial uses. For projects containing only commercial uses, no building shall exceed two stories.
 - (2) Mixed-use. For projects including both commercial and residential uses, no building shall exceed three stories.
- (f) Setbacks. The minimum setback requirements shall be as follows:
 - (1) Front setback.
 - a. Minimum required. There shall be a minimum front setback of 10 feet the full width of the lot, except as follows:
 - 1. Display windows may project three feet into the required front setback provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade.
 - 2. Unenclosed pedestrian arcades, outdoor dining areas, and similar unenclosed features contributing to a pedestrian-oriented environment may project seven feet into the required setback.
 - 3. Where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.
 - b. Maximum permitted. In commercial or mixed-use projects, the front setback shall not exceed 15 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.
 - (2) Side setback.
 - a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.
 - b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - 1. There shall be a minimum side setback of 20 feet the full length of the lot;
 - 2. The required side setback may be modified pursuant to Planning Commission Design Review (Section **10-2.2502**).
 - (3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:
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 - b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section **10-2.2502**).
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- (i) General regulations. See Article 3 of this chapter.

(j) Parking regulations. See Article 5 of this chapter.

(k) Sign regulations. See Article 6 of this chapter.

(l) Landscaping regulations. See Article 7 of this chapter.

(m) Procedures. See Article 12 of this chapter.

(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 9, Ord. 3076 c.s., eff. July 7, 2011, and Ord. 3282-24 c.s., eff. December 12, 2024)

Hermosa Beach – Pier Avenue Comparable to 5-7' sidewalk + 5' setback no obstructions



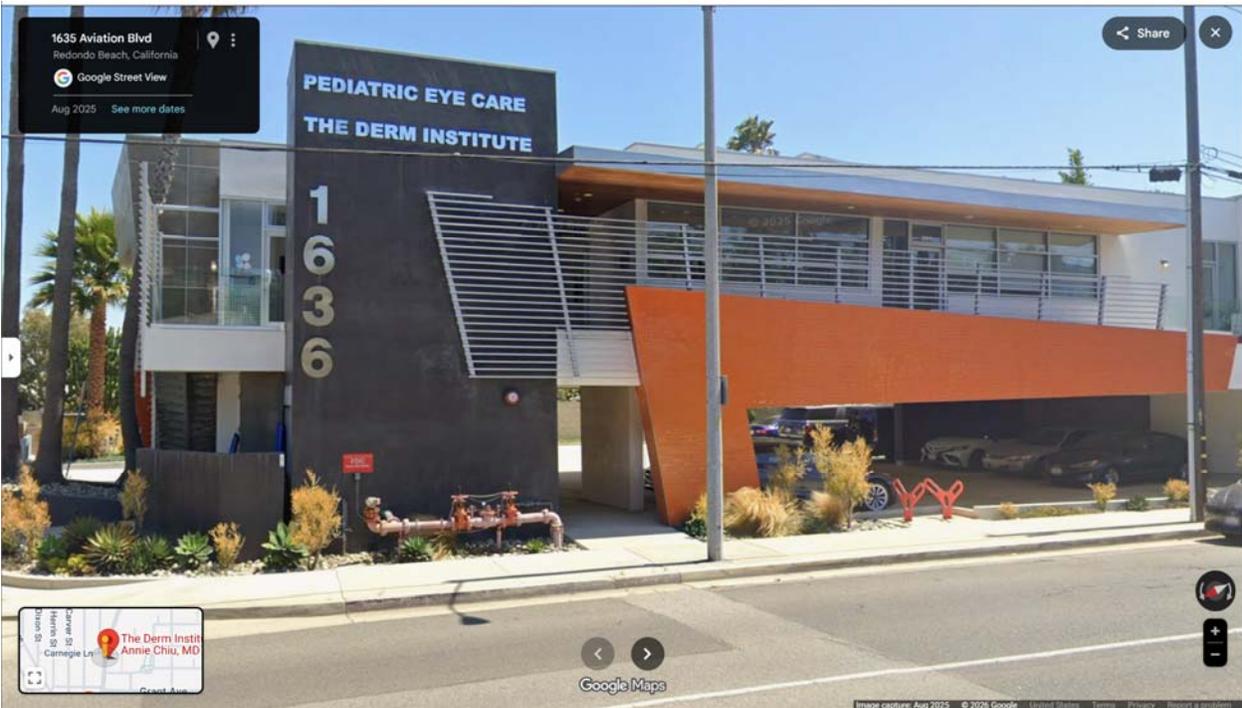
Riviera Village street tree & planting buffer in parkway, open space and seating along sidewalk



1426 Aviation Blvd - This is the issue with additional height and landscaped setback. It forces the pedestrian away from the building.



The parking under the building doesn't count toward the FAR so there is no incentive to go underground for office. This space could never be used as a retail or restaurant.



The Montecito – technically mixed use and has wider sidewalk but all commercial spaces are blocked by mechanical equipment ramps and double rails. Not landscaped in the setback but no landscaping in the parkway leaves a pedestrian very exposed.

