

DISCUSSION AND POSSIBLE ACTION ON THE
GENERAL PLAN-LAND USE ELEMENT UPDATE
WITH A FOCUS ON THE BUILDING INTENSITY
(FLOOR AREA RATIO) LIMITS FOR THE
PUBLIC/INSTITUTIONAL (PI) AND “OTHER” NON-
RESIDENTIAL GENERAL PLAN LAND USE
DESIGNATIONS

BACKGROUND

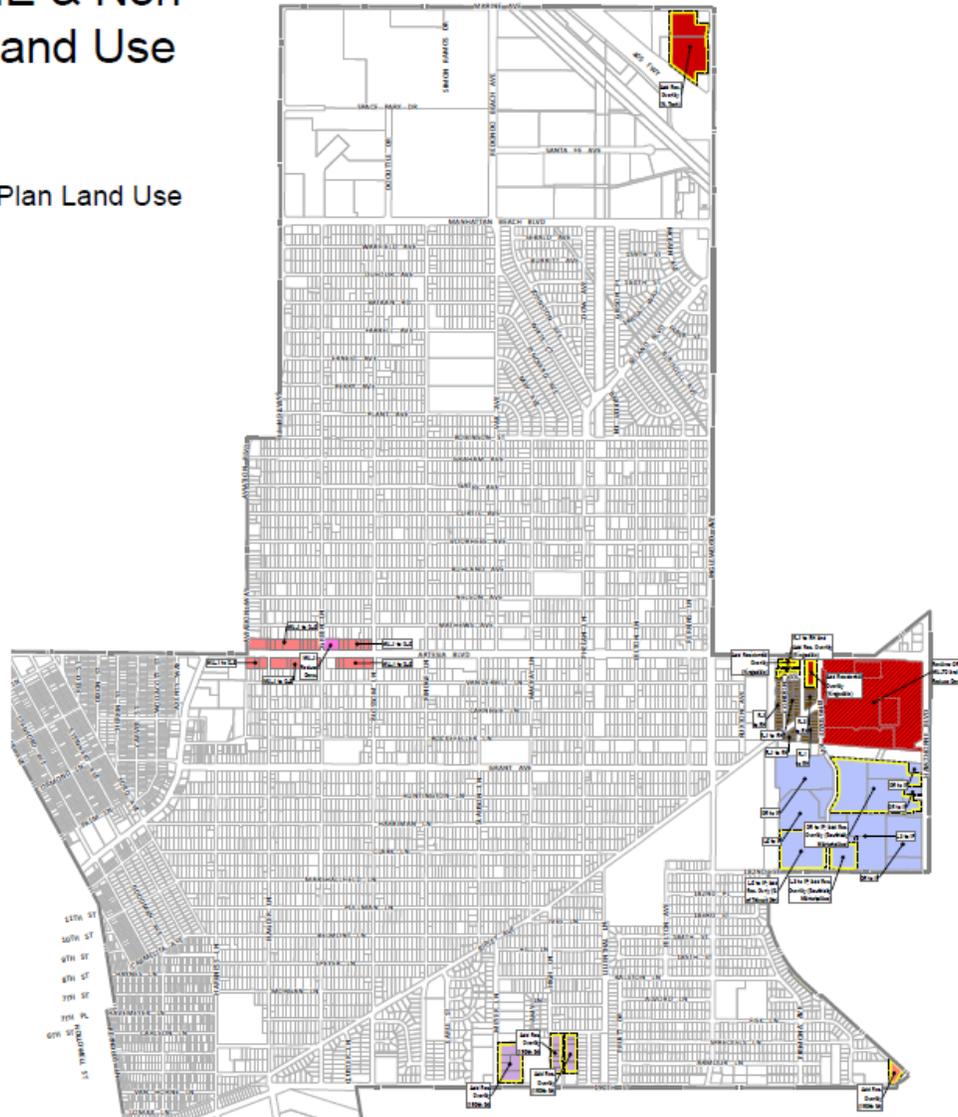
1. 2016 - General Plan Update initiated
 - Land Use Element
 - Open Space & Conservation Element
 - Safety Element
 - Noise Element
2. May 18, 2021 City Council Land use and FAR discussions
 1. Directed FAR to be set at 0.75 for all PI sites including BCHD and 1.25 for City Hall and Annex
3. October 2024 - Presentation to City Council
4. November 2024
 - Housing Element implementation items adopted
 - Environmental Impact Report Certified

HOUSING ELEMENT IMPLEMENTATION

Nov 2024 Adopted HE & Non HE Residential GP Land Use (Areas of Change)

November 2024 Adopted General Plan Land Use

- R-1 Single Family Residential (8.8 du/ac)
- R-1A Single Family Residential (17.5 du/ac)
- R-2 Low Density Multi-Family Residential (14.6 du/ac)
- R-3 Low Density Multi-Family Residential (17.5 du/ac)
- RMD Medium Density Multi-Family Res. (23.3 du/ac)
- RH High Density Multi-Family Res. (28 du/ac)
- C-1 Commercial
- C-2 Commercial
- C-3 Commercial
- C-4 Commercial
- C-5 Commercial
- CC Coastal Commercial
- MU-TC Mixed Use Transit Center
- MU-1 Mixed Use
- MU-2 Mixed Use
- MU-3L Mixed Use (Low)
- MU-3 Mixed Use
- I-1 Industrial
- I-2 Industrial
- I-3 Industrial
- IF Industrial Flex
- P Public or Institutional
- Residential Overlay (-R)



LAND USE ELEMENT

- Blueprint for future physical development
- *Policies on land use (Future Meeting)*
- **Sets FAR allowances**

Proposed FAR Change Areas (PI & Other Non-residential Special Policy Areas):

- Artesia/Aviation (AACAP)
- Industrial (I-1 and I-3) Properties North of Manhattan Beach Boulevard
- Larger Commercial Shopping Centers Along PCH
- Public Institutional Properties - Citywide



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.

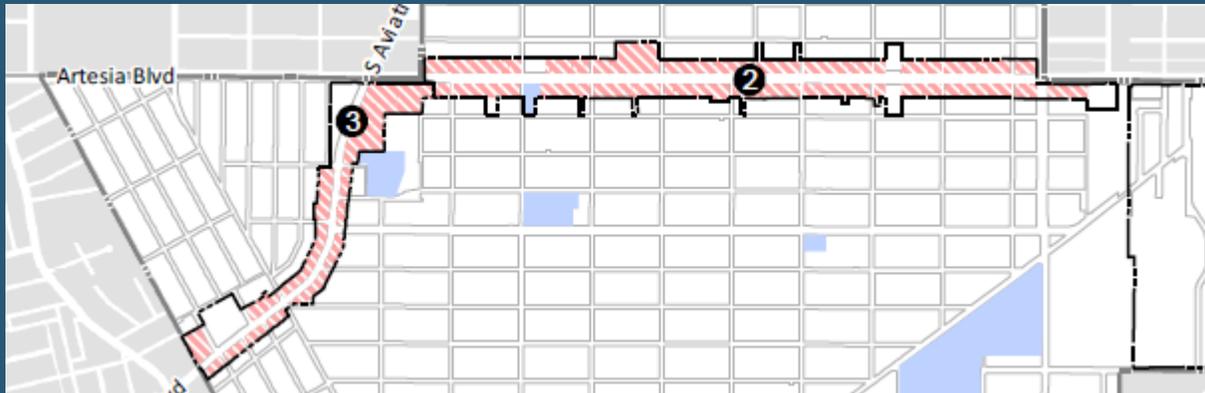
As population continues to increase within the city and region, Redondo Beach will be strategic in its approach to new development and modifications to existing land uses to ensure thoughtful integration moving forward. Through its focus on the established and emerging patterns of land use, this element 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.

2-1

Commercial Changes – AACAP & PCH Areas

AACAP Change Area – SPA 2 and 3

- FAR Increase from 0.60 to 1.5



Commercial

 CN-A: Neighborhood Commercial (AACAP)
(AACAP 0.6 to 1.5 FAR)

PCH North Change Area – SPA 5a

- FAR Increase from 0.50 to 1.0

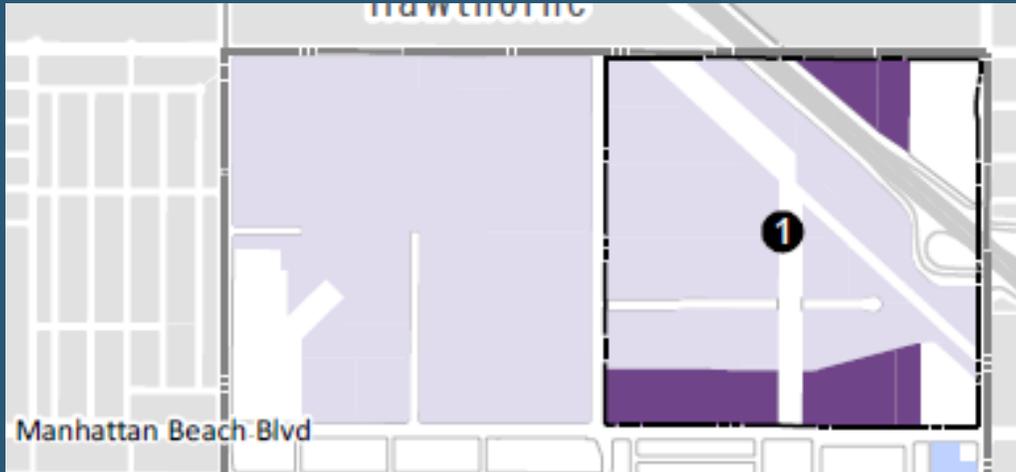
PCH Central Change Area – SPA 5b

- FAR Increase from 0.50 to 1.0



 C-4: Commercial (0.5 to 1.0 FAR)

Industrial Changes – North of Manhattan Beach Blvd



Industrial		
	I-1: Industrial	(0.7 to 1.0 FAR)
	I-3: Industrial	(0.7 to 1.0 FAR)

Industrial I-1 Change Area

- FAR Increase from 0.70 to 1.0

Industrial I-3 Change Area

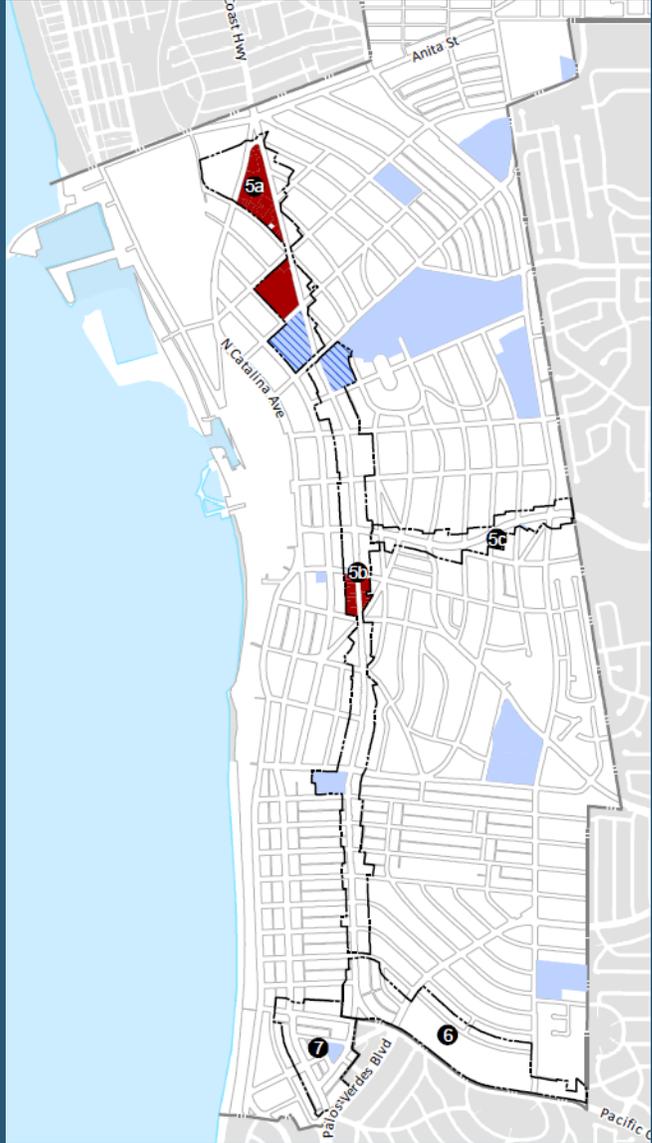
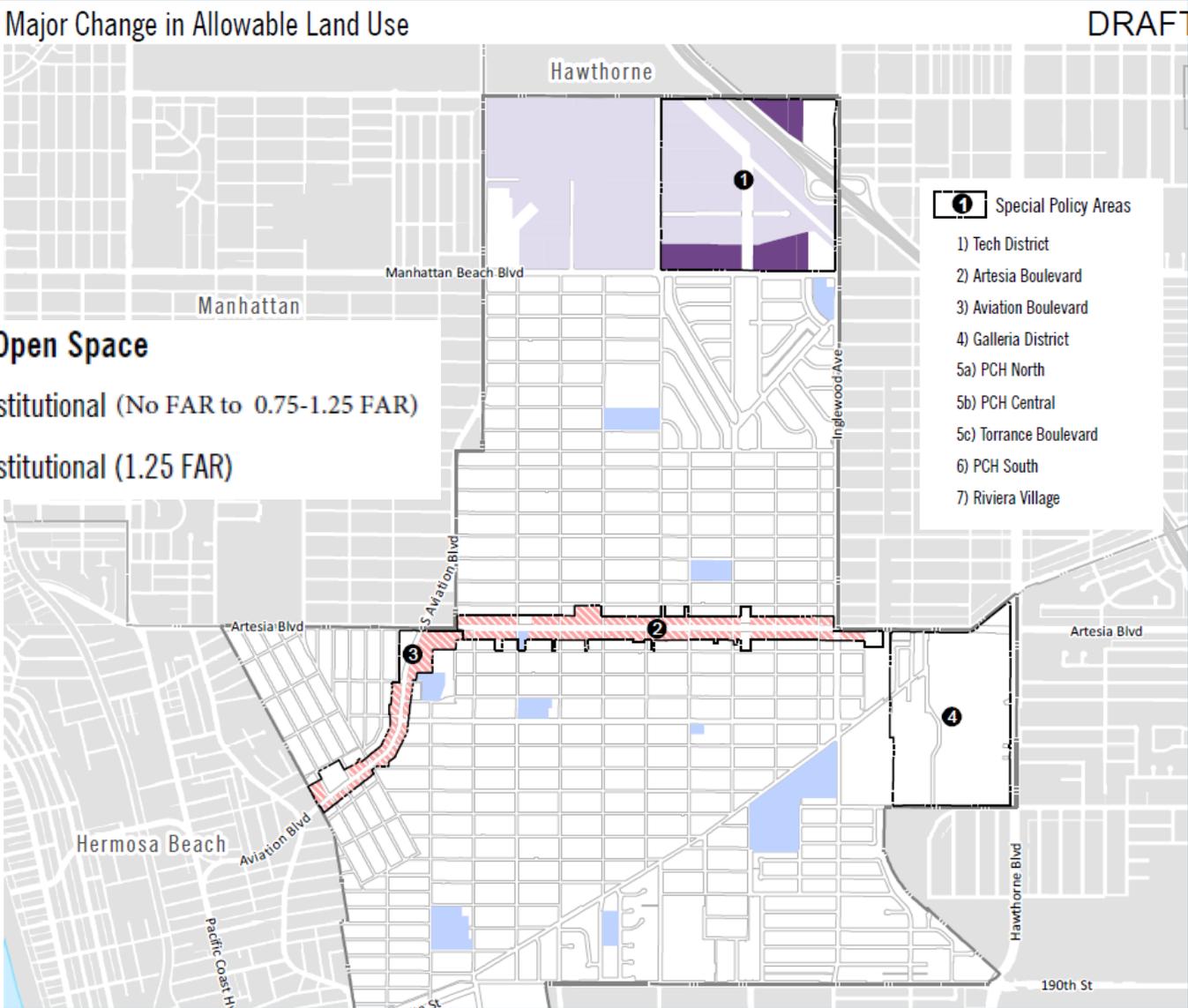
- FAR Increase from 0.70 to 1.0

Public/Institutional (PI) Land Use Designation Changes

- The City's existing General Plan currently does not identify a building intensity (FAR) for the P (Public and Institutional) designation.
- Some PI Zones do identify a FAR in Zoning Ordinance
 - City Hall property (zoned P-CIV civic center zone) – FAR of 1.25
 - P-ROW (right-of-way zone) – FAR of 0.10
 - P-PRO (parks, recreation, and open space zone) – FAR of 0.25
- All other existing PI zones do not have an identified FAR cap (subject to Planning Commission Design Review)
 - P-SF school facility zone
 - P-CF community facility zone
 - P-RVP riviera village parking zone

FAR / FSI / BCR	0.25 25%	0.5 50%	1 100%	1.5 150%	2 200%
25%					
50%	not possible				
100%	not possible	not possible			

Public/Institutional (PI) Land Use Designation Changes



PI FAR Analysis (Existing vs. Proposed)

FAR COMPARISON ANALYSIS						
Address	Property Area SF	Proposed GP (w/ notes on Existing use)	Existing Building SF	Existing FAR	.75 FAR Maximum SF	1.25 FAR Maximum SF
2400 Grant Ave.	30,089	PI- RBFD Station 2	10,555	0.35	22,567	37,611
200 Flagler Ln.	58,239	PI - City Yard next to Dominguez Park	9,395	0.16	43,679	72,799
514 N Prospect	432,836	PI-BCHD	251,900	0.58	324,627	541,045
415 Diamond St.	290,576	PI-exemption site (City Hall)	185,790	0.63	217,932	363,220
200/222 N. Pacific Coast Hwy.	221,424	PI-exemption site (City Annex, RBUSD offices and auditorium)	47,566	0.21	166,068	276,780
401 S Broadway	22,652	PI- RBFD Station 1	11,070	0.49	16,992	28,315
801 S Pacific Coast Hwy.	143,312	Kensington	82,471	0.58	107,484	179,140

Beach Cities Health District

- Beach Cities Health District – Current FAR is 0.58
 - Existing BCHD Property Area – 432,836 sf
 - Existing Building Floor Area – 251,900 sf
- City Council adopted an “Addendum” to the Certified PEIR on December 3, 2024 studying up to 1.25 FAR
- Examples of FAR calculations
 - .75 FAR = 324,627 sf
 - 1.0 FAR = 432,836 sf
 - 1.25 FAR = 541,045 sf

Recommendation: Set the FAR at between 1.0 and 1.25

Planning Commission Recommendations

Planning Commission's recommendations concerning the "P/I" land use designation:

- Amend the FAR for the Public/Institutional (PI) land uses from 0.75 to 0.5 for all properties *except*:
 - City Hall, the Annex site on Northeast Corner of PCH and Vincent St, and all City Fire and Police Station properties which would have an FAR of 1.25.
 - Eliminate the proposed Public/Utility (U) land use designation for the AES and SCE transmission tower corridor properties and maintain the existing land use designation of "P" Public or Institutional for these properties.
 - Amend the land use designation from "OS" (Parks and Open Space) to "PI" (Public/Institutional) at the School District owned properties identified as: 1. Lincoln Elementary School Fields and Blacktop Area; 2. Alta Vista Elementary School Fields; and 3. The former Franklin School Site.

Planning Commission Recommendations (continued)

Planning Commission's recommendations concerning the “other” land use designations:

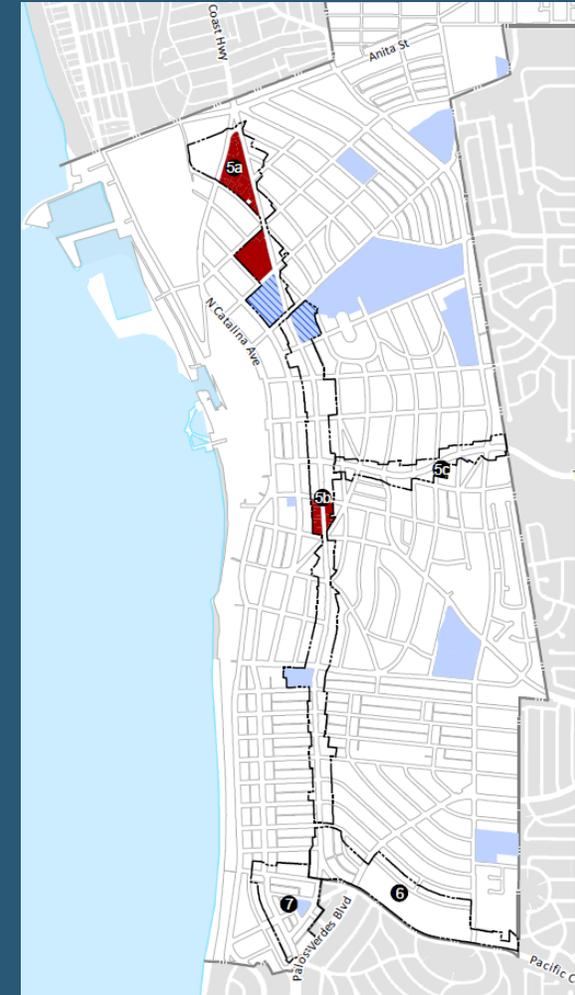
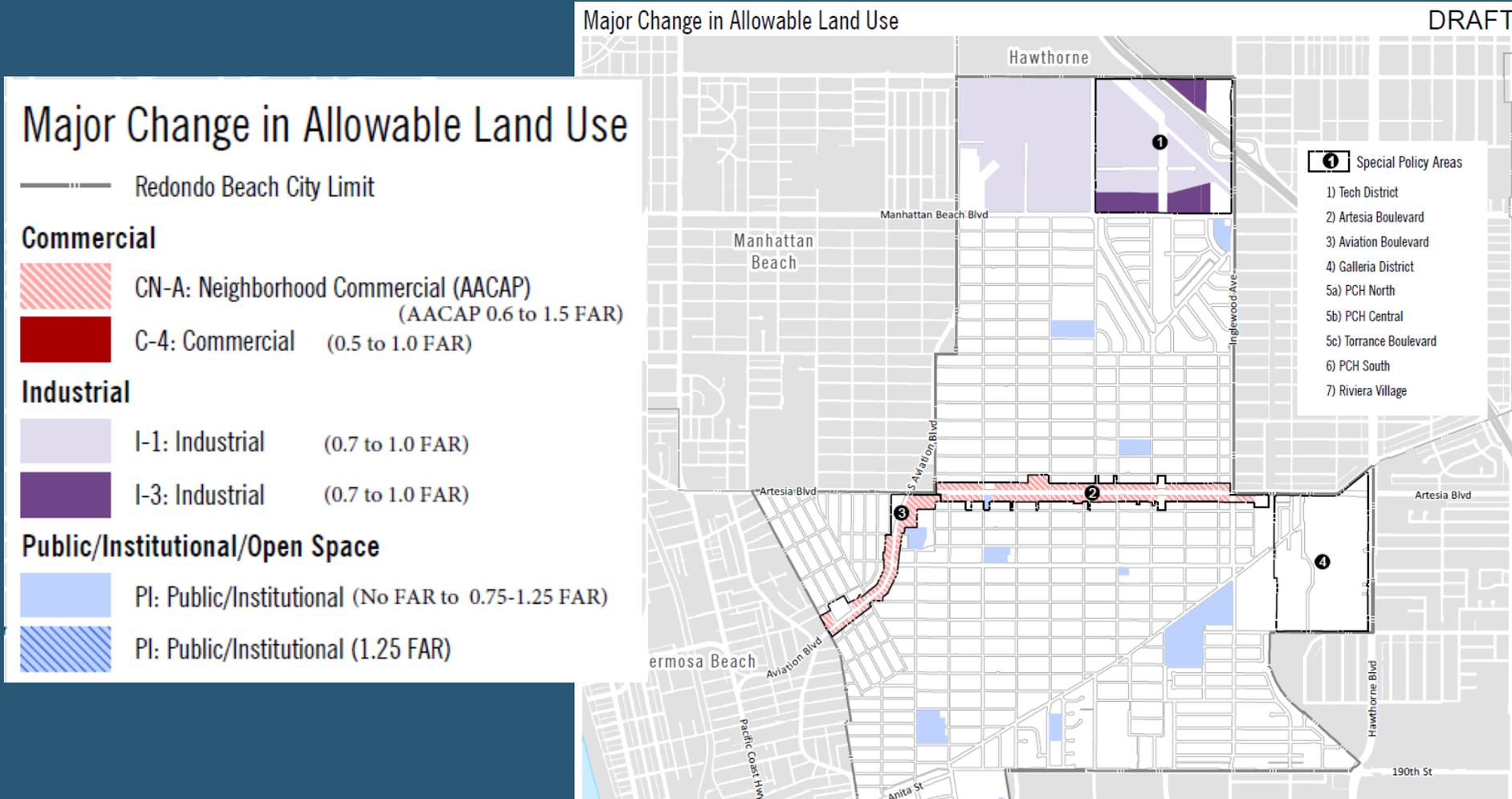
- Amend the FAR for the C-4 designated properties along Pacific Coast Highway (PCH) from 1.0 to 0.5 and develop a comprehensive plan for the PCH corridor.
- Within the MU Mixed-Use Zoning Districts for projects including both commercial and residential uses amend the proposed minimum commercial FAR from 0.35 to 0.4.

Article XXVII – Major Changes in Allowable Land Use

The following proposed FAR amendments require an Article XXVII vote:

- The increase from 0.6 to 1.5 in the AACAP
- The increase from 0.7 to 1.0 in the I-1 and I-3 designations north of Manhattan Beach Boulevard
- The change from C-2 to C-4 (increases FAR from 0.5 to 1.0) within the PCH North and Central SPAs
- The identification of a FAR of .75 or 1.25 for the proposed Public Institutional (PI) locations, with the exception of the City Hall property as it currently has a zoning FAR of 1.25.
- All other changes proposed are classified as a “Minor Change in Allowable Land Use” which are not subject to a vote.

Article XXVII – Major Changes in Allowable Land Use



Recommended Council Action

- **Set the FAR cap for PI Zones and the BCHD site**
 - Staff recommends setting the FAR at 1.25 for City Hall and the Annex
 - Staff recommends to set the FAR at between 1.0 and 1.25 for BCHD
 - Staff recommends setting the FAR at 0.75 for other PI properties
- **Set the FAR cap for the I-1 and I-3 designations north of Manhattan Beach Boulevard**
 - Staff recommends increasing from the FAR 0.7 to 1.0
- **Change from C-2 to C-4 (increases FAR from 0.5 to 1.0) within the PCH North and Central Special Policy Areas**
 - Staff recommends changing the C-2 to C-4 within the PCH North and Central Special Policy Areas
- **Maintain the existing land use designation of “P” Public or Institutional for the AES and SCE transmission tower and amend the land use designation from “OS” (Parks and Open Space) to “PI” at the School District owned properties**
 - Staff recommends maintaining the existing designations at these locations

Recommendations (continued)

Provide direction on the following two Article XXVII vote options:

- Option #1 – Adopt LUE Update and conduct a special election in late summer 2026 (Staff recommends this option)
- Option #2 – Bifurcate LUE Update. Council approves AACAP FAR on March 3rd for a special election in June 2026. Council approves the balance of LUE FAR changes in late summer 2026
 - Option #2 would come at an additional election expense of approximately \$300,000, but would allow for an expedited implementation of the AACAP

Commercial Land Use Designation Changes

General Plan Land Use Designation – Existing/Proposed		
Land Use Designation – Existing/Proposed	Maximum Density/Intensity – Existing/Proposed	Description – Existing/Proposed
<p>C-2</p> <p><u>Neighborhood Commercial (CN)</u></p> <p>(Locations within AACAP, along PCH North (east side of PCH), PCH Central (east and west side of PCH), and PCH South (west side of PCH), and along Torrance Boulevard and Catalina Avenue just east of Torrance Boulevard)</p>	<p>Max. FAR 0.50</p> <p><u>Max FAR 1.50 for Artesia and Aviation Boulevards Special Policy Areas</u></p>	<p>Same uses as C-1 and movie theaters, and overnight accommodations; except Riviera Village where no “footprint” exceeding 30,000 square feet is permitted for a single use for food sales, retail goods, or other large volume use.</p> <p>C-1: Retail commercial, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, professional offices, personal services, cultural facilities, and similar uses.</p> <p><u>Provides for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office, hotel*, kenneling*, and similar uses. The intent of this designation is to provide goods and services that meet the needs of residents and businesses</u></p> <p><u>Buildings in the CN districts should front the street with rear, alley loaded parking where feasible. Where CN designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted</u></p> <p><u>Maximum FAR 0.50 (except for the Artesia and Aviation Boulevards Special Policy Areas, where the Maximum FAR is 1.50)</u></p> <p><u>*Conditionally permitted subject to zoning code</u></p>
<p>C-2</p> <p><u>C-4</u></p> <p>(Locations along PCH North (west side of PCH), and PCH Central (east and west side of PCH south of Torrance Boulevard)</p>	<p>FAR 0.50</p> <p>FAR 1.00</p>	<p>Same uses as C-2</p> <p>C-2: Same uses as C-1 and movie theaters, and overnight accommodations; except Riviera Village where no “footprint” exceeding 30,000 square feet is permitted for a single use for food sales, retail goods, or other large volume uses</p> <p>C-1: Retail commercial, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, professional offices, personal services, cultural facilities, and similar uses.</p>

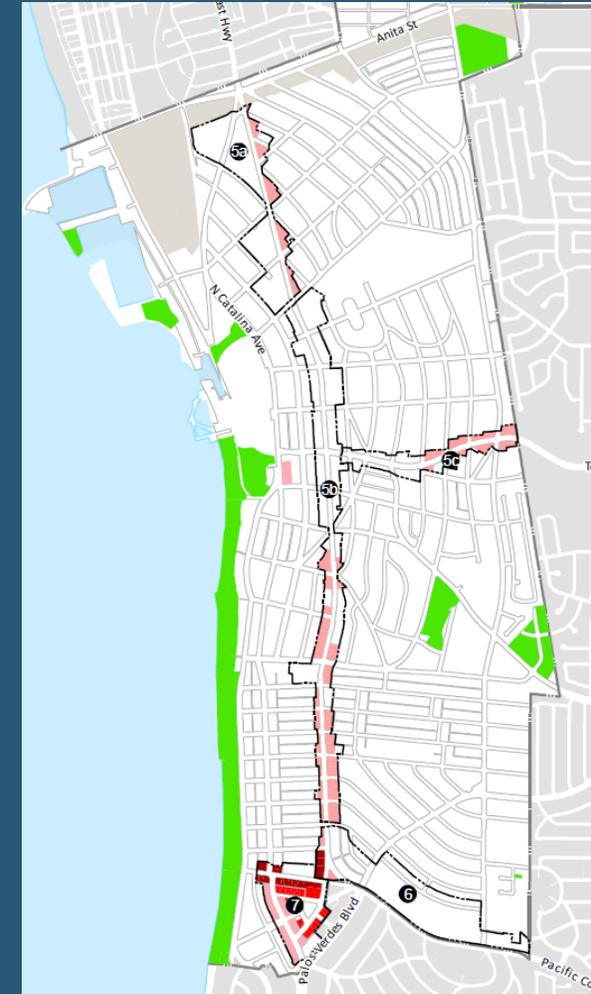
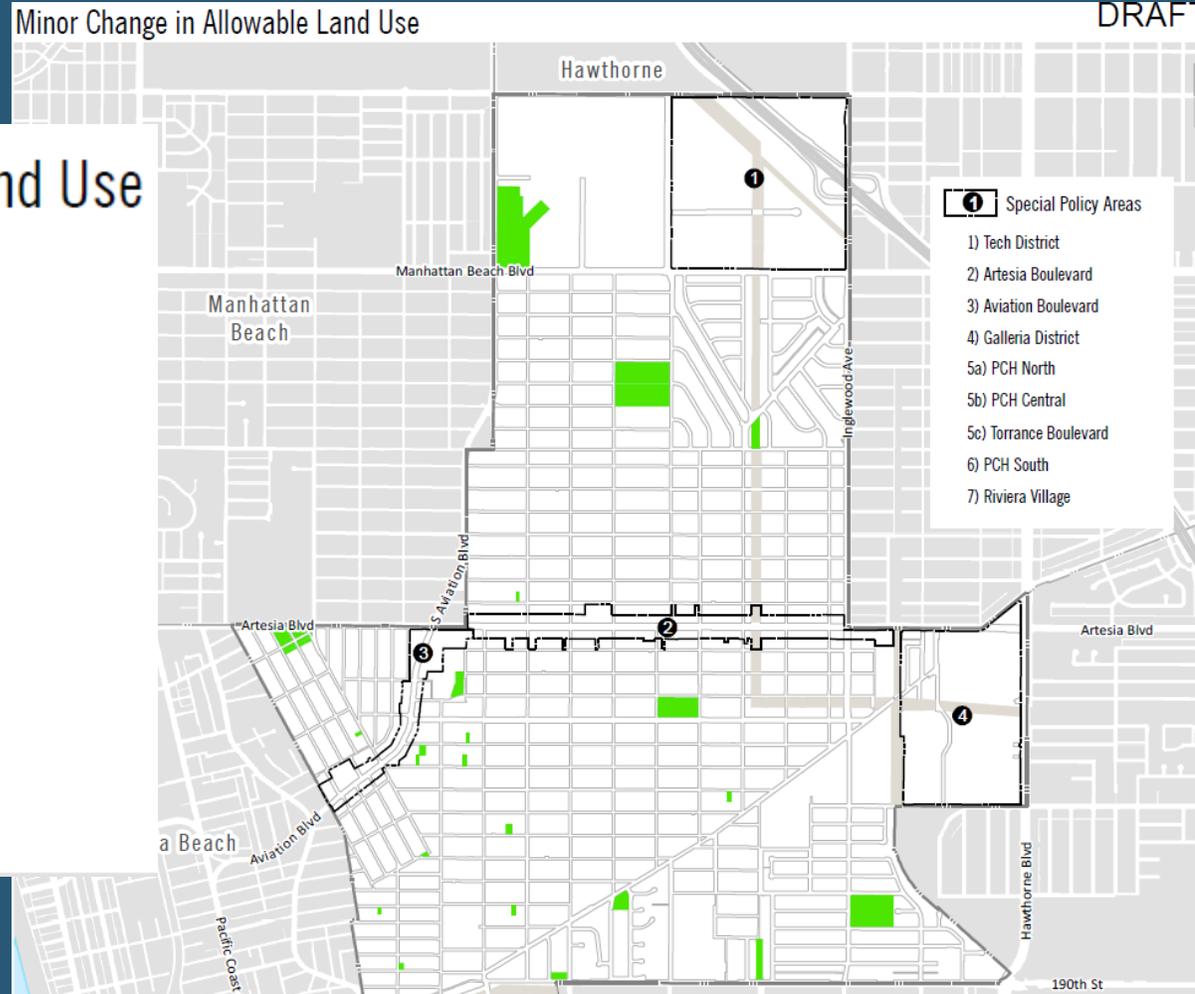
Industrial Land Use Designation Changes

General Plan Land Use Designation – Existing/Proposed		
Land Use Designation – Existing/Proposed	Maximum Density/Intensity – Existing/Proposed	Description – Existing/Proposed
I-1 and I-3 (Industrial) (Areas North of Manhattan Beach Blvd)	FAR 0.7 <u>FAR 1.00</u>	Light industrial, research and development, "office park" facilities, manufacture of spacecraft and associated aerospace systems, supporting commercial uses (e.g., restaurants, banks, copiers, and similar uses), educational and governmental facilities, and day care centers.

Public/Institutional (PI) Land Use Designation Changes

General Plan Land Use Designation – Existing/Proposed		
Land Use Designation – Existing/Proposed	Maximum Density/Intensity – Existing/Proposed	Description – Existing/Proposed
Public (P) <u>Public/Institutional (PI)</u>	N/A <u>Max. FAR 0.75 for all properties except:</u> <u>Max. FAR 1.25 at City Hall bounded by PCH, Broadway, Carnelian St, and Diamond St</u> <u>Max. FAR 1.25 at the Annex site on Northeast Corner of PCH and Vincent St</u> <u>Subject to Planning Commission Design Review</u>	Governmental administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses. <u>Provides for governmental administrative and capital facilities, schools, libraries, hospitals and associated medical offices, public cultural facilities, and other public uses, ancillary parks, recreation and open spaces. Sites that are allowed to develop up to a maximum 1.25 FAR are also subject to Planning Commission Design Review (PCDR).</u>
Public (P) <u>Public/Utility (U)</u>	N/A <u>Max. FAR 0.10</u>	Governmental administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses. <u>Provides for utility uses including easements with public access for recreation and parking. Maximum FAR 0.10.</u>
Public (P) <u>Parks and Open Space (OS)</u>	N/A <u>Max. FAR 0.20</u>	Governmental administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses. <u>Provides for public open space, passive park uses, sports fields, active recreation uses, and coastal-related recreational activities as well as accompanying public facilities such as restrooms, picnic pavilions, parking facilities, and lifeguard towers. Maximum FAR 0.20.</u>

Article XXVII – Minor Changes in Allowable Land Use



Commercial FAR/Land Use Designation Changes

- Limited to Special Policy Areas (SPA)
- Increasing development potential within select commercial corridors – AACAP; PCH; Torrance Blvd
 - AACAP Area
 - Increase FAR from 0.60 to 1.5
 - City Council Direction – August 6, 2025
 - PCH North & Central -
 - Increase FAR from 0.50 to 1.0 (C-2 to C-4)
 - PCH Central & Torrance Boulevard
 - No change in FAR (0.50)
 - Change from C-2 to CN
 - New Commercial Neighborhood (CN) designation (No Change in FAR)
 - Commercial districts with uses that support adjacent residential neighborhoods
 - Pedestrian-oriented

Industrial Land Use Designation Changes

- Focused around existing and future metro stations
- North of Manhattan Beach Boulevard (near existing metro station)
- Preserves opportunities for new jobs
- Preserves existing industrial areas and allows future additional development/expansion
- Industrial Areas North of Manhattan Beach Boulevard
 - Increase FAR from 0.70 to 1.0