

Artesia/Aviation

F.A.R. Studies

May 2025

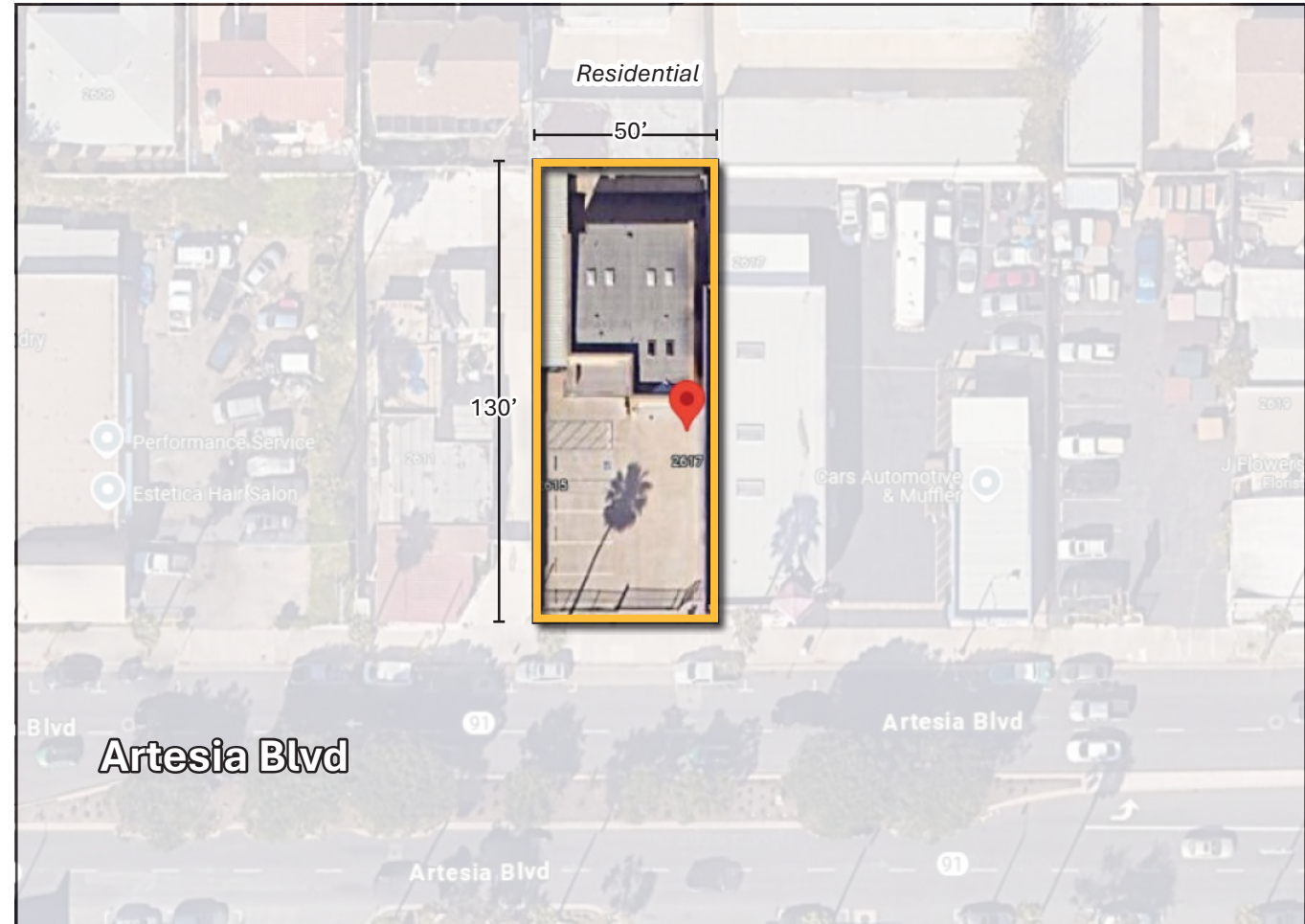
Prepared for City of Redondo Beach
Prepared by PlaceWorks

1

Site 1: 2613 Artesia Blvd Existing Conditions

Site Area	0.15 AC / 6,500 SF
Existing Use	Commercial
Building Height	2 Story / 25'
Total Floor Area	1,520 SF
FAR	0.23

- Underground parking not feasible due to lot size and dimensions. Width is too narrow to accommodate ramp and turning movements.



1A

Site 1: 2613 Artesia Blvd Scenario A: Surface Parking Only

Site Area	0.15 AC / 6,500 SF
Building Height	2 Stories / 25'
Total Floor Area	2,500 SF
FAR	.39
Parking Req'd 1 space per 300	8
Parking Req'd 1 space per 250	10
Parking Provided	8
Parking Type	Surface
Building Depth:	40' 1st Floor 30' 2nd Floor
Open Space Req'd	N/A
Open Space Provided	N/A

- Meets current parking standards and AACAP Design Guidelines
- Massing maximizes street frontage presence
- Second story includes 6' stepback to accommodate balcony amenity opportunity
- Parking hidden from public view
- Narrow building depth (60' min recommended for retail)

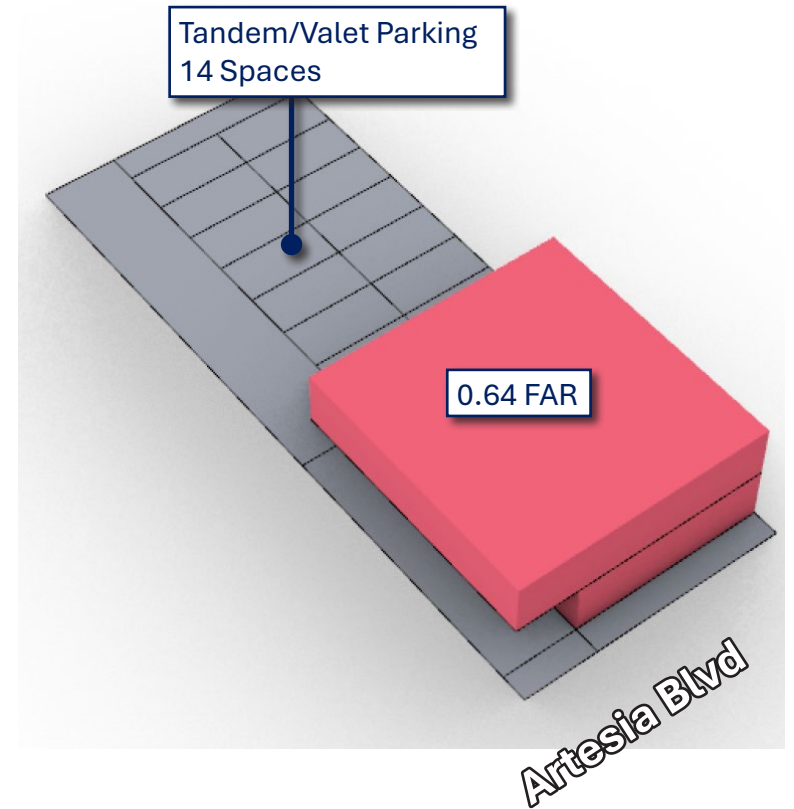


1B

Site 1: 2613 Artesia Blvd Scenario B: Valet/Tandem Parking

Site Area	0.15 AC / 6,500 SF
Building Height	2 Stories / 25'
Total Floor Area	4,200 SF
FAR	.64
Parking Req'd 1 space per 300	14
Parking Req'd 1 space per 250	17
Parking Provided	14
Parking Type	Valet/Tandem
Building Depth:	50'
Open Space Req'd	N/A
Open Space Provided	N/A

- Valet/tandem parking requires on-site attendant
- Narrow one way driveway
- Increased ground floor frontage and footprint

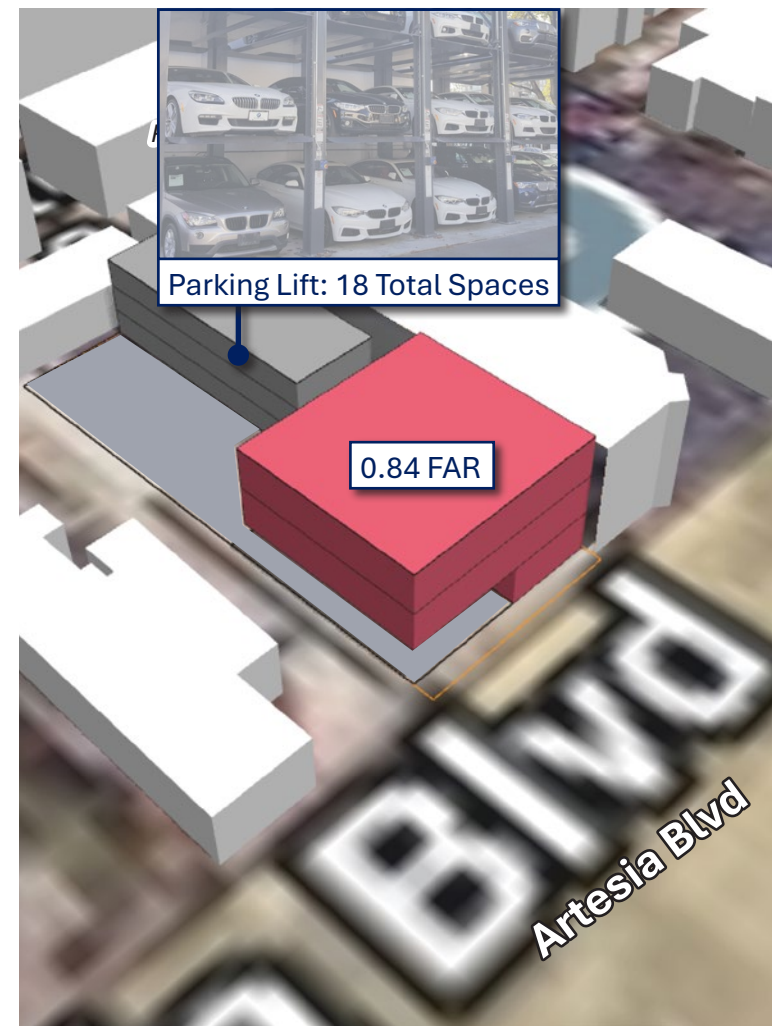


1B

Site 1: 2613 Artesia Blvd Scenario B: Mechanical Lift Parking

Site Area	0.15 AC / 6,500 SF
Building Height	3 Stories / 35'
Total Floor Area	5,500 SF
FAR	.84
Parking Req'd 1 space per 300	18
Parking Req'd 1 space per 250	22
Parking Provided	18
Parking Type	Triple Stack Lift
Building Depth:	45'
Open Space Req'd	N/A
Open Space Provided	N/A

- Mechanical lift height: 25' total
- Mechanical lift may require parking attendant
- Does not meet 20' setback requirement from rear residential use
- May require screening to mitigate views from adjacent residential uses
- Parking hidden from street view



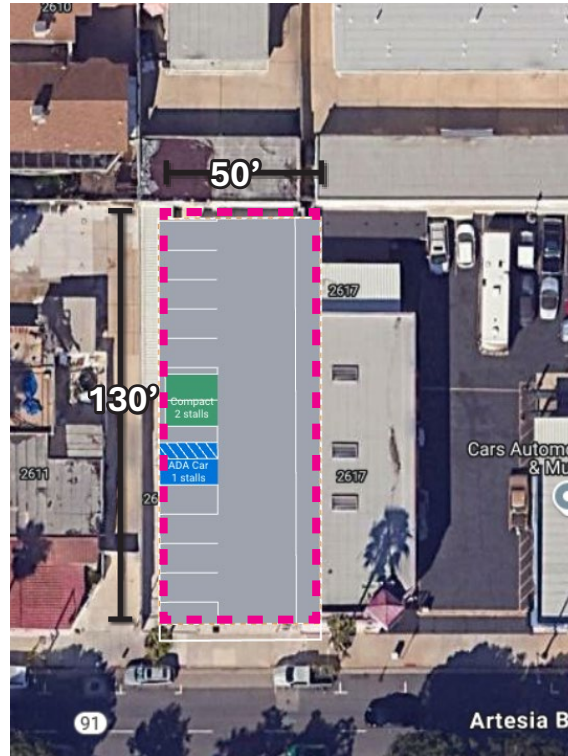
1

Site 1: 2613 Artesia Blvd Existing Conditions

Site Area	0.15 AC / 6,500 SF
Total Floor Area	9,750 SF
FAR	1.50
Parking Req'd 1 space per 300	33
Parking Req'd 1 space per 250	39
Parking Type	Surface

 Lot Area

- Surface parking within the lot area will not accommodate parking requirements at 1.50 FAR.



**Surface parking within site area
11 Parking Spots**



**Surface parking needed to accommodate 1.5 F.A.R.
33 Parking Spots**

2

Site 2: 2008-2012 Artesia Blvd Existing Conditions

Site Area	0.30 AC / 13,000 SF
Existing Use	Pet Clinic
Building Height	1 Story / 15'
Total Floor Area	3,624 SF
FAR	0.28

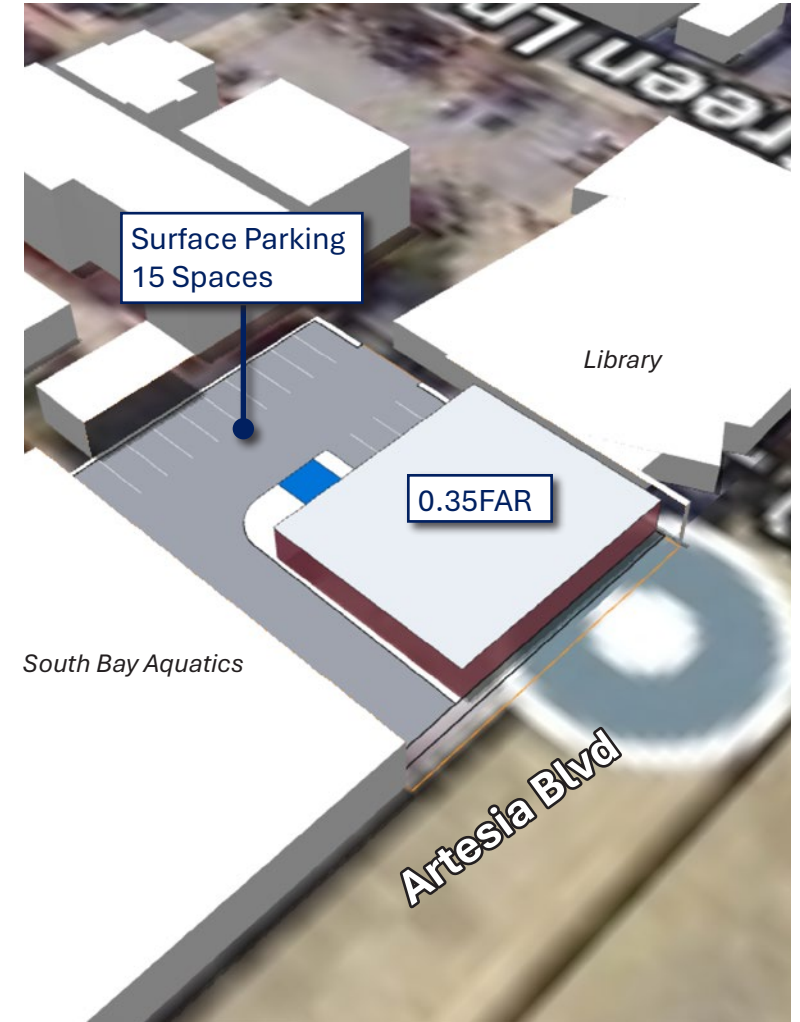
- Two lots under single ownership
- Mid-block



Site 2: 2008-2012 Artesia Blvd Scenario A: Surface Parking

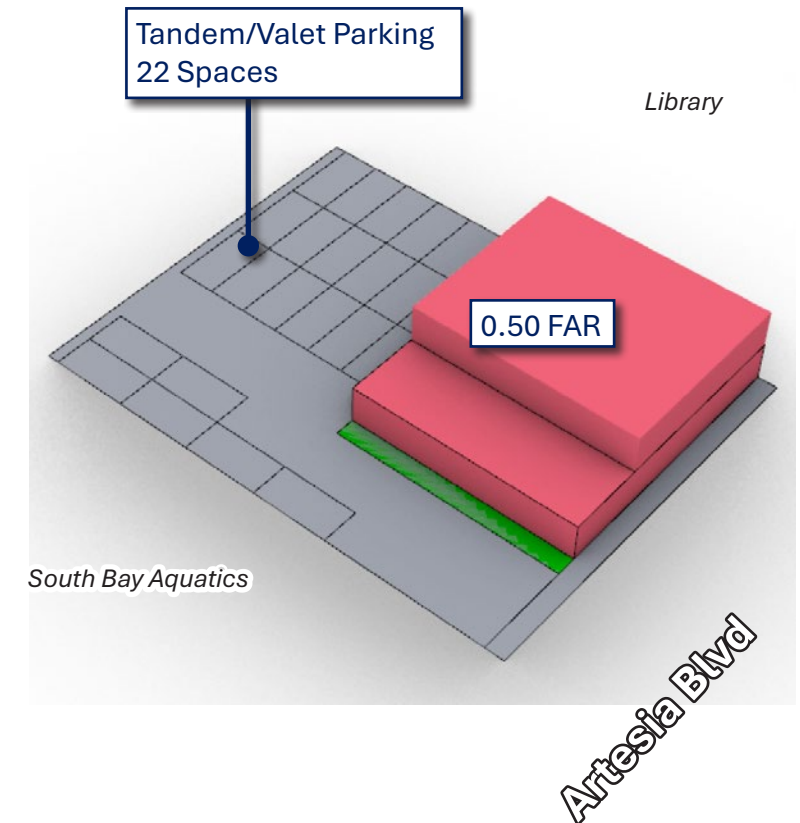
Site Area	0.30 AC / 13,000 SF
Building Height	1 Stories / 15'
Total Floor Area	4,600 SF
FAR	0.35
Parking Req'd 1 space per 300	15
Parking Req'd 1 space per 250	18
Parking Provided	15
Parking Type	Surface
Building Depth:	60'
Open Space Req'd	N/A
Open Space Provided	N/A

- Meets current parking standards and AACAP Design Guidelines



Site Area	0.30 AC / 13,000 SF
Building Height	2 Stories / 25'
Total Floor Area	6,600 SF
FAR	0.50
Parking Req'd 1 space per 300	22
Parking Req'd 1 space per 250	26
Parking Provided	22
Parking Type	Valet/Tandem
Building Depth:	First Floor: 60' Second Floor: 34'
Open Space Req'd	N/A
Open Space Provided	N/A

- Valet/tandem parking requires on-site attendant
- Second story deck for office uses and/or outdoor dining

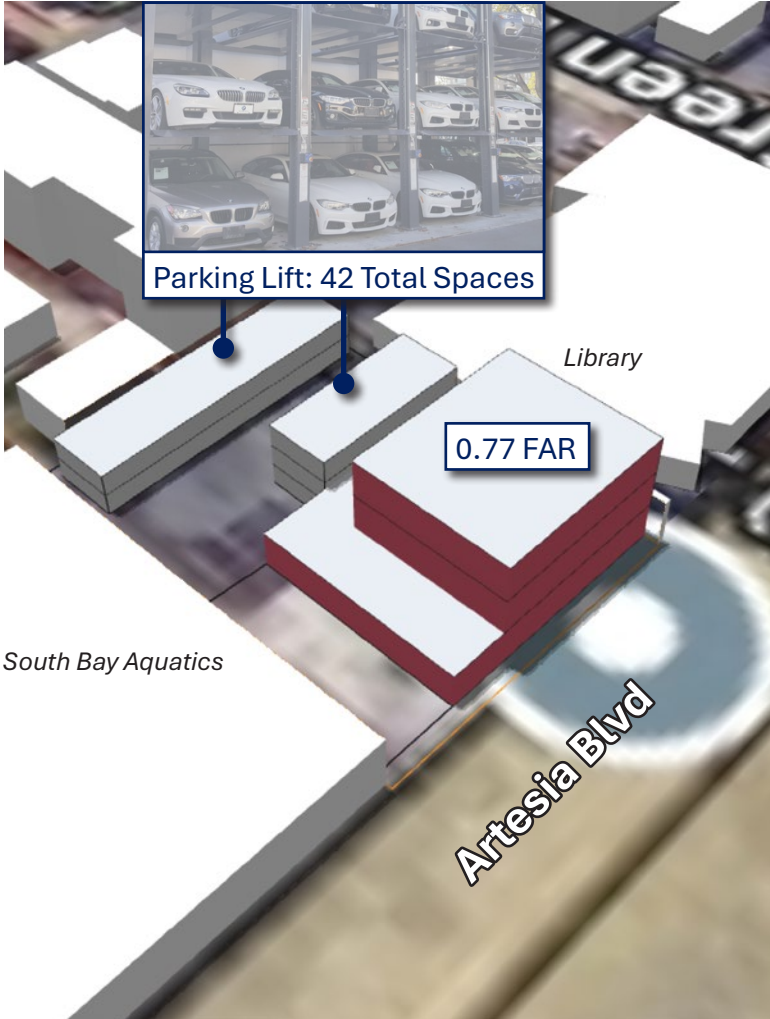
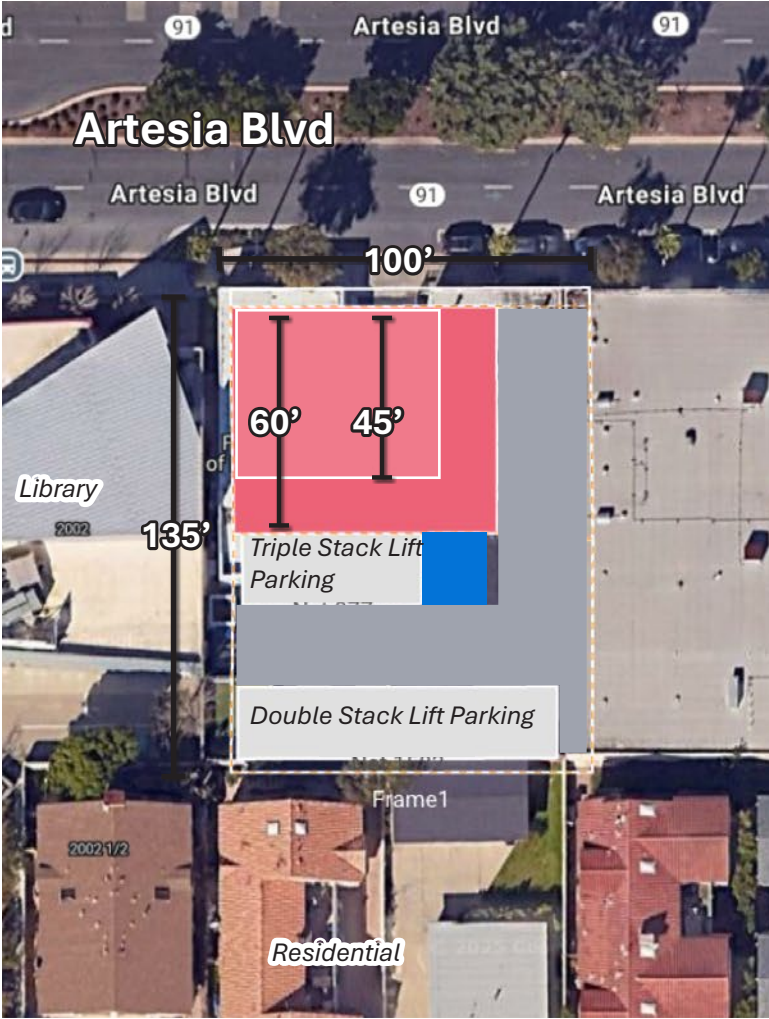




Site 2: 2008-2012 Artesia Blvd
Scenario C: Mechanical Lift

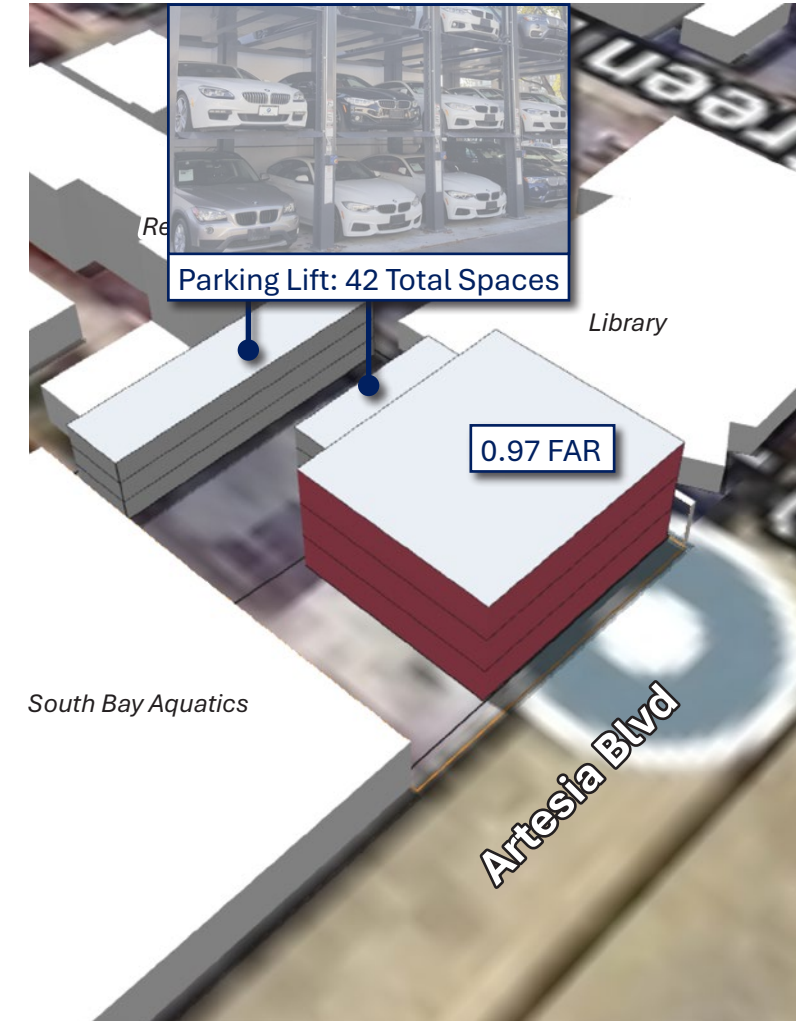
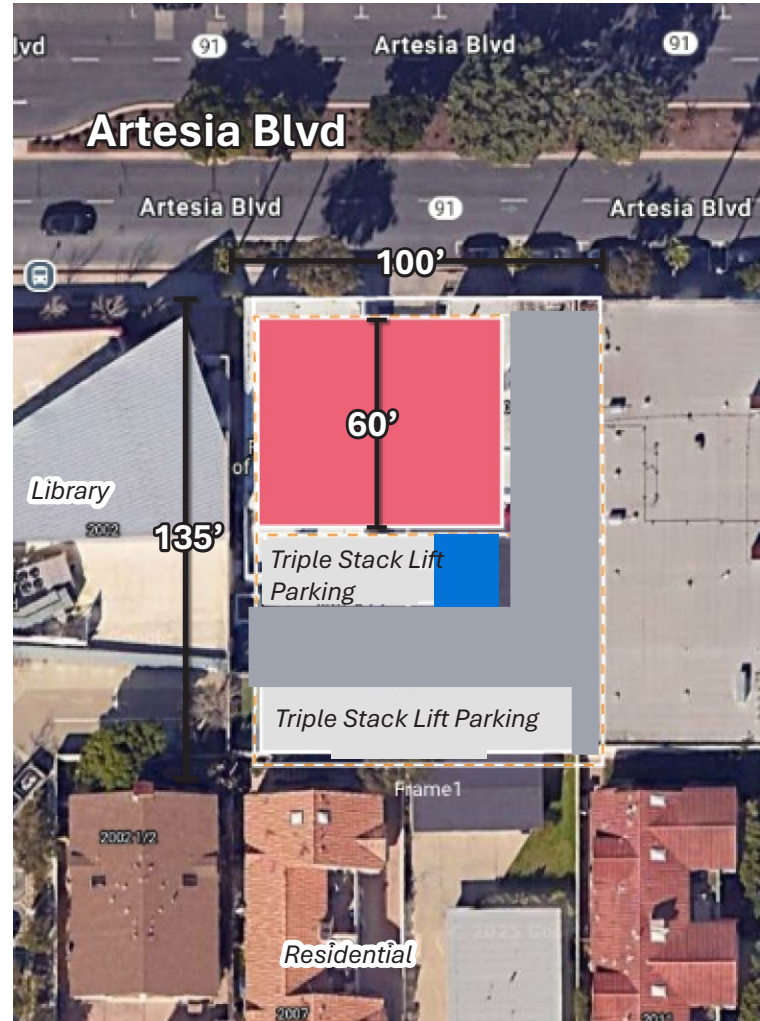
Site Area	0.30 AC / 13,000 SF
Building Height	3 Stories / 35'
Total Floor Area	10,000 SF
FAR	0.77
Parking Req'd 1 space per 300	33
Parking Req'd 1 space per 250	40
Parking Provided	33
Parking Type	Mechanical Lift
Building Depth:	First Floor: 60' Second/Third Floor: 45'
Open Space Req'd	N/A
Open Space Provided	N/A

- Mechanical lift parking may require on-site attendant
- Double stack lift height 14' (potential height to top of car)
- Triple Stack Mechanical lift height: 25' total
- May require screening to mitigate views from adjacent residential uses
- Second story deck for office uses and/or outdoor dining

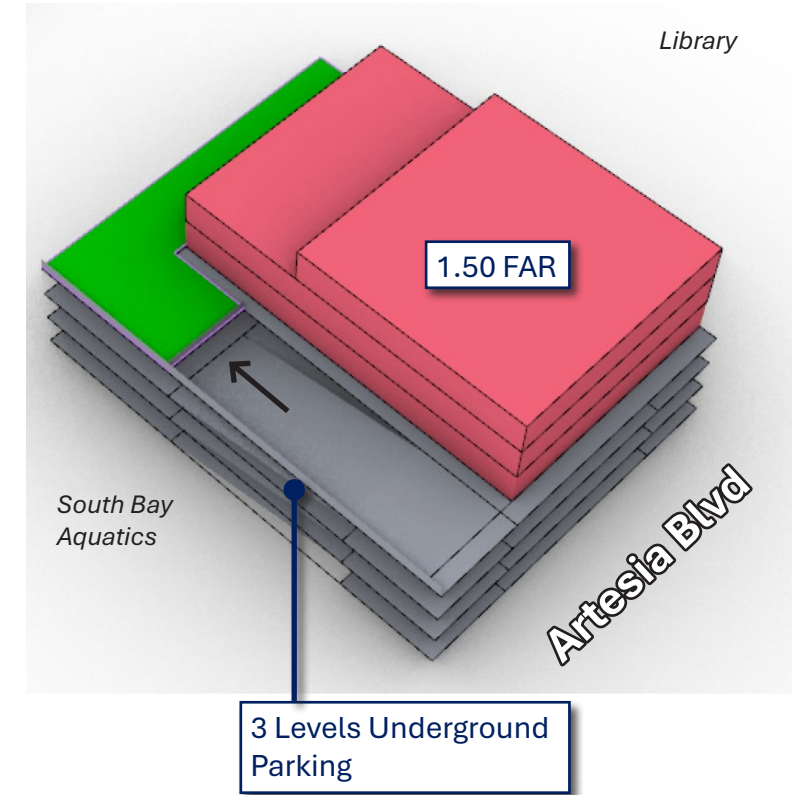


Site Area	0.30 AC / 13,000 SF
Building Height	3 Stories / 35'
Total Floor Area	12,600 SF
FAR	0.97
Parking Req'd 1 space per 300	42
Parking Req'd 1 space per 250	50
Parking Provided	42
Parking Type	Mechanical Lift
Building Depth:	60'
Open Space Req'd	N/A
Open Space Provided	N/A

- Triple Stack Mechanical lift height: 25' total
- May require screening to mitigate views from adjacent residential uses



Site Area	0.30 AC / 13,000 SF
Building Height	3 Stories / 35'
Total Floor Area	19,500 SF
FAR	1.50
Parking Req'd 1 space per 300	65
Parking Req'd 1 space per 250	78
Parking Provided	65
Parking Type	Underground (3 Levels)
Building Depth:	First/Second Floor: 105' Third Floor: 65'
Open Space Req'd	1,950 SF
Open Space Provided	2,500 SF



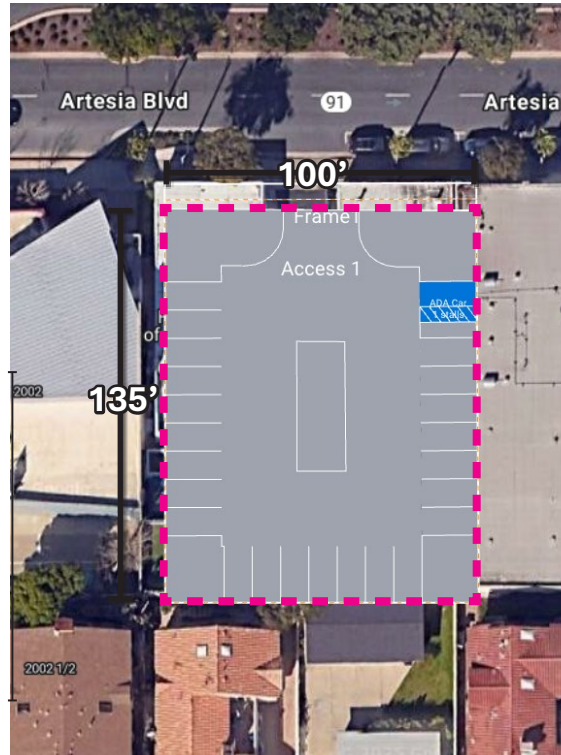
2

Site 2: 2008-2012 Artesia Blvd Surface Parking Comparison

Site Area	0.30 AC / 13,000 SF
Total Floor Area	19,500 SF
FAR	1.50
Parking Req'd 1 space per 300	65
Parking Req'd 1 space per 250	78
Parking Type	Surface

 Lot Area

- Surface parking within the lot area will not accommodate parking requirements at 1.50 FAR.



Surface parking within site area
24 Parking Spots



Surface parking needed to accommodate 1.5 F.A.R.
65 Parking Spots

3

Site 2: 2018-2020 Artesia Blvd Existing Conditions

Site Area	0.45 AC / 19,500 SF
Existing Use	Gas Station
Building Height	1 Story / 15'
Total Floor Area	880 SF
FAR	0.05

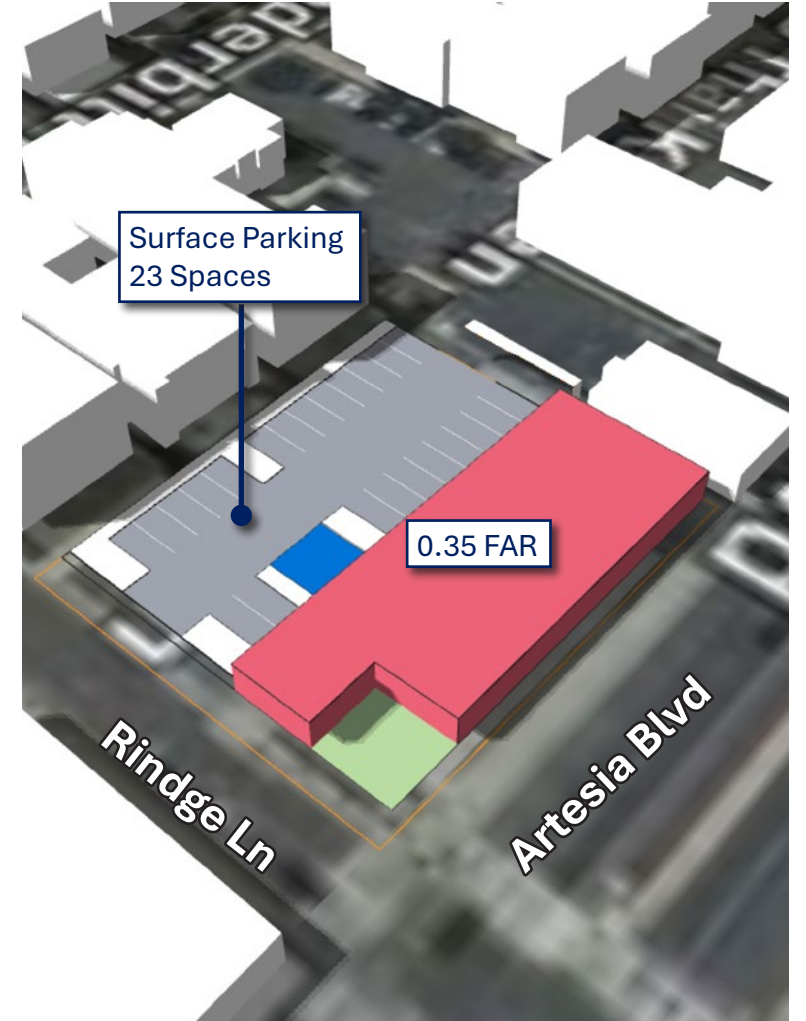
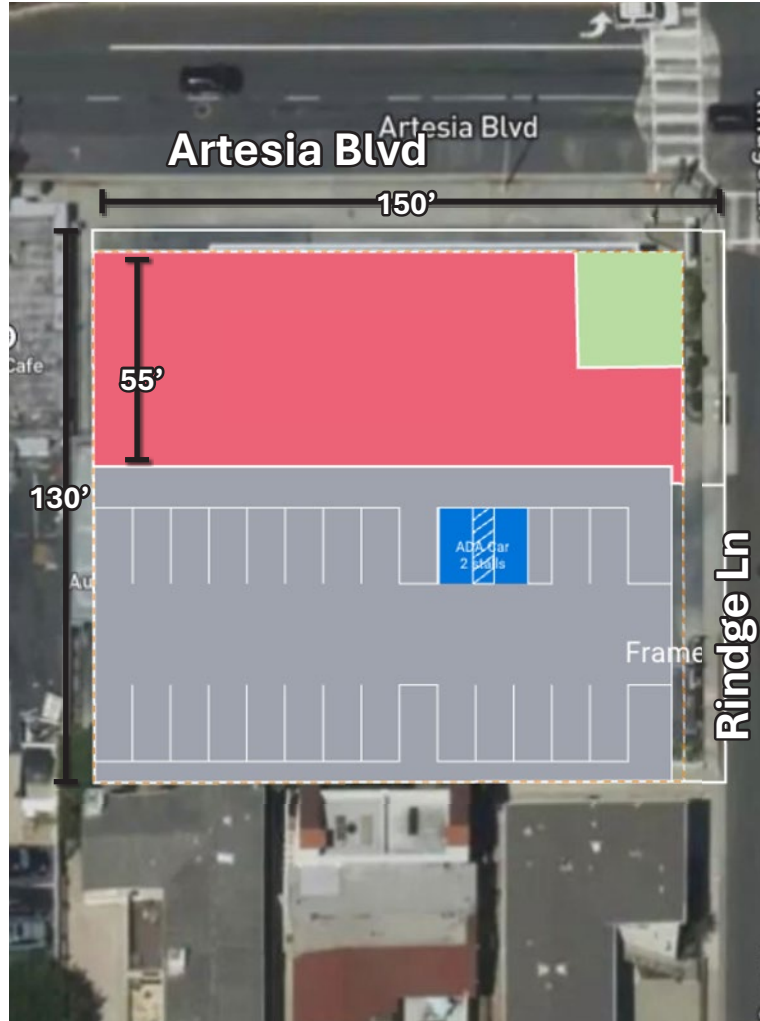


3A

Site 3: 2018-2020 Artesia Blvd Scenario A: Surface Parking

Site Area	0.45 AC / 19,500 SF
Building Height	1 Stories / 15'
Total Floor Area	6,800 SF
FAR	0.35
Parking Req'd 1 space per 300	23
Parking Req'd 1 space per 250	27
Parking Provided	23
Parking Type	Surface Parking Only
Building Depth:	55'
Open Space Req'd	N/A
Open Space Provided	680 SF

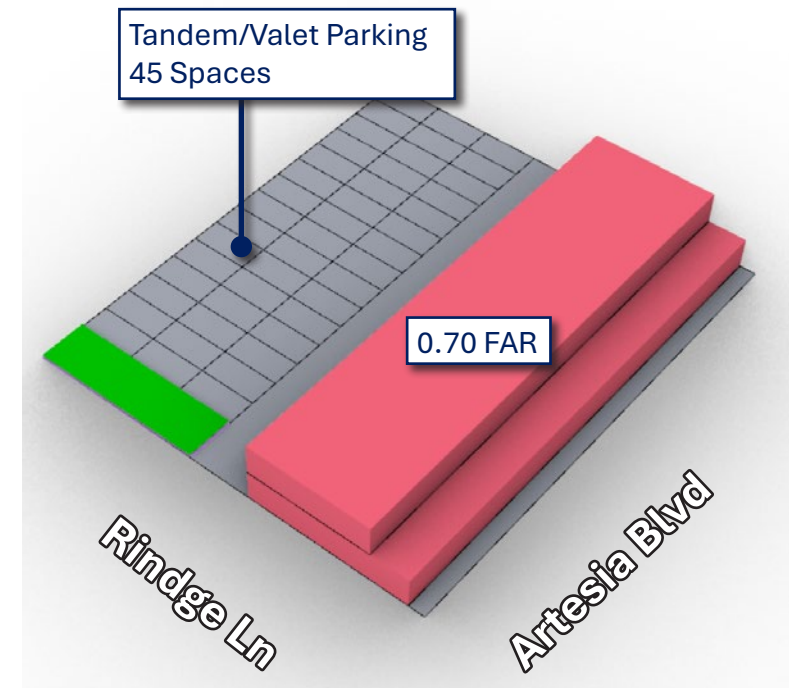
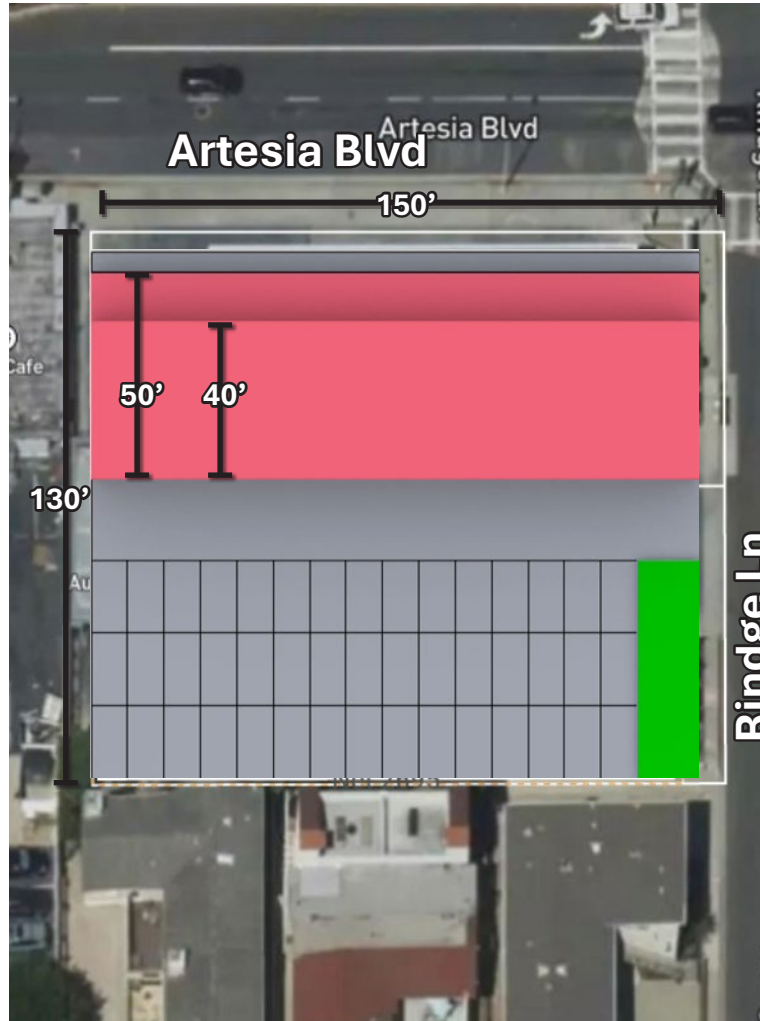
- Meets current parking standards and AACAP Design Guidelines
- Open Space engages intersection corner with potential plaza or outdoor dining.



Site 3: 2018-2020 Artesia Blvd Scenario B: Valet/Tandem Parking

Site Area	0.45 AC / 19,500 SF
Building Height	2 Stories / 25'
Total Floor Area	13,500 SF
FAR	0.70
Parking Req'd 1 space per 300	45
Parking Req'd 1 space per 250	54
Parking Provided	45
Parking Type	Valet/Tandem
Building Depth:	First Floor: 50' Second Floor: 40'
Open Space Req'd	N/A
Open Space Provided	810 SF

- Open space provided to mitigate and screen views of rear parking, as well as buffer the parking area from the pedestrian right of way.

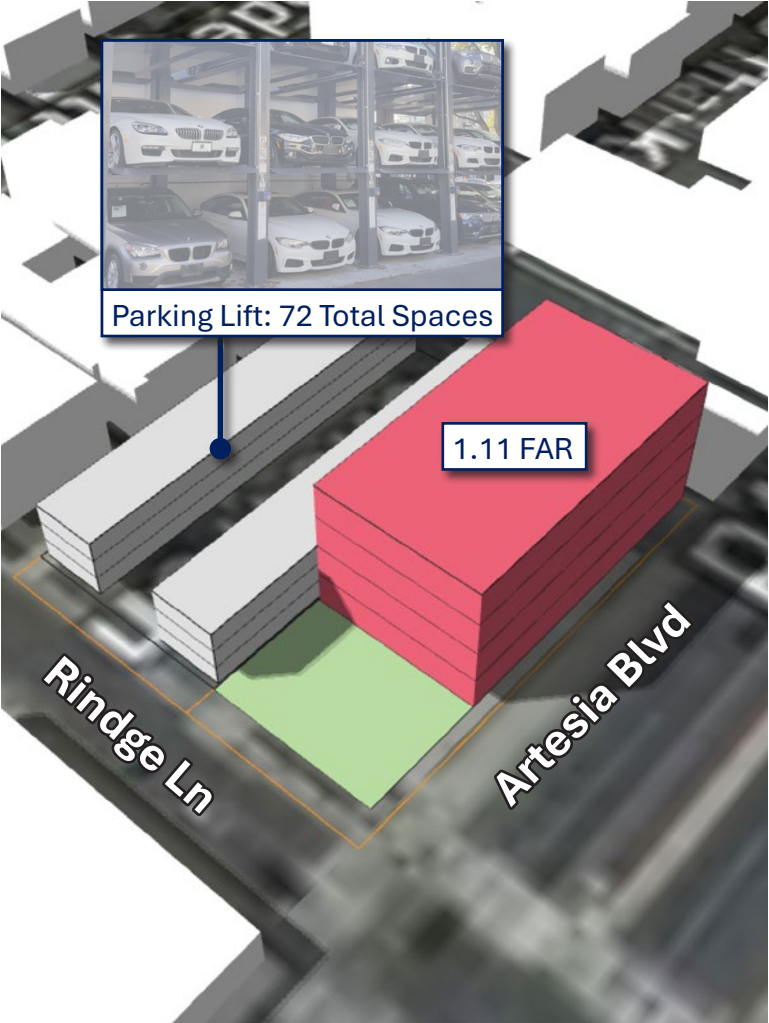
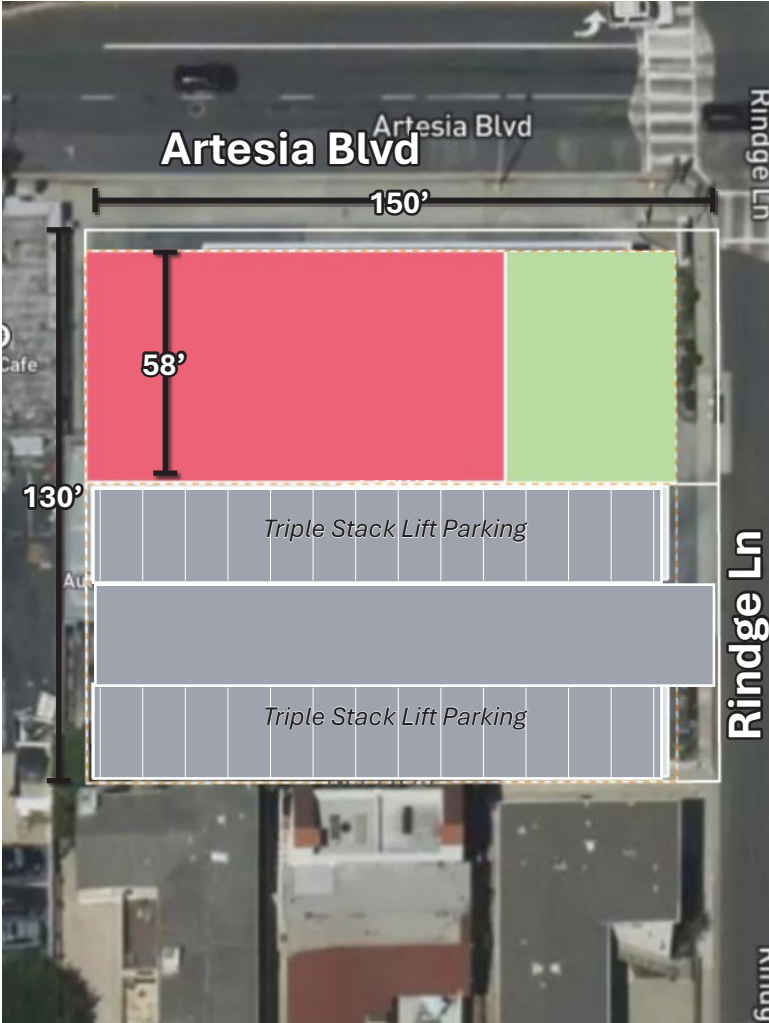




Site 3: 2018-2020 Artesia Blvd
Scenario C: Mechanical Lift

Site Area	0.45 AC / 19,500 SF
Building Height	4 Stories / 45'
Total Floor Area	21,600 SF
FAR	1.11
Parking Req'd 1 space per 300	72
Parking Req'd 1 space per 250	86
Parking Provided	72
Parking Type	Mechanical Lift
Retail Depth:	58'
Open Space Req'd	2,160 SF
Open Space Provided	2,160 SF

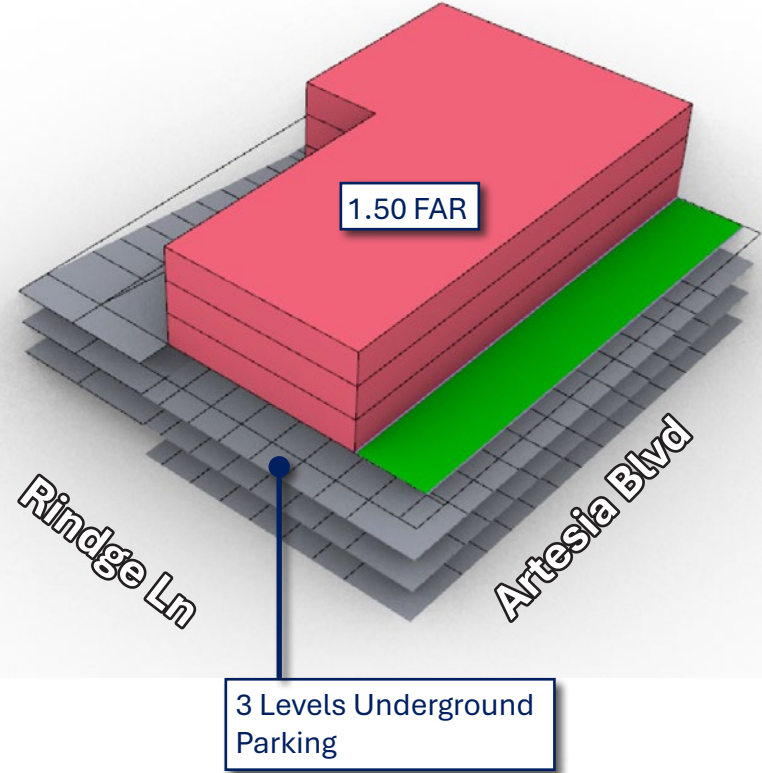
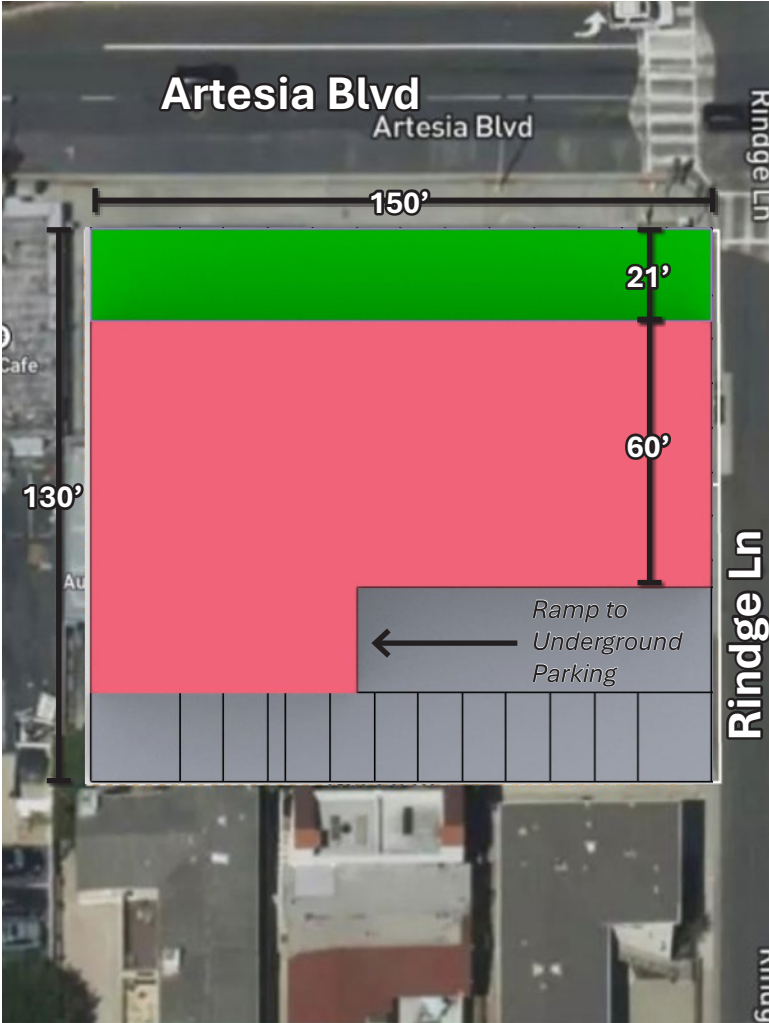
- Triple Stack Mechanical lift height: 25' total
- May require screening to mitigate views from adjacent residential uses
- Parking equipment visible from Rindge Ln





Site 3: 2018-2020 Artesia Blvd
Scenario D: Underground Parking

Site Area	0.45 AC / 19,500 SF
Building Height	3 Stories /35'
Total Floor Area	29,250 SF
FAR	1.50
Parking Req'd 1 space per 300	98
Parking Req'd 1 space per 250	117
Parking Provided	117
Parking Type	Underground (3 Levels)
Retail Depth:	60'
Open Space Req'd	2,925 SF
Open Space Provided	2,940 SF



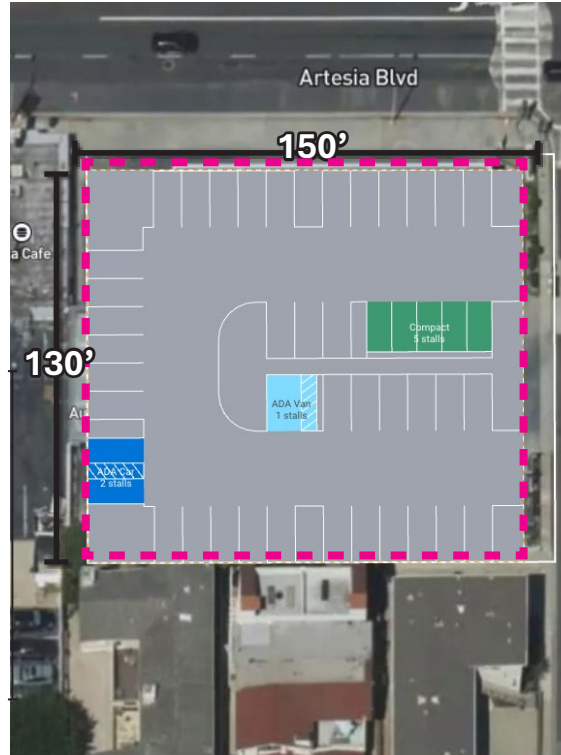
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Site 3: 2018-2020 Artesia Blvd Surface Parking Comparison

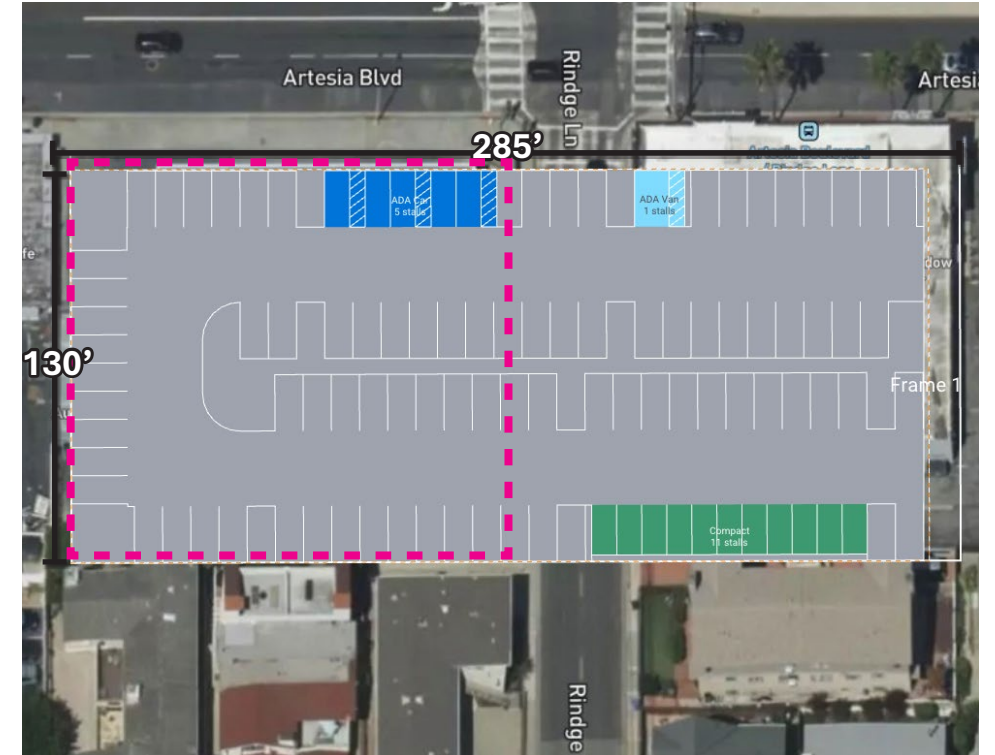
Site Area	0.45 AC / 19,500 SF
Total Floor Area	29,250 SF
FAR	1.50
Parking Req'd 1 space per 300	98
Parking Req'd 1 space per 250	117
Parking Type	Surface

 Lot Area

- Surface parking within the lot area will not accommodate parking requirements at 1.50 FAR.



Surface parking within site area
45 Parking Spots



Surface parking needed to accommodate 1.5 F.A.R.
98 Parking Spots