

DISCUSSION AND POSSIBLE ACTION ON THE  
GENERAL PLAN – LAND USE ELEMENT UPDATE  
WITH A SPECIFIC FOCUS ON POLICIES RELATED  
TO THE REVITALIZATION OF THE ARTESIA AND  
AVIATION CORRIDOR

# Background

1. 2016 – General Plan Update initiated
  - Land Use Element
  - Open Space & Conservation Element
  - Safety Element
  - Noise Element
2. October 2024 – Presentation to City Council
3. November 2024
  - Housing Element implementation items adopted
  - Environment Impact Report Certified

# Land Use Element

- Blueprint for future physical development
- Policies on land use
- Sets FAR allowances

## Topics:

- Artesia/Aviation – FAR allowance and development standards
- Public Institutional Zone – FAR allowance
- Historic Preservation Policy
- Standards for nonconforming buildings and uses



## 2 LAND USE ELEMENT

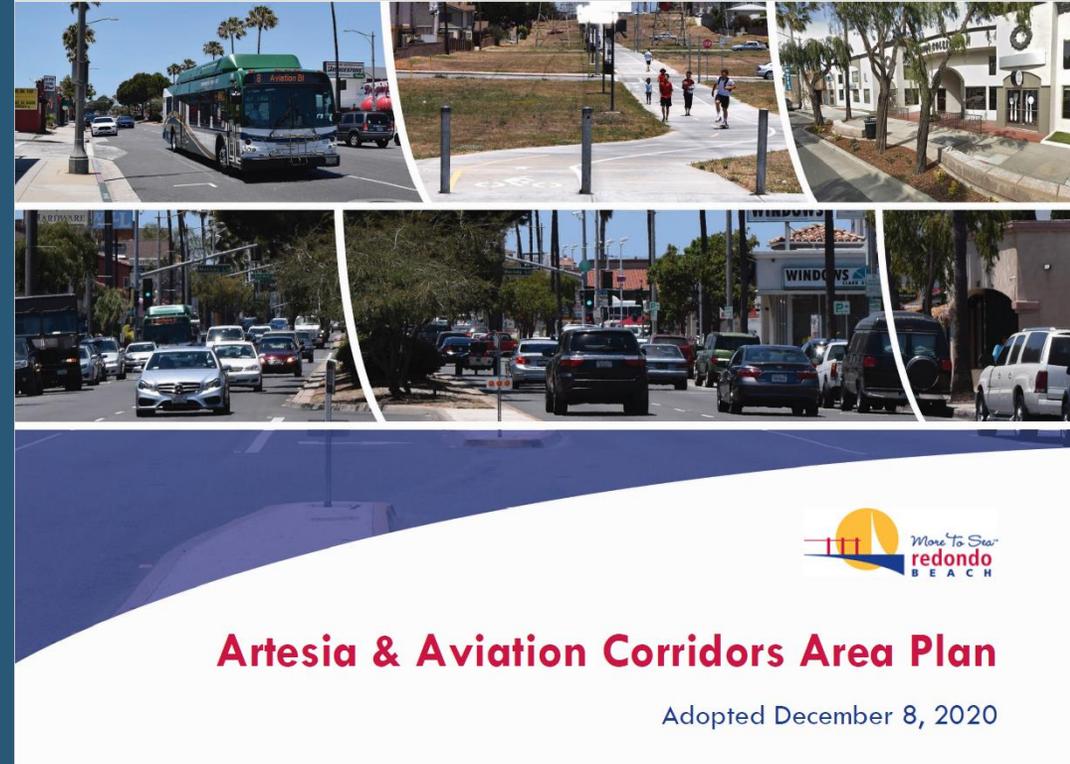
Redondo Beach embraces its vision of being a safe, family-friendly, and highly desirable place to live. With the community's vision and guiding principles in mind, the Land Use Element provides a long-range guide for the physical development of the city that both protects neighborhoods that define the 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

# Artesia and Aviation Corridor Area Plan

- Vision for Artesia and Aviation
- Strategies for revitalization
- Identifies barriers to redevelopment
- Increased FAR from .5 to .6
- Reduced parking for preferred uses
- **Now considering 1.5 FAR**

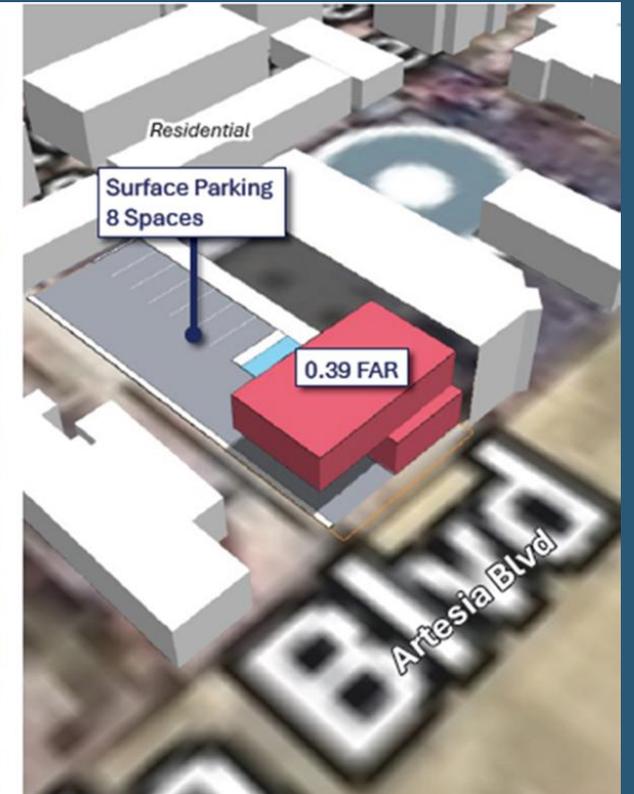
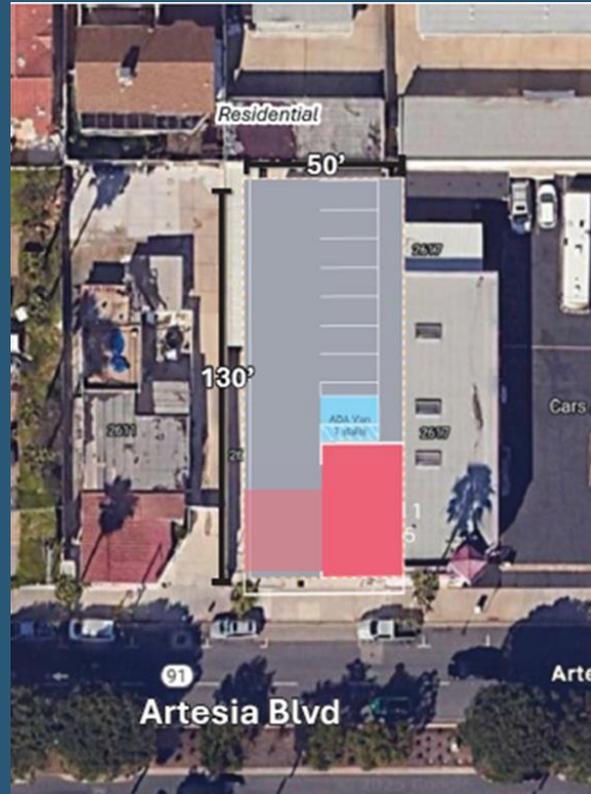


# Challenges with 1.5 FAR

- Parking requirements
  - 10,000 sq. ft. Lot
  - 15,000 sq. ft. Building
  - 17,500 sq. ft. Parking (50 spaces)
- Height limits (currently 30 ft./2 stories)
- Open space requirement (10% of FAR)

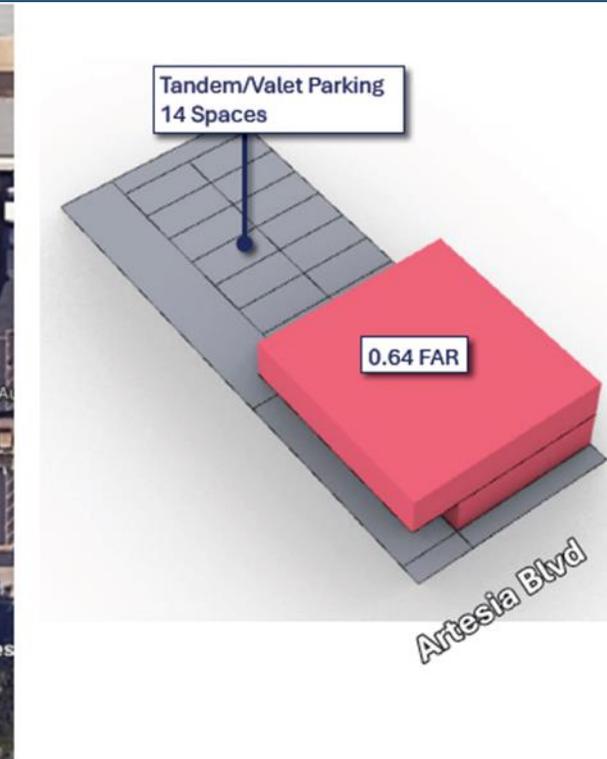
# Site 1A

- 6,500 sq. ft. lot
- .39 FAR
- 2,500 sq. ft. building
- 2 stories
- 8-10 parking spaces



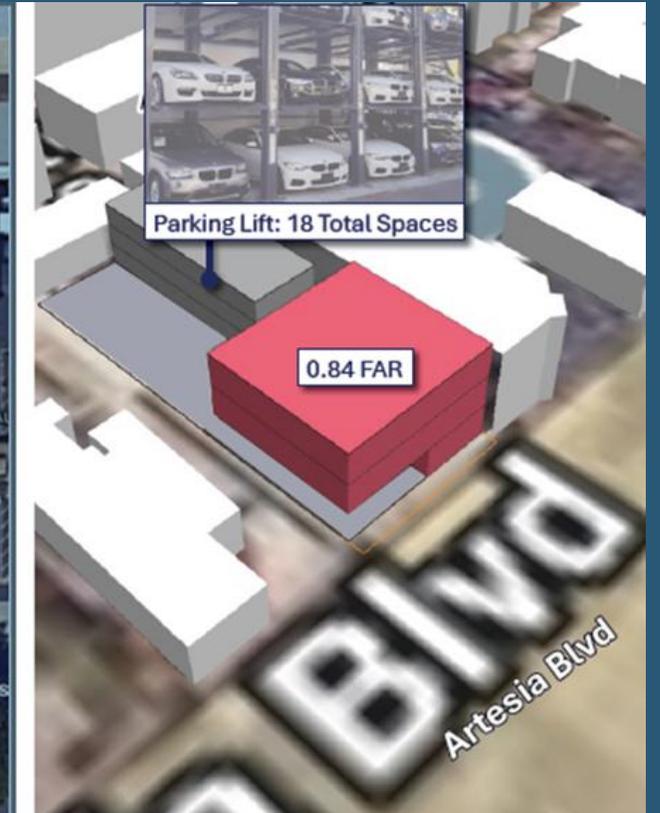
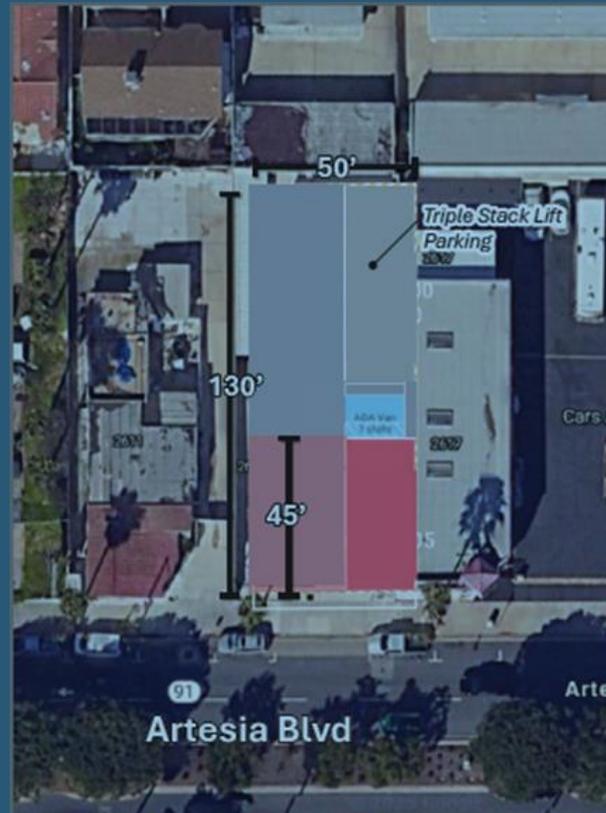
# Site 1B

- 6,500 sq. ft. lot
- .64 FAR
- 4,200 sq. ft. building
- 2 stories
- 17 parking spaces
- Requires valet



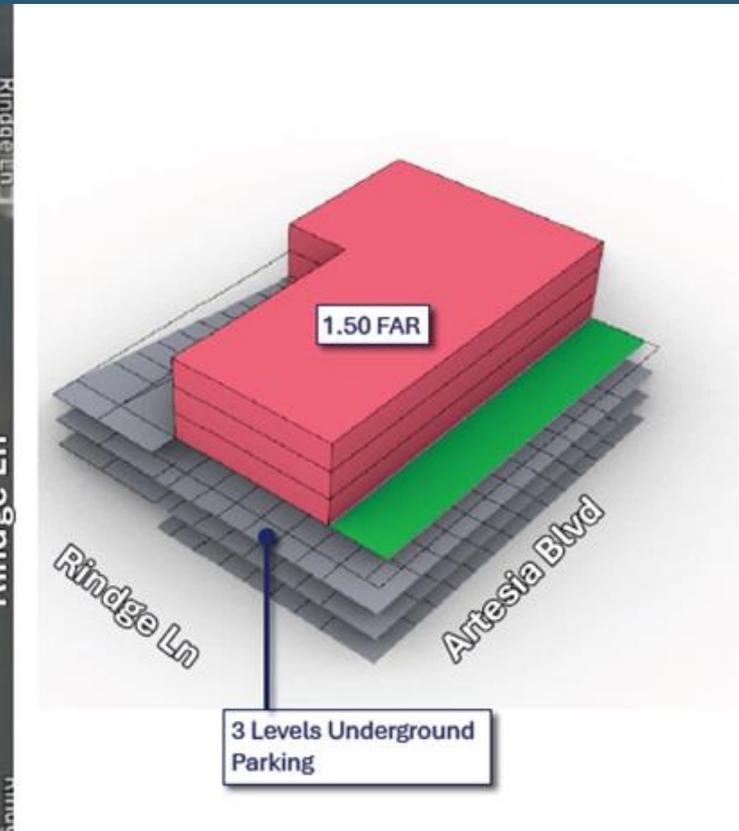
# Site 1C

- 6,500 sq. ft. lot
- .84 FAR
- 5,500 sq. ft. building
- 3 stories
- 22 parking spaces
- Parking lift



# Site 3D

- 19,500 sq. ft. lot
- 1.5 FAR
- 29,000 sq. ft. building
- 3 stories
- 98-117 parking spaces
- 3 level subterranean garage



# Parking Programs

- Parking In-Lieu Fee
- Parking Facilities
- Shared Parking Program
- Parking Cash-Out Programs



# Other Options

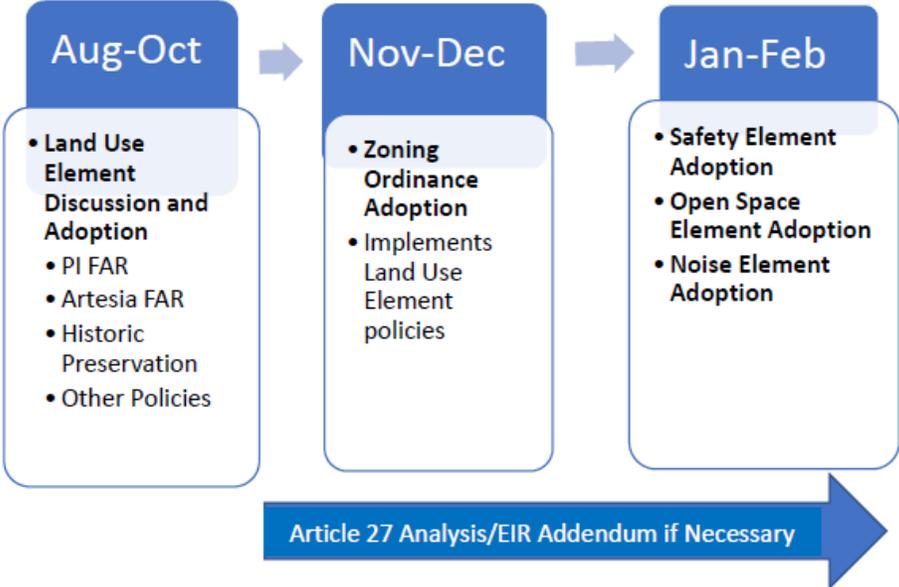
- **Maximum Buildout Cap**
- **Property Maintenance Ordinance**
- **Allowing Mixed-Use**
  - Residential allowed under State law (AB 2011, SB 6 and AB 2243)
  - Allowing mixed-use would provide City more control



# RECOMMENDATIONS

- Increase the FAR from 0.6–1.5
- Possible incentives
  - 1.5 FAR for first 3 years; 1.0 FAR after
  - Fee reductions
- Eliminate the on-site parking requirements
  - Parking in-lieu
- Modify the height and story allowance (45 ft./3 stories)
- Eliminate open-space requirement
- Update sign regulations and design standards
- Prepare rooftop dining standards
- Develop property maintenance ordinance
- No Mixed-Use – Return with more information AB 2011/SB 6

# General Plan Update Project Schedule



## March/April Special Election

- Ballot:**
1. PI FAR
  2. Artesia FAR/Other Amendments