

## ARTESIA BLVD.

---

### The Artesia Concept:

*The Artesia Corridor will be the “Main Street” of North Redondo, providing an identifiable, safe, attractive, and inviting place to serve residents’ and visitors’ unique needs, while also fostering prosperous small businesses. (The City recently adopted the Artesia & Aviation Corridors Area Plan (AACAP), December 8, 2021, that further details the programs and design guidelines to guide future development along Artesia Boulevard in a manner that is consistent with the “Artesia Concept” stated above. Additional information about the recently adopted AACAP this discussion)*

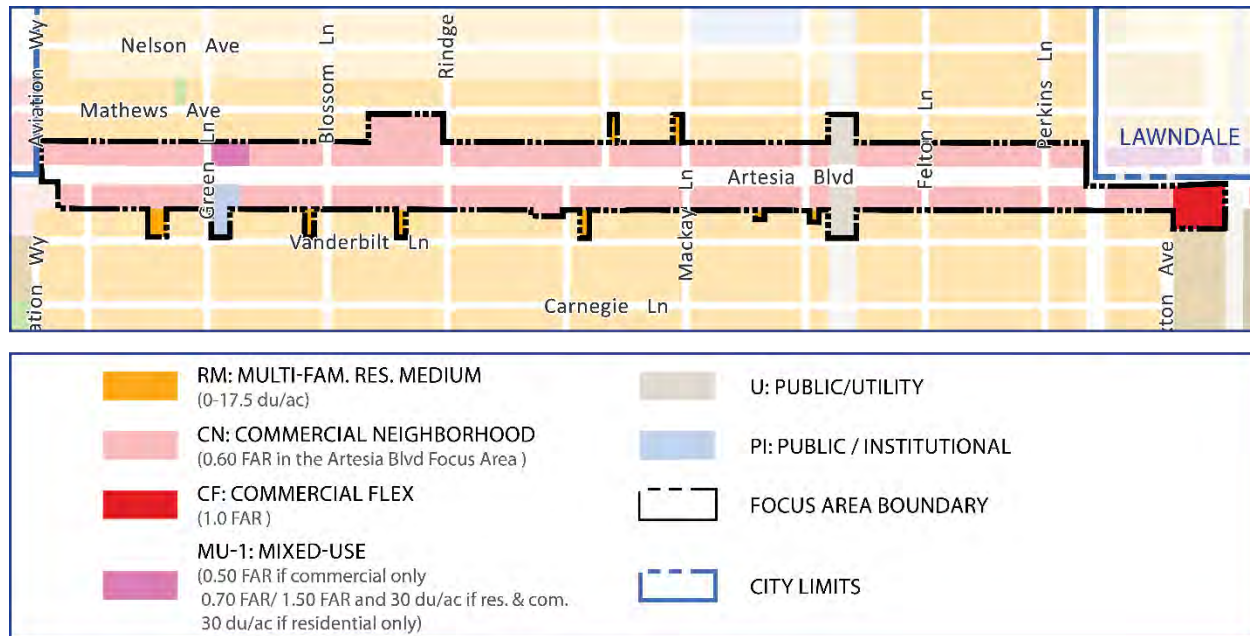
### Recommended Plan:

Recommended land uses include:

- **Commercial Neighborhood** (0.60 FAR) encompasses most of the corridor, providing for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office and similar. The intent of the commercial neighborhood designation is to provide goods and services that meet the needs of residents and local businesses.
- **Commercial Flex (1.0 FAR)** is designated on the Eastern-most block of the corridor to serve as a transition from the more-intense development at the nearby Galleria Site by allowing larger buildings and a wider variety of office, hotel, and business incubator uses compared to those allowed in the Commercial Neighborhood designation.
- **Mixed-Use (0.50 FAR if comm only; 0.70/1.50 FAR and 30 du/ac if residential and commercial; 30 du/ac if res only)** on the northeast corner of Artesia and Green allows for the existing Mixed-Use building to remain.
- **Public/Institutional** on the Southeast corner of Artesia and Green provides for the long-term operation of the library.
- **Multi-family Residential Medium (0-17.5 du/ac)** Existing residential development at the midblock of parcels that run between Artesia Boulevard and the either Matthews Avenue or Vanderbilt Lane. These existing multi-family residential properties will not change per this Draft Plan.

# GPAC – Summary of Recommendations for “Focus Areas” – December 3, 2020

## Recommended Land Use Plan



## What is Changing?

- **Reduced Mixed-Use:** In the Current General Plan, everything West of Blossom is designated as Mixed-Use. The Recommended Land Use Plan would change this area (all but the existing project at the Northeast corner of Artesia and Green) to Commercial Neighborhood, eliminating residential uses.
- **Slightly larger commercial buildings allowed:** In the Current General Plan, most of the corridor is designated as C-2 and C-2-PD, which allows a Floor Area Ratio (FAR) of 0.50 and limits height to 30' and 2 stories, in the proposed plan, the FAR is increased to 0.60, which will allow for slightly larger buildings. The height limit of 30' and 2 stories is not recommended to change.
- **Minor changes**

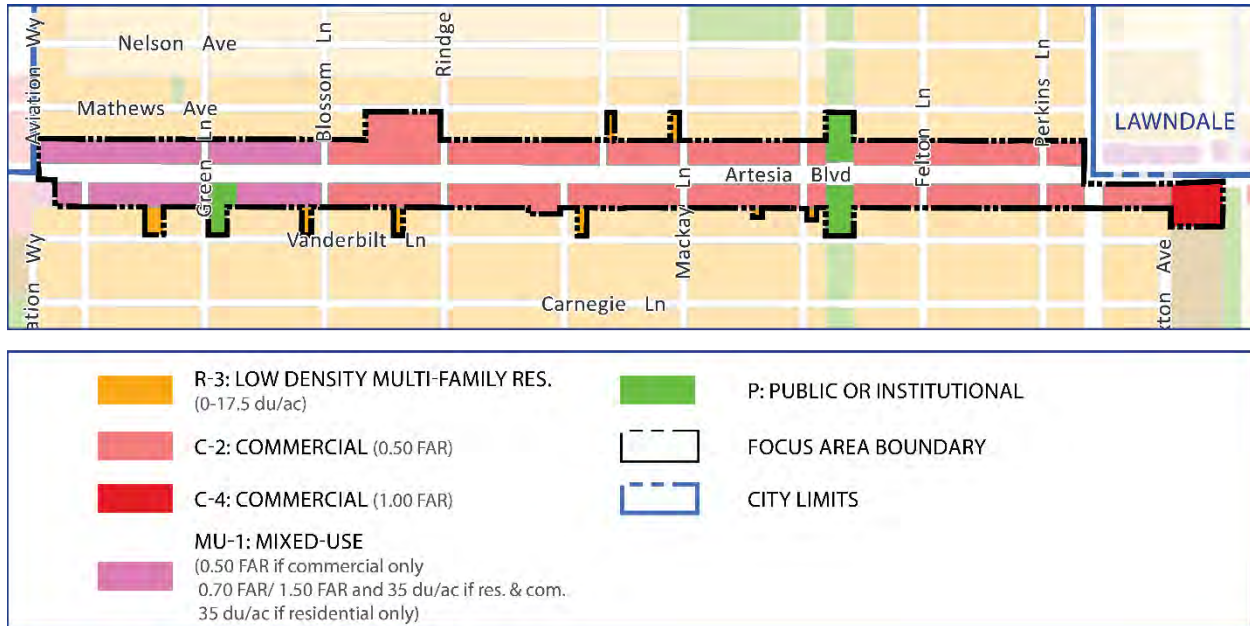
*Reduced density on remaining Mixed-Use site:* The allowed residential density on the mixed-use site is reduced from 35 du/ac (per the current General Plan) to 30 du/ac.

### Updated Land Use Definitions \*

- R-3 became *Multi-Family Residential Medium (RM)*
- C-2 became *Commercial Neighborhood (CN)*
- C-4 became *Commercial Flex (CF)*
- P was redefined as *Public/Institutional (PI)*

# GPAC – Summary of Recommendations for “Focus Areas” – December 3, 2020

## Current General Plan



## AVIATION BLVD.

### Aviation Blvd Concept:

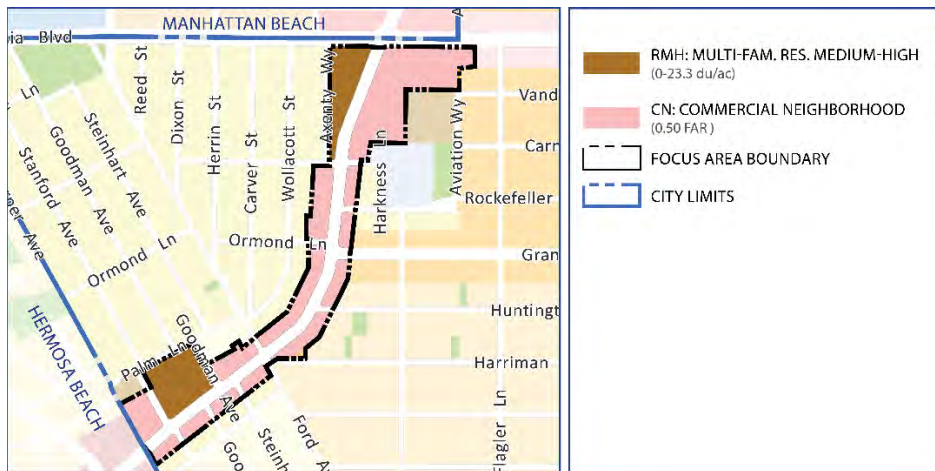
The Aviation corridor is connected to the Artesia Corridor and separated by a neighborhood commercial shopping center at the intersection of Aviation and Artesia. The remainder of the Aviation corridor includes a mix of unique and varied small businesses that include a mix of service, office, retail, and restaurants. After it's careful consideration and study as part of the Artesia & Aviation Corridors Area Plan (AACAP) maintaining the existing character of small-scale neighborhood serving commercial and multi-family residential was determined to be the recommendation.

Although no changes in land use are recommended, the recently adopted AACAP will guide positive change as future development and revitalization occurs.

Recommended Plan: Recommended land uses include:

- **Medium-High-Density Multi-Family Residential** (up to 23.3 du/ac) Provides a diversity of housing types, including Single-family attached and detached units and multi-family units, such as duplexes, triplexes, townhomes, stacked flats, apartments, courtyard homes, and patio homes.
- **Commercial Neighborhood** (0.50 FAR) encompasses most of the corridor, providing for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office and similar. The intent of the commercial neighborhood designation is to provide goods and services that meet the needs of residents in adjacent neighborhoods and local businesses.

### Recommended Land Use Plan



### What is Changing?

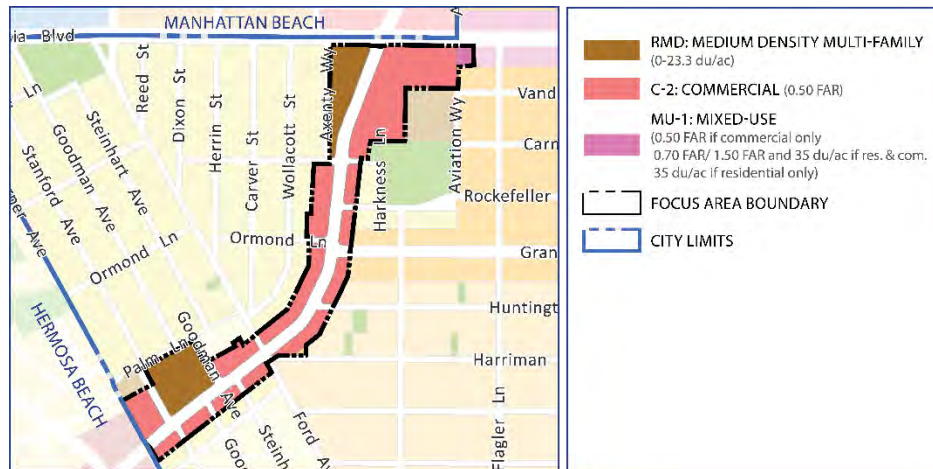
- No land use changes are proposed
- Minor changes

#### *Revised/Renamed Land Use Districts\**

- RMD became Multi-Family Residential Medium-High (RMH)
- C-2 became Commercial Neighborhood (CN) – new definition; uses designated C-2 will remain commercial.

# GPAC – Summary of Recommendations for “Focus Areas” – December 3, 2020

## Current General Plan



## FYI: The Artesia-Aviation Corridor Plan

The *Artesia & Aviation Corridor Area Plan (AACAP)*, adopted by City Council on December 8, 2020, provides a detailed plan to address the many unique challenges in the Artesia and Aviation focus areas.

The AACAP lays out a roadmap to achieve the vision for this corridor that provides more detailed implementation actions in addition to the uses described in the General Plan. Implementation actions include: preparation of detailed studies of parking strategies, updates to the municipal code that will enable redevelopment of existing under-functioning uses, incentivize identified preferred uses (restaurants with outdoor dining and offices), public open space areas, capital improvements, fostering small businesses, and design and mobility improvements to create a cohesive, pedestrian-friendly “Main Street” that is integrated with and better supports the adjacent residential neighborhoods.

[Click here to download the AACAP.](#)



## PCH North

### PCH North Concept:

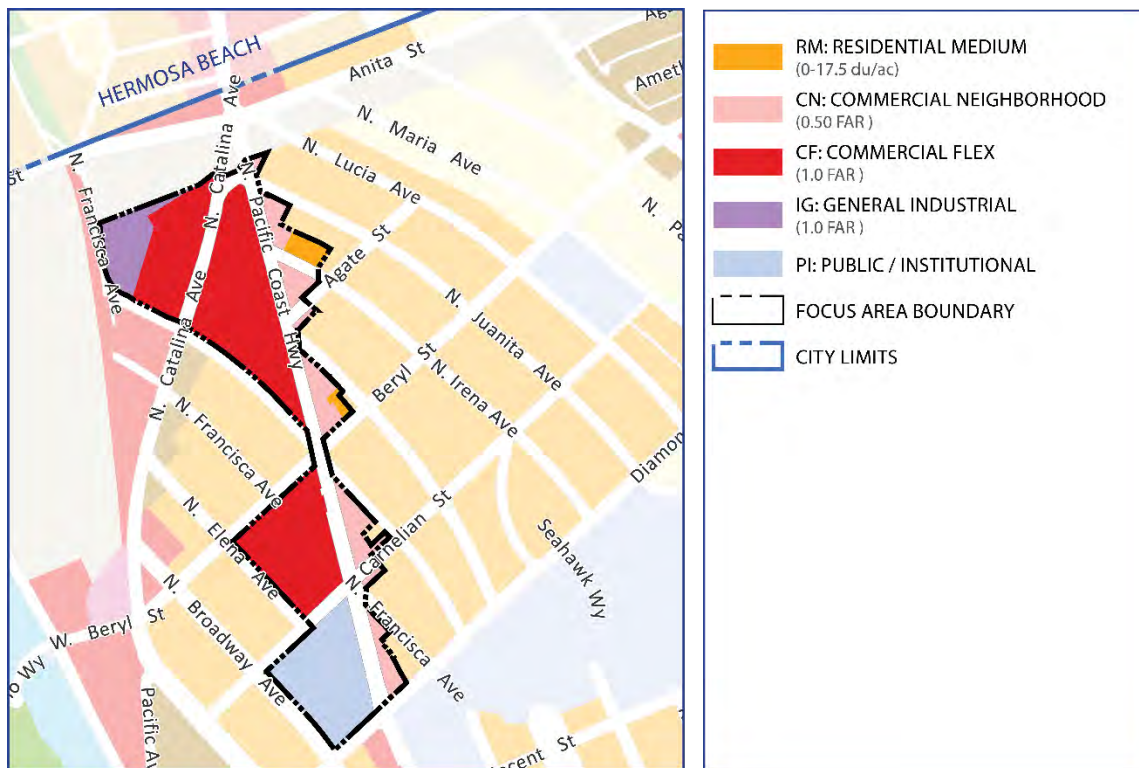
*PCH North will foster a mix of office and commercial uses on both sides of PCH to protect existing businesses and provide flexibility to respond to changing market conditions.*

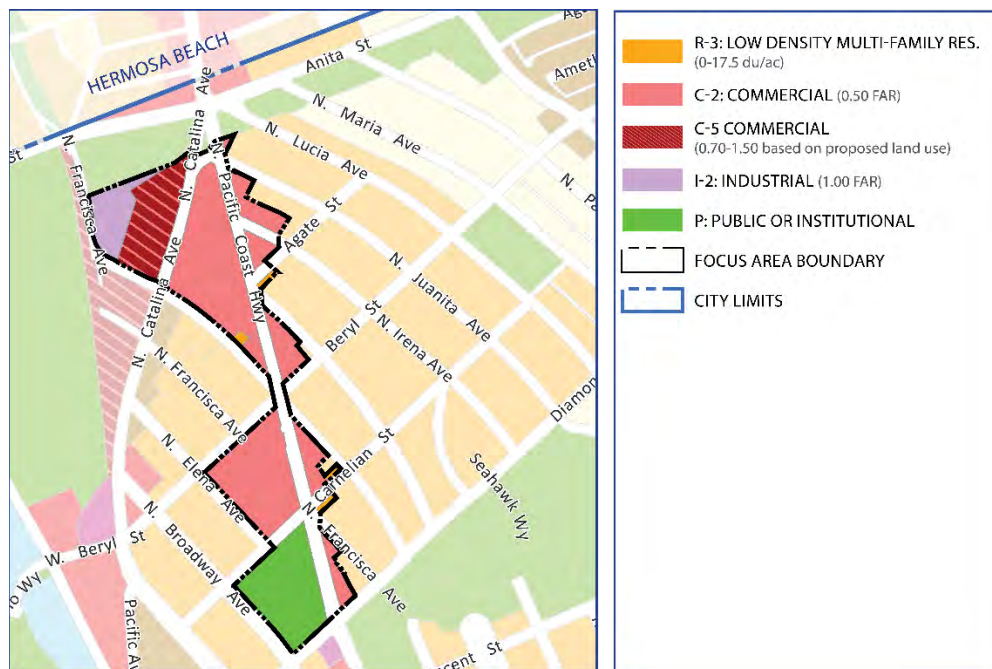
### Recommended Plan:

Recommended land uses include:

- **Commercial Neighborhood (0.50 FAR)** is designated on the eastern side of PCH to serve adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office and similar. The intent of the designation is to provide goods and services that meet the needs of residents in adjacent neighborhoods and local businesses.
- **Commercial Flex (1.0 FAR)** is designated on the western side of PCH to allow for more intense office and commercial uses, larger buildings and a wider variety of retail, office, and business-oriented uses in compared to those allowed in the Commercial Neighborhood designation.
- **General Industrial (1.0 FAR)** provides for light industrial and light manufacturing for industries such as aerospace, marine, creative art, technology and software development, and bio medical. Other complementary uses include research and development, technology-based businesses, office park, light warehousing, wholesale, vehicle and marine sales and services, maintenance and repair services, ancillary educational and governmental facilities, and supporting commercial uses.
- **Public/Institutional** provides for the long-term operation of the library and city hall.

### Recommended Land Use Plan





## PCH Central

---

### The PCH Central Concept:

*PCH Central is the Spine of South Redondo, projecting “Beach Town Vibes” with lower-profile buildings, identifiable, safe, attractive, and inviting places to serve residents’ and visitors’ unique needs, while also fostering prosperous small businesses.*

### Recommended Plan(s):

Central PCH can be broken down into three nodes of activity, each of which serves Redondo Beach in a unique way:

**1. A Civic Hub** between Carnelian St (in the PCH North Focus Area) and Vincent St including:

- **Public/Institutional** provides for the long-term operation of school facilities on the east side of PCH and City Hall on the west side of PCH.
- **Commercial Flex (1.0 FAR)** provides the flexibility needed for the area west of PCH to support and complement civic uses by allowing slightly larger buildings and a wider variety of office and business uses including retail, and other neighborhood-serving commercial uses.

**2. A Community-Focused Core** between Vincent St and Pearl St including:

- **Mixed-Use** provides for a pedestrian-oriented hub at the PCH/Torrance Intersection with an integrated mix of commercial retail, service, office, entertainment, and residential uses.
- **Higher-Density Multi-Family Residential** (up to 30 du/ac) provides for uses such as duplexes, triplexes, townhomes, stacked flats, and apartments.



*MU and HDR in the Community-Focused Core help us to meet our Housing Element RHNA requirements.*

**3. Neighborhood-Serving Commercial** south of Pearl Street, including:

- **Commercial Neighborhood** (0.50 FAR) provides for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office and similar. The intent of the commercial neighborhood designation is to provide goods and services that meet the needs of residents in the adjacent neighborhoods and local businesses.
- **Commercial Flex (1.0 FAR)** is intended to provide the flexibility needed for this area to serve as a transition from the more-intense development in the Mixed-Use Hub by allowing larger buildings and a wider variety of office, hotel, and business incubator uses in addition to those allowed in the Commercial Neighborhood designation.
- **Public/Institutional** provides for the long-term use of the current assisted-living facility for public or institutional purposes.
- **Medium Density Multi-Family Residential (up to 17.5 du/ac)** and **Single-Family** (up to 8.8 du/ac) Residential designations reflect existing conditions and carry forward current designations.
- There was a considerable amount of debate about the appropriate mix of land uses along this portion of PCH Central (south of Pearl St.), resulting in two possible options for consideration (see below):
  - **OPTION A:** includes **Higher-Density Multi-Family Residential**, such as duplexes, triplexes, townhomes, stacked flats, and apartments where housing already exists, as well as community-serving uses, like existing places of worship.
  - **OPTION B:** eliminates higher-density housing and designates those sites as **Commercial Neighborhood**.

Planning Commission and City Council will be asked to select between Option A and Option B (one with residential uses that reflects the existing residential uses along PCH and the other with primarily commercial uses). If you have a preference, please scroll down to the bottom of this



## GPAC – Summary of Recommendations for “Focus Areas” – December 3, 2020

section to indicate your selection in the survey and your results will be shared with both decision-making bodies for consideration during their deliberations.

### Recommended Land Use Plan Options for PCH Central



## What is Changing?

- **Reduced Mixed-Use:** In the Current General Plan, the southeast corner of Diamond and PCH is designated as Mixed-Use. The Recommended Land Use Plan would change this area to Commercial Flex.
- **Option B: High Density Housing South of Pearl converted to Commercial.**
- **Minor changes**

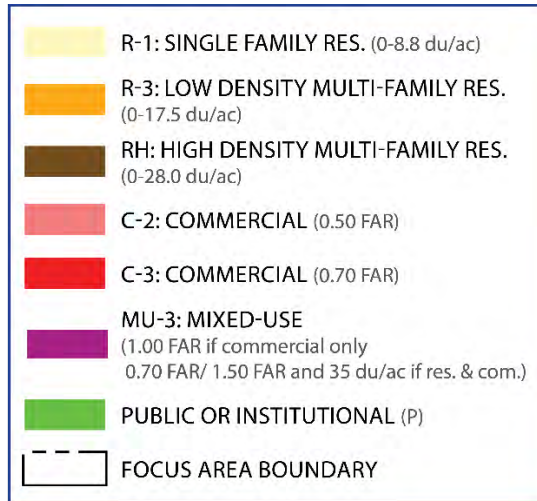
*Slightly larger buildings allowed (NWC of Vincent & PCH):* The Current General Plan allows for a Floor Area Ratio (FAR) of 0.70 in the C-3 area, in the recommended plan, this is increased to FAR 1.00, which will allow for slightly larger buildings.

*Slightly higher density housing (RH):* By increasing the maximum density allowed under the RH category from 28 du/ac (per the Current General Plan) to 30 du/ac, sites within the RH designation meet the State’s requirements to include them in our Housing Element sites inventory. The actual physical change in development resulting from this change is minimal.

*Administrative clean-ups:* Between Vincent and Garnet St the High-Density Residential Category was extended to some adjacent parcels so areas with consistent ownership and existing uses were designated with the same land use. Extending these uses, also helps us to fulfill our Housing Element RHNA Requirements.

### *Updated Land Use Definitions \**

- R-1 became Single Family Residential (RSF)
- R-3 became Multi-Family Residential Medium (RM)
- C-2 became Commercial Neighborhood (CN)
- C-3 became Commercial Flex (CF)
- MU-3 became Mixed Use 2 (MU-2)
- P was redefined as Public/Institutional (PI)



## PCH SOUTH.

### PCH South Concept:

*PCH South is the southern gateway into the City and the entryway into the Riviera Village. PCH South projects a more urban version of the City’s “Beach Town Vibes” with higher-profile buildings, and attractive visitor serving hotels, restaurants, offices and adjacent higher density residential that combine into identifiable, safe, attractive, and inviting places to serve residents’ and visitors’ unique needs, while also fostering prosperous small businesses.*

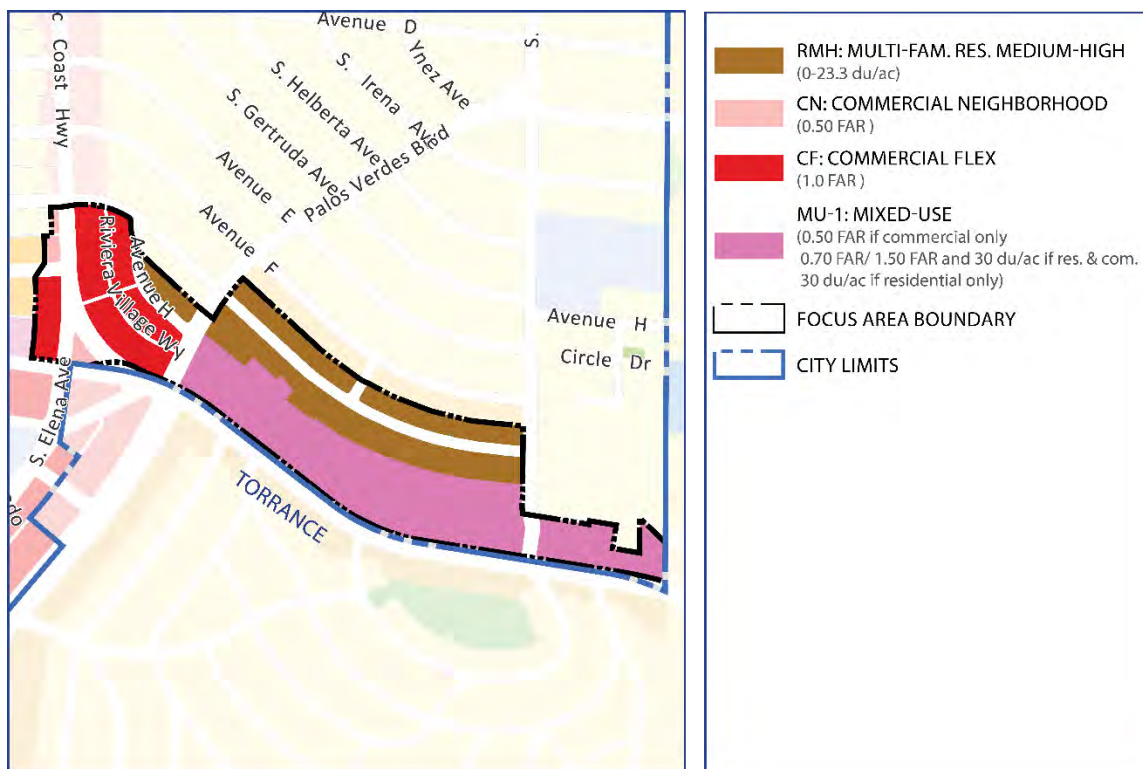
Recommended Plan: Recommended land uses include:

- **Medium-High-Density Multi-Family Residential** (up to 23.3 du/ac) Provides a diversity of housing types, including Single-family attached and detached units and multi-family units, such as duplexes, triplexes, townhomes, stacked flats, apartments, courtyard homes, and patio homes. Density range is up to and including 23.3 dwelling units per acre.
- **Commercial Neighborhood** (0.50 FAR) provides for commercial districts with uses that complement adjacent residential neighborhoods and nearby commercial areas. Allowed uses include retail, restaurants, personal services, office and similar. The intent of the commercial neighborhood designation is to provide goods and services that meet the needs of residents in adjacent neighborhoods and local businesses.
- **Commercial Flex (1.0 FAR)** provides for more-intense development by allowing larger buildings and a wider variety of office, business, and incubator uses compared to those allowed in the Commercial Neighborhood designation.
- **Mixed-Use (0.50 FAR if comm only; 0.70/1.50 FAR and 30 du/ac if residential and commercial; 30 du/ac if res only)** Provides for an integrated mix of commercial retail, service, office, entertainment, and residential uses. Uses can be mixed in a vertical or horizontal configuration.



Mixed-Use designation helps us meet our Housing Element RHNA requirements.

### Recommended Land Use Plan





## GPAC – Summary of Recommendations for “Focus Areas” – December 3, 2020

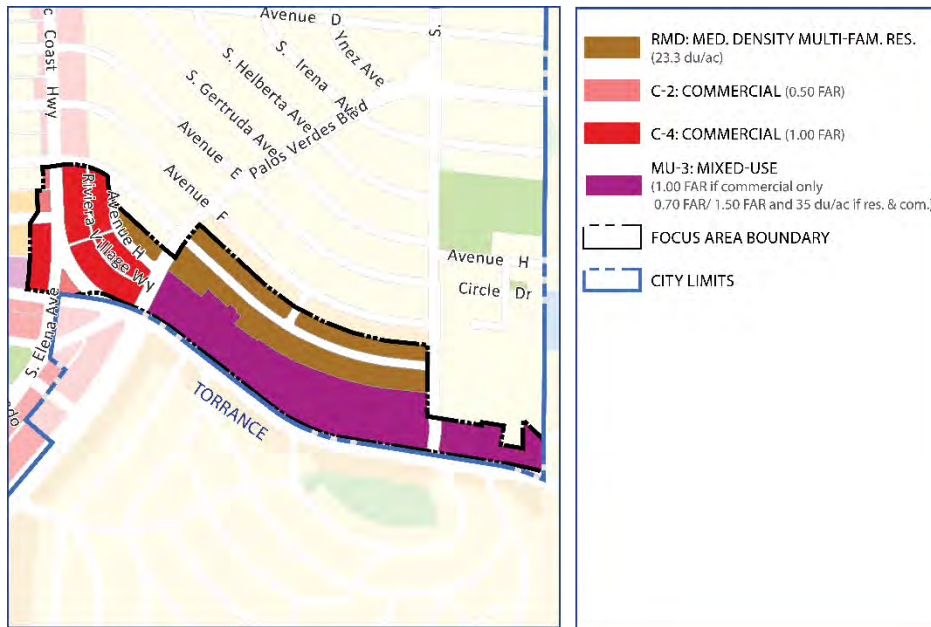
### What is Changing?

- **Reduced density on Mixed-Use:** The allowed density on the mixed-use site is reduced from 35 du/ac (per the current General Plan) to 30 du/ac.
- **Minor changes**

#### *Updated Land Use Definitions \**

- *RMD became Multi-Family Residential Medium-High (RMH)*
- *C-2 became Commercial Neighborhood (CN)*
- *C-4 became Commercial Flex (CF)*
- *MU-3 became Mixed Use 1 (MU-1)*

#### *Current General Plan*





## TECH DISTRICT

### Tech District Concept:

*A transit-oriented center of innovation with a focus on employment-generating uses and new housing opportunities in a campus-like atmosphere that allows for supportive retail and hospitality. The existing Green Line Transit Station at Manhattan Beach Blvd (at the northern edge of this focus area) provides a connection to a growing regional light rail network that is planned to be extended further south adjacent to the Galleria and onto a terminus near Torrance City Hall.*

### Recommended Plan:

Recommended land uses include:

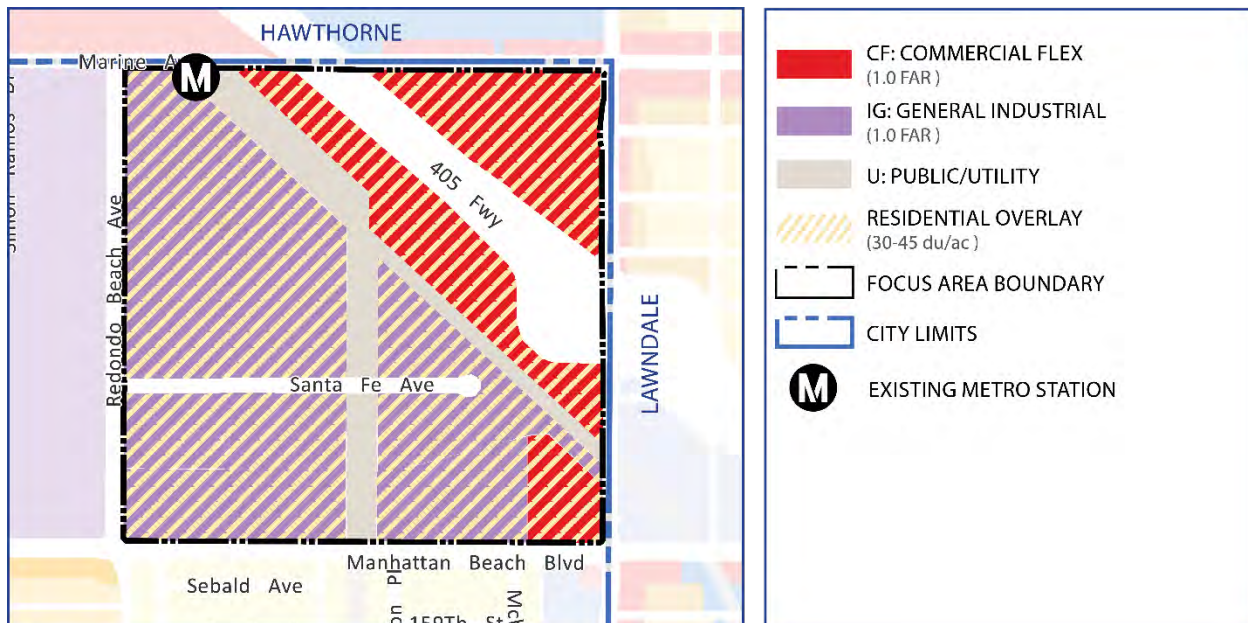
- **Commercial Flex (1.0 FAR)** provides the flexibility to maintain and complement existing uses as well as future employment and housing development by allowing a variety of office and business uses in addition to retail, and other neighborhood-serving commercial uses.
- **General Industrial (1.0 FAR)** provides for light industrial and light manufacturing for industries such as aerospace, creative art, technology and software development, and bio medical. Other complementary uses include research and development, technology-based businesses, office park, light warehousing, wholesale, vehicle sales and services, maintenance and repair services, ancillary educational and governmental facilities, and supporting commercial uses.
- **Residential Overlay (30-45 du/ac)** allows for stacked flats, apartments, and other high-density projects that are 100% residential. Special care should be taken in the siting, design, and buffering of any residential project to minimize the impacts of nearby industrial uses on residents.



*The Residential Overlay is critical to meet State Housing Law and our Housing Element RHNA requirements.*

- **Public Utility** identifies the SCE easement.

### Recommended Land Use Plan



## What is Changing?

- **The Industrial definition now allows larger buildings** (FAR changes from 0.7 to 1.0); industrial uses south of the Metro easement are remaining industrial.
- **Industrial land uses along I-405 are converted to commercial**

*Between SCE easement and I-405:* Changed from Industrial to Commercial to provide for the long-term operation of the existing hotel uses.

*North of I-405:* Changed from Industrial to Commercial to reflect exiting use and preserve commercial uses in the long-term.

- **Residential Overlay applied over all developable land**

Provides option to develop uses in this area as residential to help satisfy State-mandated housing requirements

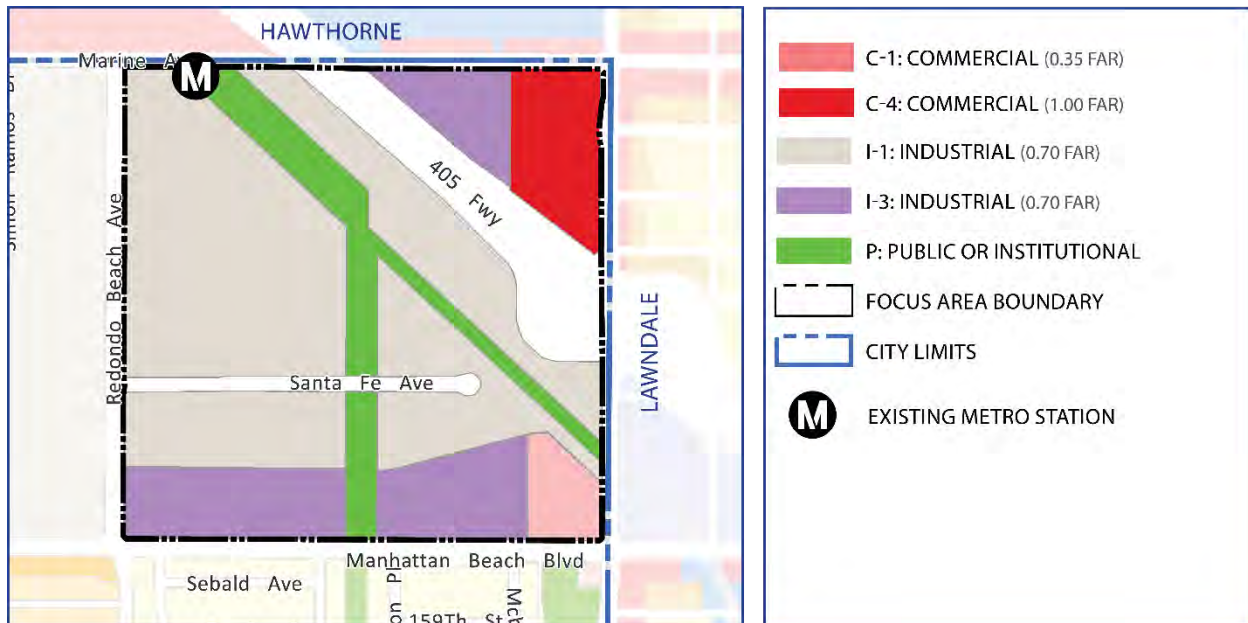
- **Minor changes**

*NWC Manhattan Beach Blvd & Inglewood:* Changed from C-1, a low-intensity neighborhood commercial designation to Commercial Flex, a more flexible, higher-intensity commercial designation.

### *Updated Land Use Definitions \**

- I-1 and I-3 became Industrial General (IG)
- C-1 became Commercial Neighborhood (CN)
- C-4 became Commercial Flex (CF)
- P was redefined as Public/Utility (U)

### *Current General Plan*



## GALLERIA

---


### Galleria Concept:

*A transit-oriented center of commerce, art, and ideas with a focus on regional commercial uses on the Galleria site, an innovation campus south of the Galleria Mall, and higher-density housing throughout. A planned extension southward of the Green Line from Manhattan Beach Blvd is anticipated to include a future Transit Station either within or adjacent to this focus area and provides a connection to a growing regional light rail network that is ultimately planned to be extended further south with a terminus near Torrance City Hall.*

*Additionally, the City approved the Galleria revitalization project in January of 2019 and the recommended Galleria Concept is consistent with that project.*

### Recommended Plan:

Recommended land uses include:

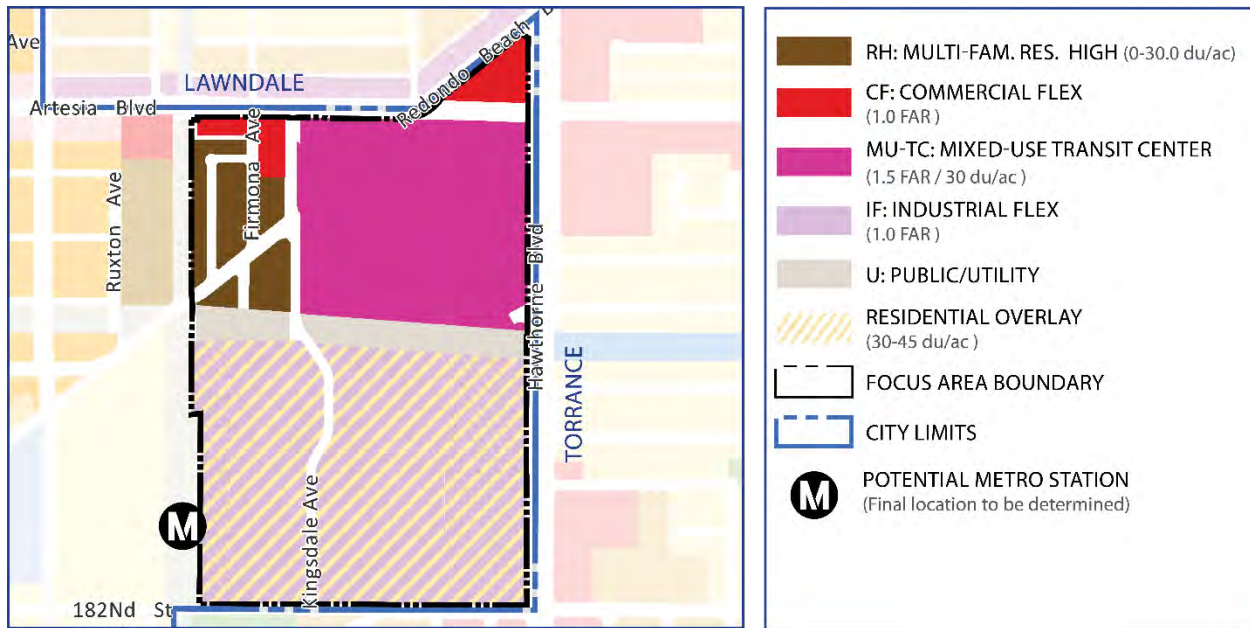
- **Higher-Density Multi-Family Residential (up to 30 du/ac)** provides for a wide range of housing such as, single-family attached and detached units and multi-family units, including duplexes, triplexes, townhomes, stacked flats, apartments, courtyard homes, and patio homes.
- **Mixed Use Transit Center (1.5 FAR and 30 du/ac)** provides for a pedestrian-oriented mix of retail, service, office, entertainment, hotel, and residential uses near a transit station. This designation also allows for public uses such as libraries, parks, museums, and cultural facilities.  
 This designation is consistent with the planned redevelopment of the Galleria recently adopted by the City.

*MU-TC helps us to meet our Housing Element RHNA requirements.*

- **Commercial Flex (1.0 FAR)** provides the flexibility to maintain existing uses and complement future development by allowing a variety of office and business uses in addition to retail, and other retail and commercial uses.
- **Industrial Flex (1.0 FAR)** Provides for an integrated mix of light industrial and commercial and/or office uses such as: commercial, research and development, incubator space, creative or technology-based businesses, offices, hotel, and supporting commercial uses. The overall character in this designation envisions a creative/tech incubator district with supporting uses.
- **Residential Overlay allows for stacked flats, apartments, and other high-density projects that are 100% residential.** Special care should be taken in the siting, design, and buffering of any residential project to minimize the impacts of nearby industrial uses on residents. The overlay provides the option to develop residential uses in this area to help satisfy State-mandated housing requirements. The overlay is critical to meet our Housing Element RHNA requirements.
- **Public Utility** identifies the SCE easement.

# GPAC – Summary of Recommendations for “Focus Areas” – December 3, 2020

## Recommended Land Use Plan



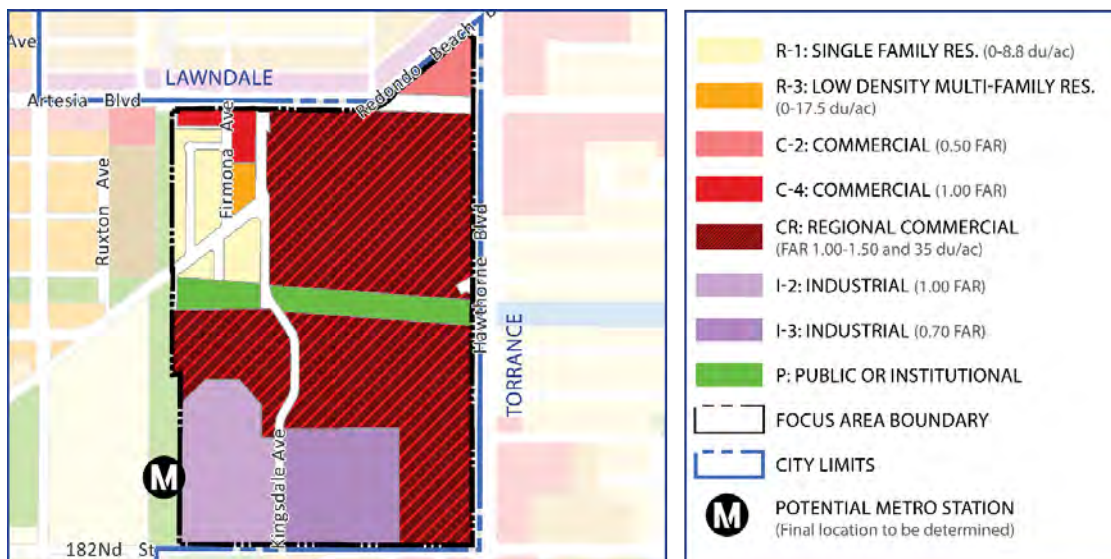
## What is Changing?

- Introduced Mixed-Use Transit Center on the Galleria Site
- Changed the residential uses allowed in Kingsdale neighborhood to allow for higher density (was 8.8 and 17.5 du/ac, would now allow up to 30 du/ac)
- Introduced Industrial Flex with Residential Overlay south of the easement
- **More intense commercial on NWC Artesia & Hawthorne:** Changed from C-2, a low-intensity neighborhood commercial designation to Commercial Flex, a more flexible, higher-intensity commercial designation. (The FAR increased from 0.5 to 1.0 with this change).
- **Minor changes**

### Updated Land Use Definitions \*

- C-4 became Commercial Flex (CF)
- P was redefined as Public/Utility (U)

## Current General Plan





## TORRANCE BLVD.

### Torrance Blvd Concept:

Torrance Boulevard is another gateway into the City and serves as the entryway to the City’s pier and waterfront. A mix of smaller scale neighborhood serving commercial uses are recommended at the eastern end of this corridor with larger scale medical office and a mix of general commercial uses as you approach Pacific Coast Hwy.

The concept along Torrance Blvd was to maintain the lower scale commercial adjacent to the residential uses that are very near Torrance Blvd in the eastern area (reflecting the existing scale of commercial) and allow for increases in commercial development where the larger medical offices exist and as you approach the higher density residential and more intense commercial near PCH.

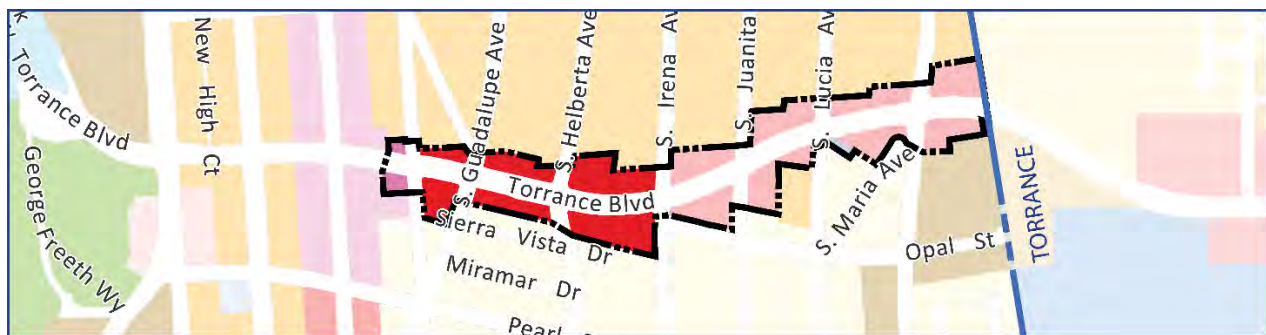
**Recommended Plan:** To support this vision, recommended land uses along Artesia Blvd are designated as:

- **Commercial Neighborhood** (0.50 FAR) provides for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office and similar. The intent of the commercial neighborhood designation is to provide goods and services that meet the needs of residents and local businesses.
- **Commercial Flex** provides for more-intense development by allowing larger buildings and a wider variety of office, business, and incubator uses in compared to those allowed in the Commercial Neighborhood designation.
- **Mixed-Use** provides for a pedestrian-oriented hub at the PCH/Torrance Intersection with an integrated mix of commercial retail, service, office, entertainment, and residential uses.



*Mixed-Use designation helps us meet our Housing Element RHNA requirements.*

### Recommended Land Use Plan



- CN: COMMERCIAL NEIGHBORHOOD (0.50 FAR)
- CF: COMMERCIAL FLEX (1.0 FAR)
- MU-2: MIXED-USE (1.00 FAR if commercial only 0.70 FAR/ 1.50 FAR and 35 du/ac if res. & com.)

- PI: PUBLIC / INSTITUTIONAL
- FOCUS AREA BOUNDARY
- CITY LIMITS

### What is Changing?

- **More intense commercial west of Irena:** Changed from C-3, a medium-intensity commercial designation reflective of existing office development to Commercial Flex, a more flexible



## GPAC – Summary of Recommendations for “Focus Areas” – December 3, 2020

designation that allows for slighter larger buildings. (The FAR increased from 0.5 to 1.0 with this change).

- **Minor changes (Administrative Clean Ups)**

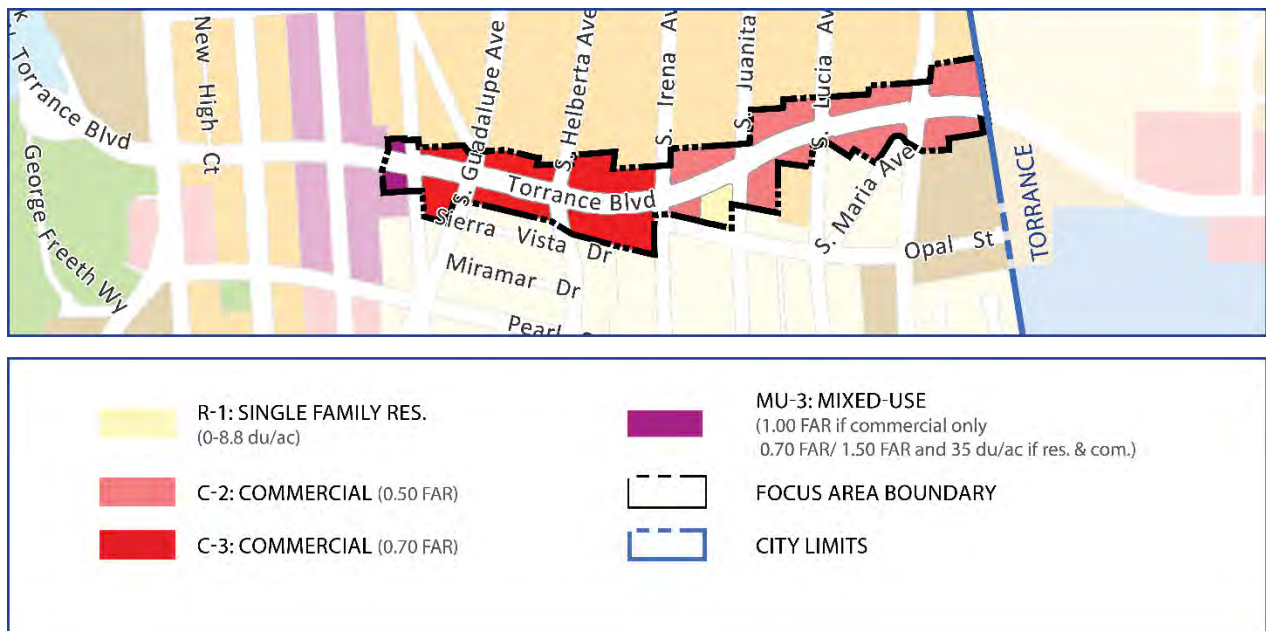
*Replaced single family residential with Commercial Neighborhood; existing uses allowed to remain.*

*Designated city-owned vacant site as Lucia Ave as Public/Institutional*

**Updated Land Use Definitions \***

- C-2 became *Commercial Neighborhood (CN)*
- C-4 became *Commercial Flex (CF)*
- MU-3 became *Mixed Use 2 (MU-2)*

### Current General Plan



# GPAC – Summary of Recommendations for “Focus Areas” – December 3, 2020

## \*Renaming and Consolidating Land Use Districts.

### Commercial Districts

The Current General Plan includes six commercial land use categories, many of which are only applied to a handful of acres within the City. To streamline administration of the land uses, the Recommended Land Use Plan created updated definitions associated with the plan. The update consolidates commercial uses into 3 Land Use Designations as defined below:

#### *Commercial Land Use Equivalent Matrix*

<b>Recommended Land Use Designation</b> <i>Maximum FAR</i>	<b>Current Land Use Designation</b>   <i>Maximum FAR</i>
<b>Commercial Neighborhood (CN)</b> <i>FAR 0.50</i> <i>(FAR 0.60 in Artesia Blvd Focus Area)</i>	<b>C-1</b>   <i>FAR 0.35*</i>
	<b>C-2</b>   <i>FAR 0.50</i>
<b>Commercial Flex (CF)</b> <i>FAR 1.00</i>	<b>C-3</b>   <i>FAR 0.70*</i>
	<b>C-4</b>   <i>FAR 1.00</i>
	<b>C-5</b>   <i>FARs between 0.70* and 1.50 based on land use, see below</i>
<b>Coastal Commercial (CC)</b> <i>FAR per Redondo Beach Pier Master Plan and Local Coastal Program (LCP)</i>	<b>CC</b>   <i>FAR per Redondo Beach Pier Master Plan and Local Coastal Program (LCP)</i>

\* Due to consolidating land uses, areas currently designated as C-1, C-3, and certain uses within the C-5 district will be allowed to develop at slightly higher intensities under the Recommended Land Use Plan. These areas are shown as “Increased Intensity Allowed” on the *Areas of Change Map*.

#### *C-5 in the current GP allows for:*

<i>FAR 0.70</i>	<ul style="list-style-type: none"> <li>Retail commercial, personal and business services, professional offices, household supply and furnishings, eating and drinking establishments, drug stores, entertainment, automobile related sales, car wash, and similar uses.</li> <li>Automobile and marine related repair (west side of Catalina Avenue)</li> </ul>
<i>FAR 1.00</i>	<ul style="list-style-type: none"> <li>Light industrial and wholesale uses (west side of Catalina Avenue)</li> </ul>
<i>FAR 1.50</i>	<ul style="list-style-type: none"> <li>Storage and self-storage (west side of Catalina Avenue – Not permitted in as future uses in recommended plan)</li> </ul>
<i>N/A</i>	<ul style="list-style-type: none"> <li>Boat and recreational vehicle outdoor storage (west side of Catalina Avenue)</li> </ul>