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# Planning Commission

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**Planning Commission Hearing Date:**

**April 15, 2021**

**AGENDA ITEM L.1.:** DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN AND MAP

**PROJECT LOCATION:** City Wide

**APPLICATION TYPE:** DRAFT GENERAL PLAN LAND USE PLAN/MAP

**APPLICANT'S NAME:** CITY OF REDONDO BEACH

## **PLANNING COMMISSION RECOMMENDATION**

### **Planning Commission Consensus on Recommendations for Mayor and City Council Consideration in Review of Draft General Plan Land Use Plan/Map:**

- Reduce the 20% buffer to 10% (6-1 in favor)
- Consider mixed use with 30 du/acre for up to 50% of the AES site to offset some of the overlay alternatives previously recommended (5-2 in favor)
- Change north Kingsdale lot consolidation area as residential 45 du/acre (5-2 in favor)
- Change Kingsdale area south of the lot consolidation area to remain as existing residential land use (5-2 in favor)
- Change southeast corner at intersection of Artesia and Aviation north of Carnegie considered for mixed use at 30 du/acre (7-0 in favor)
- Consider southern location of the Galleria south overlay and be more targeted on which areas to be used for just housing (approximately 300 units) (5-2 in favor)
- Consider PCH North industrial and commercial flex zones residential overlay with 30 du/acre (4-3 in favor)
- Consider Option B at PCH Central, except replace mixed use at PCH and Torrance with commercial flex (4-3 in favor)
- Investigate description change of the recommended land use category P-I as far as including RCFE and removing the FAR of 1.25 from the definition (7-0 in favor)

- Consider the area east of Aviation Park and Aviation Track for mixed use (4-2-1 (Ung abstain) in favor)
- Look at increasing FAR between MBB and Marine Avenue east of Aviation to maximize commercial and industrial use, targeting more of a campus use (6-0-1 (Ung abstain) in favor)
- Consider north tech district overlay be reduced to only include any additional units needed and limit it to only the portion east and north of the railroad and SCE right of ways of the overlay (5-2 in favor)
- Investigate sites in the City that may have been downzoned previously and have significant multifamily units that may count toward RHNA if zoning were increased (7-0 in favor)

The Planning Commission would like to have balanced this better, but recognize there was limited time to discuss. We are providing you with these options for City Council to consider in your deliberations.