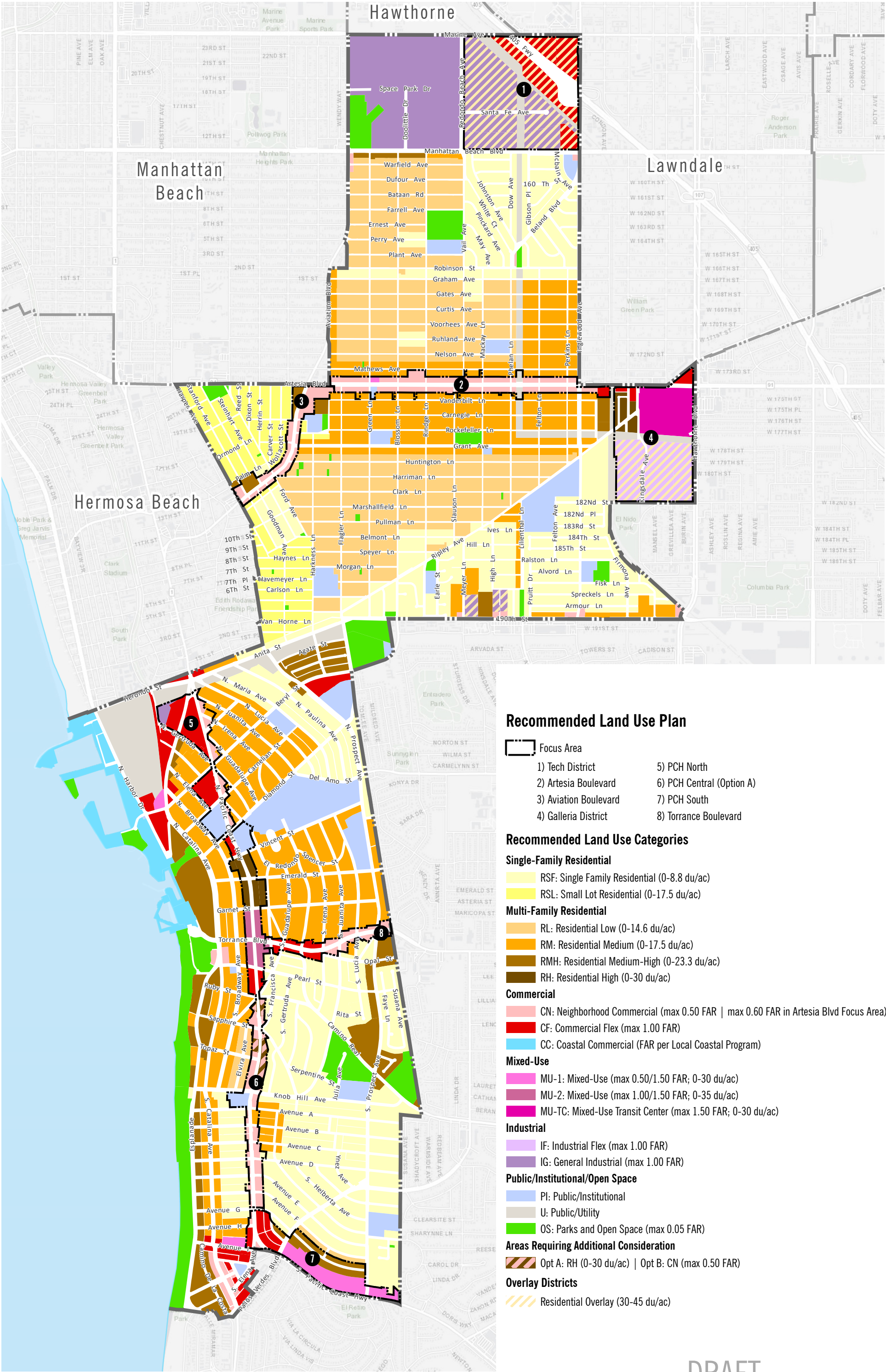




Recommended Land Use Plan

- Focus Area
- 1) Tech District

2) Artesia Boulevard

3) Aviation Boulevard

4) Galleria District

5) PCH North

6) PCH Central (Option A)

7) PCH South

8) Torrance Boulevard

Recommended Land Use Categories

- Single-Family Residential

RSF: Single Family Residential (0-8.8 du/ac)

RSL: Small Lot Residential (0-17.5 du/ac)
- Multi-Family Residential

RL: Residential Low (0-14.6 du/ac)

RM: Residential Medium (0-17.5 du/ac)

RMH: Residential Medium-High (0-23.3 du/ac)

RH: Residential High (0-30 du/ac)
- Commercial

CN: Neighborhood Commercial (max 0.50 FAR | max 0.60 FAR in Artesia Blvd Focus Area)

CF: Commercial Flex (max 1.00 FAR)

CC: Coastal Commercial (FAR per Local Coastal Program)
- Mixed-Use

MU-1: Mixed-Use (max 0.50/1.50 FAR; 0-30 du/ac)

MU-2: Mixed-Use (max 1.00/1.50 FAR; 0-35 du/ac)

MU-TC: Mixed-Use Transit Center (max 1.50 FAR; 0-30 du/ac)
- Industrial

IF: Industrial Flex (max 1.00 FAR)

IG: General Industrial (max 1.00 FAR)
- Public/Institutional/Open Space

PI: Public/Institutional

U: Public/Utility

OS: Parks and Open Space (max 0.05 FAR)
- Areas Requiring Additional Consideration

Opt A: RH (0-30 du/ac) | Opt B: CN (max 0.50 FAR)
- Overlay Districts

Residential Overlay (30-45 du/ac)