

City of Redondo Beach City Council

May 4, 2021

General Plan Update: Recommended Land Use Plan



Purpose of Tonight's Meeting

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Provide an opportunity for the City Council to ask questions of staff and the consultant team related to the recommended changes to the draft land use plan/map generated by the GPAC, Planning Commission and Community and receive direction on the recommended plan (confirm or recommend changes) that will also be used to meet the City's RHNA requirements.

Staff is available to answer questions about prior meeting topics as well such as:

- Strategies to require open space with new development
- Current number of units in each Council District
- State requirements for the Housing Element and RHNA
- Comments received from GPAC, Planning Commission or the Public
- Potential for new land use changes not previously discussed

GPAC Recommendations

Artesia Blvd.

- **Reduced Mixed-Use:** Changes everything West of Blossom from Mixed-Use to Commercial Neighborhood, eliminating residential uses (all but the existing project at the Northeast corner of Artesia and Green) .
- **Slightly larger commercial buildings allowed:** Changes the Floor Area Ratio (FAR) for 0.50 of commercial uses to 0.60, which will allow for slightly larger buildings. The height limit of 30' and 2 stories is not recommended to change.

Aviation Blvd.

- **No land use changes are proposed.** Stays Medium-High-Density Multi-Family Residential (up to 23.3 du/ac) and Commercial Neighborhood (0.50 FAR)

North Tech District

- **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 existing 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

GPAC Recommendations

Galleria

- **Introduced Mixed-Use Transit Center on the Galleria Site**
- **Higher densities 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).

PCH North

- **More intense commercial on west side of PCH:** Changed from C-2, a low-intensity highway-oriented commercial designation to Commercial Flex, a more flexible and more urban, commercial designation. (The FAR increased from 0.5 to 1.0 with this change).
- **More intense commercial on west side of Catalina:** Changed from C-5, a category specific to this area of the City to Commercial Flex to allow more community-serving uses in anticipation of the AES powerplant being decommissioned. (In some instances, the FAR increased from 0.7 to 1.0 with this change).

PCH Central

- **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.

PCH South

- **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.

GPAC Recommendations

Torrance Blvd.

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

Planning Commission Recommendations

General Statement: The Planning Commission would liked to have balanced the distribution of units citywide but recognize there was limited time to discuss in one meeting. The following options are provided by the Planning Commission to the City Council to consider in your deliberations:

- Reduce the 20% recommended HE -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)

Planning Commission Recommendations

- 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)

Next Steps

*Upcoming City Council Meetings to
Discuss the Recommended Land Use Plan*

May 11, 2021

May 18, 2021 (if needed)

6:00 P.M.

Please visit the project website: www.redondo.org/PLANredondo

