

# City of Redondo Beach City Council

May 11, 2021

## General Plan Update: Recommended Land Use Plan



# Purpose of Tonight's Meeting

## PURPOSE OF THE MEETING

**Discuss and make recommendations on the General Plan Land Use Map/Plan.**

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 and densities in City Zip Codes and 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
- Examples of Mixed Use Developments in other jurisdictions
- Discuss how and when potential traffic and fiscal impacts would be assessed

# Recommended Land Definitions

## Public / Institutional

Redondo Beach General Plan Update - DRAFT Land Use Definitions

updated 4/6/2021

- *Prior Zone Change for the existing “Silverado” memory care facility was determined consistent with the General Plan.*
- *Public and Institutional Uses Policies – Policy 1.46.1 cites governmental agencies providing human health and human services as allowed.*
- *No change required to add RCFE to existing definition.*
- *State requires FAR/Intensity for land use designations in GP.*

Recommended General Plan Land Use Categories		
Recommended LUC	Recommended Density/Intensity	Recommended Description
<b>RESIDENTIAL</b>		
<i>Single Family Residential</i>		
Single Family Residential (RSF)	Up to and including 8.8 du/ac	Provides for complete neighborhoods composed primarily of single-family detached residential units with neighborhood-serving uses <sup>1</sup> , such as corner commercial, and community serving facilities <sup>2</sup> , such as public open space and institutional uses. <i>Density range is up to and including 8.8 dwelling units per acre.</i>
Small Lot Residential (RSL)	Up to and including 17.5 du/ac	Provides for single-family small lot residential, with a <i>density range up to and including 17.5 dwelling units per acre.</i>
<i>Multi-Family Residential</i>		
Residential Low (RL)	Up to and including 14.6 du/ac	Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses <sup>1</sup> , such as corner commercial, and community serving facilities <sup>2</sup> , such as public open space and institutional uses. Single-family attached and detached units and multi-family units such as duplexes, triplexes, townhomes, stacked flats, courtyard homes, and patio homes are allowed in this designation. <i>Density range is up to and including 14.6 dwelling units per acre.</i>
Residential Medium (RM)	Up to and including 17.5 du/ac	Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses <sup>1</sup> , such as corner commercial, and community serving facilities <sup>2</sup> , such as public open space and institutional uses. Single-family attached and detached units and multi-family units, such as duplexes, triplexes, townhomes, stacked flats, courtyard homes, and patio homes are allowed in this designation. <i>Density range is up to and including 17.5 dwelling units per acre.</i>
Residential Medium-High (RMH)	Up to and including 23.3 du/ac	Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses <sup>1</sup> , such as corner commercial, and community serving facilities <sup>2</sup> , such as public open space and institutional uses. Single-family attached and detached units and multi-family units, such as duplexes, triplexes, townhomes, stacked flats, courtyard homes, and patio homes are allowed in this designation. <i>Density range is up to and including 23.3 dwelling units per acre.</i>
Residential High (RH)	Up to and including 30.0 du/ac	Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses <sup>1</sup> , such as corner commercial, and community serving facilities <sup>2</sup> , such as public open space and institutional uses. Single-family attached and detached units and multi-family units, such as duplexes, triplexes, townhomes, stacked flats, courtyard homes, and patio homes are allowed in this designation. <i>Density range is up to and including 28.0 dwelling units per acre.</i>

NOTES: 1) "Neighborhood-serving uses" allow for a limited number of non-residential uses within residential designations that have a defined set of conditions in

# Talaria – Burbank, CA



**Lot:** 3.86 acres; 168,141 sq. ft.

**Height:** 5 stories

**Commercial:** 43,000 sq. ft. Whole Foods  
760-space parking garage  
0.26 FAR for non-residential

**Residential:** 241 dwelling units  
62 dwelling units/acre

Constructed in 2009  
LEED Gold Certified



# Lankershim & Ostego, NoHo, CA



**Lot:** 1.37 acres; 59,677 sq. ft.

**Height:** 7 stories

**Commercial:** 26,018 sq. ft. Amazon Fresh  
0.44 FAR for non-residential

**Residential:** 297 dwelling units  
217 dwelling units/acre  
25 affordable housing units

Constructed in 2020





# Eighth & Grand, Downtown Los Angeles, CA



**Lot:** 3 acres; 130,680 sq. ft.

**Height:** 7 stories

**Commercial:** 42,000 sq. ft. Whole Foods  
8,000 sq. ft. additional retail  
737-space parking garage  
0.38 FAR for non-residential

**Residential:** 700 dwelling units  
233 dwelling units/acre



# Ralph's, Downtown Los Angeles, CA



**Lot:** 1.78 acres; 77,552.4 sq. ft.

**Height:** 7 stories

**Commercial:** 57,915 sq. ft. Ralph's Market  
737-space parking garage  
0.75 FAR for non-residential

**Residential:** 264 dwelling units  
148 dwelling units/acre





# Beverly Hills Senior Housing, Beverly Hills, CA



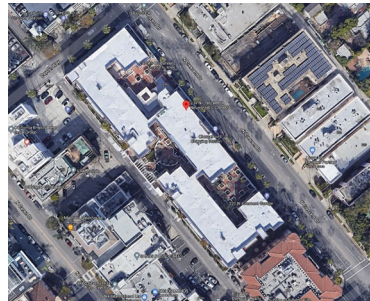
**Lot:** 1.79 acres; 77,780 sq. ft.

**Height:** 4 stories

**Commercial:** 26,000 sq. ft. Whole Foods  
740-space public parking garage  
70 spaces leased to retailer  
.33 FAR for non-residential

**Residential:** 150 dwelling units  
100% affordable units  
148 dwelling units/acre

Building constructed in 1983  
Whole Foods opened in 2015





# Residential Overlay

## Horizontal Mixed-Use Large Site Example

### Horizontal Mixed Office/Residential

**Residential - 33 units** (14% of Proj. Area)

**Non-Residential – 300,000 sf** (86% of Proj. Area)





# Residential Overlay

## Horizontal Mixed-Use Large Site Example – South Galleria Site



# Residential Overlay

## Vertical Mixed-Use Smaller Site Example – North PCH - Smart and Final Shopping Center



**Lot:** 2.79 acres; 119,015 sq. ft.

**Height:** ? stories

**Commercial:** 26,000 sq. ft. Smart and Final

**Residential:** ? dwelling units  
 ?% affordable units  
 ? dwelling units/acre



**Lot:** 1.79 acres; 77,780 sq. ft.

**Height:** 4 stories

**Commercial:** 26,000 sq. ft. Whole Foods  
 740-space public parking garage  
 70 spaces leased to retailer  
 .33 FAR for non-residential

**Residential:** 150 dwelling units  
 100% affordable units  
 148 dwelling units/acre





# Residential Overlay

## Horizontal Mixed-Use Example – Frontier Site - NW Corner Kingsdale & 182nd



**Lot:** 6.22 acres; 270,697 sq. ft.

**Height:** ? stories

**Misc. Industrial:** +/- 26,000 sq. ft.

**Residential:** ? dwelling units  
?% affordable units  
? dwelling units/acre





# Transportation-Fiscal Impacts-EIR FAQs

- What transportation analysis will be performed for the Housing and Land Use Elements?
- What if the transportation analysis of the proposed Land Use Plan identifies transportation impacts or local roadway congestion?
- Will individual development projects still need transportation analysis once the Land Use element is adopted?
- How and when will potential fiscal impacts from proposed land use changes get reviewed/analyzed?

# 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](http://www.redondo.org/PLANredondo)

