

BLUE FOLDER ITEM

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CITY COUNCIL MEETING

May 18, 2021

N.4. DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN AND MAP

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

- General Plan Land Use Definitions
 - October 2018
 - May 23, 2019
 - April 15, 2021

Land Use Definitions Updated October 2018

Redondo Beach General Plan Update - DRAFT Land Use Definitions - Updated October 2018

Current General Plan Land Use Categories			Proposed General Plan Land Use Categories			Potential Implementing Zone	Notes/ Questions	Possible Focus Area for Implementation
Current LU	Current Density/Intensity	Current Description	Proposed LU	Proposed Density/Intensity	Proposed Description			
RESIDENTIAL CURRENT			RESIDENTIAL PROPOSED					
R-1	Up to and including 8.8 du/ac	Single-family residential uses	Single Family Residential – Low (R-1)	Up to and including 8.8 du/ac	Provides for complete neighborhoods composed primarily of single-family detached residential units with complementary neighborhood-serving uses such as corner commercial and appropriately scaled public open space, community serving facilities , and institutional uses. Density range is up to and including 8.8 dwelling units per acre. This designation also allows for accessory dwelling units.	R-1	Current density ranges already allow for "blended" density	
R-1-A	Up to and including 17.5 du/ac	Single-family residential uses	Single Family Small Lot Residential (R-1-A)	Up to and including 17.5 du/ac	Provides for small lot single-family small lot detached residential units, including accessory dwelling units , with a density range up to and including 17.5 dwelling units per acre.	R-1A	Current density ranges already allow for "blended" density	
R-2	Up to and including 14.6 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments	Residential Low Density Single Family Residential – Medium (R-2)	Up to and including 14.6 du/ac	Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses such as corner commercial and appropriately scaled public open space, community serving facilities , 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 appropriate in this designation. Density range is up to and including 14.6 dwelling units per acre.	R-2	Current density ranges already allow for "blended" density	
R-3	Up to and including 17.5 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments	Multi-Family Residential Low Density (R-3)	Up to and including 17.5 du/ac	Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses such as corner commercial and appropriately scaled public open space, community serving facilities , 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. Density range is up to and including 17.5 dwelling units per acre.	R-3, R-3A	Current density ranges already allow for "blended" density	<ul style="list-style-type: none"> •Portions of 190th •Portions of Aviation •Galleria District/Kingsdale Neighborhood
RMD	Up to and including 23.3 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments	Multi-Family Residential Medium (RM)	Up to and including 23.3 du/ac	Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses such as corner commercial and appropriately scaled public open space, community serving facilities , 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. Density range is up to and including 23.3 dwelling units per acre.	RMD, R-HMP	Current density ranges already allow for "blended" density This designation also currently allows for mobile homes - implemented in zoning	<ul style="list-style-type: none"> •Portion of 190th •Portion of PCH South
RH	Up to and including 28.0 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments	Multi-Family Residential High (RH)	Up to and including 28.0 du/ac	Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses such as corner commercial and appropriately scaled public open space, community serving facilities , 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. Density range is up to and including 28.0 dwelling units per acre.	RH-1, RH-2, RH-3		<ul style="list-style-type: none"> •Portions of the Industrial District •Galleria District/Kingsdale Neighborhood •Portions of PCH Central •Galleria District at corner of Kingsdale and 182nd
			<p>"Neighborhood-serving uses" refers to a set of limited uses with performance standards and conditions that allow for certain non-residential uses within residential designations. Zoning would then further define the allowable uses with conditions and standards required for approval.</p> <p>"Community serving facilities" refers to public community centers (i.e. youth, senior, etc.), libraries, and similar facilities.</p>					

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COMMERCIAL CURRENT			COMMERCIAL PROPOSED					
C-1	FAR 0.35	Retail commercial, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, professional offices, personal services, cultural facilities, and similar uses	Commercial Flex Corridor (CFC)	<u>Max.</u> FAR 0.35–0.50	Provides for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office and similar uses. The intent of this designation is to provide goods and services that meet the needs of residents and businesses. Buildings in the CFC districts should front the street with rear, alley loaded parking where feasible. Where CFC designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted. <u>Maximum</u> FAR 0.35– 0.50.	C-1, C-2, C-2A, C-2B, C-2-PD, C-3-PD(Riv), C-4-PD(Riv)	Could this be combined with the other commercial flex categories?	<ul style="list-style-type: none"> •Portions of Artesia •Portions of Torrance •PCH North (east side of the street) •Portions of PCH Central •PCH South
C-2	FAR 0.50	Same uses as C-1 and movie theaters, and overnight accommodations; except Riviera Village where no "footprint" exceeding 30,000 sq. ft. is permitted for a single use for food sales, retail goods, or other large volume use						
C-3	FAR 0.70	Same uses as C-2	Multi-Tenant Commercial (MTC)	<u>Max.</u> FAR 0.50– 1.00	Provides for commercial districts with a broad range of retail and service uses. This designation accommodates uses that typically generate heavy traffic such as multi-tenant shopping centers with grocery stores, restaurants, specialty shops, dry cleaners and other personal services. Buildings in multi-tenant commercial districts should be clustered. <u>Maximum</u> FAR 0.50–1.00.	C-3, C-3A, C-3B, C-3-PD		<ul style="list-style-type: none"> •Aviation at the corner of Artesia •Portion of the Industrial District near 405 and at Corner of Manhattan Beach Blvd •PCH North (large parcels, west side of street)
C-4	FAR 1.00	Same uses as C-2	Commercial Flex - <i>Retail Primary</i> (CFR)	<u>Max.</u> FAR 0.70– 1.00	Provides for commercial-oriented districts with uses that are predominantly comprised of commercial, retail and personal service uses. Office uses and hotels are permitted, but the overall character of all properties in this designation is intended to prioritize the operation of commercial uses. Developments may be configured with ground floor commercial with office or hotel on upper floors [horizontal?]. Where CFR designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted. <u>Maximum</u> FAR 0.70–1.00.	C-4, C-4A, C-4B, C-4-PD		<ul style="list-style-type: none"> •Portions of Artesia •Portions of Torrance •Portions of PCH Central at intersection with Torrance
C-5	a. FAR 0.70 b. FAR 0.70 c. FAR 1.00 d. FAR 1.50 e. N/A	a. 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 b. Automobile and marine related repair (west side of Catalina Avenue) c. Light industrial and wholesale uses (west side of Catalina Avenue) d. Storage and self-storage (west side of Catalina Avenue) e. Boat and recreational vehicle outdoor storage (west side of Catalina Avenue)						
CC	Per Redondo Beach Pier Master Plan and Local Coastal Program (LCP)	Coastal- and recreation-oriented commercial retail and service uses	Coastal Commercial (CC)	Per Redondo Beach Pier Master Plan and Local Coastal Program (LCP)	Provides for coastal and recreation-oriented commercial retail and service uses.	C-5A, CC-1, CC-2, CC-3, CC-4, CC-5		•Harbor area
N/A	N/A	N/A	Office (O)	Max. FAR 0.70 - 1.00	Provides for a variety of office uses, including legal services, insurance services, real estate, and medical or dental offices, research, incubator, and bio medical, and other support services. <u>Maximum</u> FAR 0.70 to 1.00.	TBD		<ul style="list-style-type: none"> •Portions of Aviation •Portions of Artesia •Portions of Torrance

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Current General Plan Land Use Categories			Proposed General Plan Land Use Categories			Potential Implementing Zone	Notes/ Questions	Possible Focus Area for Implementation
Current LU	Current Density/Intensity	Current Description	Proposed LU	Proposed Density/Intensity	Proposed Description			
MIXED-USE CURRENT			MIXED-USE PROPOSED					
CR	FAR 1.00 - 1.50 Up to and including 35 du/ac	a. Regional-serving commercial and ancillary uses; department stores, promotional/discount retail, eating and drinking establishments, entertainment, movie theaters, financial institutions, and professional offices b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated	Mixed-Use Transit Center (MU-TC)	Max. FAR 0.5 1.00—1.50 Should FAR be higher for multi-story office? Up to and including 2035 du/ac	Provides for an integrated mix of both community and regional serving commercial retail, service, office, entertainment, hotel and residential uses in close proximity to transit stations. Mixed-use transit center development should be of high quality and designed to be pedestrian-oriented and integrated with existing surrounding uses. This designation also allows for public uses such as libraries, parks, museums, and cultural facilities. Configurations include ground floor commercial with medium- to high-density residential units on upper floors or stand alone commercial and residential development. Max. FAR 0.5 1.00—1.50 and density up to and including 3035 dwelling units per acre, density may increase consistent with state law for affordable units. A minimum of 10% affordable housing units (or more if required by state law) are required for both standalone or vertically integrated residential developments.	CR		•Galleria District •Portions of the Industrial District
MU-1	a. FAR 0.50 b. FAR 0.70/1.50 and 35 du/ac c. Max 35 du/ac	a. All uses permitted in C-2 except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 sq. ft. b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated c. Single-family residential, duplexes, townhomes, condominiums, apartments	Mixed-Use (MU)	Max. FAR 0.5 0.70—1.50 Up to and including 30 du/ac	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 development should be of high quality and designed to integrate with existing surrounding uses. Configurations include ground floor commercial with medium-to-high-density residential units on upper floors or stand alone commercial and residential development. This designation is intended to encourage pedestrian-oriented development that has a strong emphasis on creating a safe and attractive streetscape. Max. FAR 0.5 0.70—1.5 and density up to and including 30 dwelling units per acre, density may increase consistent with state law for affordable units. A minimum of 10% affordable housing units (or more if required by state law) are required for both standalone or vertically integrated residential developments.	MU-1, MU-3, MU-3A, MU-3B, MU-3C, MU-C3 (Riv)	Do we need to address increased density for affordable units?	•Portions of Artesia •Portions of PCH South
MU-2	a. FAR 0.70 b. Max 35 du/ac c. FAR 0.70/1.50 and 35 du/ac	a. All uses permitted in C-2 except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 sq. ft. b. Residential units c. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated						
MU-3	a. FAR 1.00 b. FAR 1.50 provided that all density exceeding 0.7 is developed for residential units and densities exceeding 35 du/ac are developed as affordable units	a. All uses permitted in C-2 except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 sq. ft. b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated						
INDUSTRIAL			INDUSTRIAL					
I-1	FAR 0.70	Light industrial, research and development, "office park" facilities, manufacture of spacecraft and associated aerospace systems, supporting commercial uses (e.g., restaurants, banks, copiers, and similar uses), educational and governmental facilities, and day care centers	General Industrial (IG)	Max. FAR 0.70— 1.00	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, warehousing, wholesale, vehicle sales and services, maintenance and repair services, ancillary educational and governmental facilities, and supporting commercial uses. Maximum FAR 0.70—1.00.	I-1, I-1A, I-1B, I-2, I-2A, IC-1	Require performance standards/measures for noise, vibration, etc.	•Portions of 190th •Industrial District •Galleria District at corner of Kingsdale and 182nd
I-2	FAR 1.00	Same uses as I-1						
I-3	FAR 0.70	Same uses as I-1, and building material sales, furniture stores, vehicles sales and services, maintenance and repair services, restaurants, banks, photocopies, and similar uses.						
PUBLIC / INSTITUTIONAL / OPEN SPACE			PUBLIC / INSTITUTIONAL / OPEN SPACE					
p	N/A	Governmental administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses.	Public/Institutional (PI)	TBD	Provides for governmental administrative and capital facilities, schools, libraries, hospitals and associated medical offices, public cultural facilities, and other public uses including ancillary parks, recreation and open spaces.	P-CIV, P-RVP, P-GP, P-ROW, P-CF, P-SF, P-RVP(Riv)		•Schools, civic center, libraries, etc.
			Public/Utility (U)	TBD	Provides for utility uses including easements with public access for recreation.	TBD	Do we need to address nursery or similar uses to cover the AES lines that run up Herondo?	•SCE Trail
			Parks and Open Space (OS)	FAR 0.05	Provides for public open space, passive park uses, sports fields, active recreation uses, and coastal-related recreational activities as well as accompanying public facilities such as restrooms, picnic pavilions, and lifeguard towers. FAR 0.05	P-ROW, P-PRO	Could break Beach into its own category like Hermosa Beach? - helps to clarify open space that meets Quimby vs. what may be counted for a grant	•Parks and Open Space

Land Use Definitions Updated May 23, 2019

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Current LU	Current Density/Intensity	Current Description	Proposed LU	Proposed Density/Intensity	Proposed Description			
RESIDENTIAL CURRENT			RESIDENTIAL PROPOSED					
			Single Family Residential					
R-1	Up to and including 8.8 du/ac	Single-family residential uses	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 complementary neighborhood-serving uses such as corner commercial and public open space, community serving facilities, and institutional uses. Density range is up to and including 8.8 dwelling units per acre.	R-1	Current density ranges already allow for "blended" density	
R-1-A	Up to and including 17.5 du/ac	Single-family residential uses	Small Lot Residential (RSL)	Up to and including 17.5 du/ac	Provides for single-family small lot residential, with a density range up to and including 17.5 dwelling units per acre.	R-1A	Current density ranges already allow for "blended" density	
			Multi-Family Residential					
R-2	Up to and including 14.6 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments	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 such as corner commercial and public open space, community serving facilities, 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 appropriate in this designation. Density range is up to and including 14.6 dwelling units per acre.	R-2	Current density ranges already allow for "blended" density	
R-3	Up to and including 17.5 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments	Multi-Family Residential Low 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 such as corner commercial and public open space, community serving facilities, 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. Density range is up to and including 17.5 dwelling units per acre.	R-3, R-3A	Current density ranges already allow for "blended" density	•Portions of 190th •Portions of Aviation •Galleria District/Kingsdale Neighborhood
RMD	Up to and including 23.3 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments	Multi-Family 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 such as corner commercial and public open space, community serving facilities, 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. Density range is up to and including 23.3 dwelling units per acre.	RMD, R-HMP	Current density ranges already allow for "blended" density This designation also currently allows for mobile homes - implemented in zoning	•Portion of 190th •Portion of PCH South
RH	Up to and including 28.0 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments	Multi-Family Residential High (RH)	Up to and including 28.0 du/ac	Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses such as corner commercial and public open space, community serving facilities, 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. Density range is up to and including 28.0 dwelling units per acre.	RH-1, RH-2, RH-3	RH only goes up to 28 du/ac which does not meet State Housing Element requirements for affordable sites. Affordable sites must allow up to 30 du/ac.	•Portions of the Industrial District •Galleria District/Kingsdale Neighborhood •Portions of PCH Central •Galleria District at corner of Kingsdale and 182nd
			"Neighborhood-serving uses" refers to a set of limited uses with performance standards and conditions that allow for certain non-residential uses within residential designations. Zoning would then further define the allowable uses with conditions and standards required for approval. "Community serving facilities" refers to public community centers (i.e. youth, senior, etc.), libraries, and similar facilities.					

Current General Plan Land Use Categories			Proposed General Plan Land Use Categories			Potential Implementing Zone	Notes/ Questions	Possible Focus Area for Implementation
Current LU	Current Density/Intensity	Current Description	Proposed LU	Proposed Density/Intensity	Proposed Description			
COMMERCIAL CURRENT			COMMERCIAL PROPOSED					
C-1	FAR 0.35	Retail commercial, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, professional offices, personal services, cultural facilities, and similar uses	Commercial Flex Corridor (CFC) Neighborhood Commercial (CN)	Max. FAR 0.50 (Max FAR 0.60 in Artesia Blvd. Focus Area)	Provides for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office and similar uses. The intent of this designation is to provide goods and services that meet the needs of residents and businesses. Buildings in the CFC districts should front the street with rear, alley loaded parking where feasible. Where CFC designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted. Maximum FAR 0.50.	C-1, C-2, C-2A, C-2B, C-2-PD, C-3-PD(Riv), C-4-PD(Riv)	FAR of 0.60 along Artesia	<ul style="list-style-type: none">•Portions of Artesia•Portions of Torrance•PCH North (east side of the street)•Portions of PCH Central•PCH South
C-2	FAR 0.50	Same uses as C-1 and movie theaters, and overnight accommodations; except Riviera Village where no "footprint" exceeding 30,000 sq. ft. is permitted for a single use for food sales, retail goods, or other large volume use						
C-3	FAR 0.70	Same uses as C-2	Multi-Tenant Commercial (MTC)	Max. FAR 1.00	Provides for commercial districts with a broad range of retail and service uses. This designation accommodates uses that typically generate heavy traffic such as multi-tenant shopping centers with grocery stores, restaurants, specialty shops, dry cleaners and other personal services. Buildings in multi-tenant commercial districts should be clustered. Maximum FAR 1.00.	C-3, C-3A, C-3B, C-3-PD, C-3-PD(Riv)	PD (zoning areas don't quite jive with our definition)	<ul style="list-style-type: none">•Aviation at the corner of Artesia•Portion of the Industrial District near 405 and at Corner of Manhattan Beach Blvd•PCH North (large parcels, west side of street)
C-4	FAR 1.00	Same uses as C-2	Commercial Flex (CF) Retail Primary (CFR) (combined Retail Primary, Office Primary, and Multi-Tenant Commercial into one Commercial Flex Option)	Max. FAR 1.00	Provides for an integrated mix of commercial and/or office oriented districts with uses that are predominantly comprised of including: commercial, retail, personal services, uses, Office, research and development, incubator space, and creative or technology based businesses. uses and Hotels are permitted, but the overall character of all properties in this designation is intended to prioritize the operation of commercial and/or office uses. Developments may be configured with ground floor commercial with office or hotel on upper floors. or as stand-alone projects with a single primary use [horizontal?]. Where CFC designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted. Maximum FAR 1.00.	C-3, C-3A, C-3B, C-3-PD, C-3-PD(Riv), C-4, C-4A, C-4B, C-4-PD, C-4-PD(Riv), C-5A	C-5 Requires further discussion regarding an Industrial/ Commercial designation needed for Catalina Ave.	<ul style="list-style-type: none">•Portion of the Industrial District•PCH North (large parcels, west side of street)•Portions of 190th•Portions of Aviation•Portions of Artesia•Portions of Torrance•Portions of PCH Central at intersection with Torrance•Portions of PCH South
C-5	a. FAR 0.70 b. FAR 0.70 c. FAR 1.00 d. FAR 1.50 e. N/A	a. 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 b. Automobile and marine related repair (west side of Catalina Avenue) c. Light industrial and wholesale uses (west side of Catalina Avenue) d. Storage and self-storage (west side of Catalina Avenue) e. Boat and recreational vehicle outdoor storage (west side of Catalina Avenue)			Provides for commercial oriented districts that are predominantly comprised of office, research and development, incubator space, creative or technology based businesses but that also allow for hotel, retail, and service uses as secondary to the office uses. Where CFC designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted. Maximum FAR 0.70 - 1.00.	C-4, C-4A, C-4B, C-4-PD		
CC	Per Redondo Beach Pier Master Plan and Local Coastal Program (LCP)	Coastal- and recreation-oriented commercial retail and service uses	Coastal Commercial (CC)	Per Redondo Beach Pier Master Plan and Local Coastal Program (LCP)	Provides for coastal and recreation-oriented commercial retail and service uses.	C-5A, CC-1, CC-2, CC-3, CC-4, CC-5		<ul style="list-style-type: none">•Harbor area
N/A	N/A	N/A	Office (O)	Max. FAR 0.70 - 1.00	Provides for a variety of office uses, including legal services, insurance services, real estate, and medical or dental offices, research, incubator, and bio medical, and other support services. Maximum FAR 0.70 to 1.00.	TBD		<ul style="list-style-type: none">•Portions of Aviation•Portions of Artesia•Portions of Torrance

Current General Plan Land Use Categories			Proposed General Plan Land Use Categories			Potential Implementing Zone	Notes/ Questions	Possible Focus Area for Implementation
Current LU	Current Density/Intensity	Current Description	Proposed LU	Proposed Density/Intensity	Proposed Description			
MIXED-USE CURRENT			MIXED-USE PROPOSED					
CR	FAR 1.00 - 1.50 Up to and including 35 du/ac	a. Regional-serving commercial and ancillary uses; department stores, promotional/discount retail, eating and drinking establishments, entertainment, movie theaters, financial institutions, and professional offices b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated	Mixed-Use Transit Center (MU-TC)	Max. FAR 0 1.5 Should FAR be higher for multi-story office? Up to and including 30 du/ac	Provides for an integrated mix of both community and regional serving commercial retail, service, office, entertainment, hotel and residential uses in close proximity to transit stations. Mixed-use transit center development should be of high quality and designed to be pedestrian-oriented and integrated with existing surrounding uses. This designation also allows for public uses such as libraries, parks, museums, and cultural facilities. Configurations include ground floor commercial with residential units on upper floors or stand alone commercial and residential development. Max. FAR 0 1.5 and density up to and including 30 dwelling units per acre, density may increase consistent with state law for affordable units. A minimum of 10% affordable housing units (or more if required by state law) are required for both standalone or vertically integrated residential developments.	CR		•Galleria District •Portions of the Industrial District
MU-1	a. FAR 0.50 b. FAR 0.70/1.50 and 35 du/ac c. Max 35 du/ac	a. All uses permitted in C-2 except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 sq. ft. b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated c. Single-family residential, duplexes, townhomes, condominiums, apartments	Mixed-Use (MU)	Max. FAR 0.5 Up to and including 30 du/ac	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 development should be of high quality and designed to integrate with existing surrounding uses. Configurations include ground floor commercial with residential units on upper floors or stand alone commercial and residential development. This designation is intended to encourage pedestrian-oriented development that has a strong emphasis on creating a safe and attractive streetscape. Max. FAR 0.5 and density up to and including 30 dwelling units per acre, density may increase consistent with state law for affordable units. A minimum of 10% affordable housing units (or more if required by state law) are required for both standalone or vertically integrated residential developments.	MU-1, MU-3, MU-3A, MU-3B, MU-3C, MU-C3 (Riv)		•Portions of Artesia •Portions of PCH South
MU-2	a. FAR 0.70 b. Max 35 du/ac c. FAR 0.70/1.50 and 35 du/ac	a. All uses permitted in C-2 except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 sq. ft. b. Residential units c. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated						
MU-3	a. FAR 1.00 b. FAR 1.50 provided that all density exceeding 0.7 is developed for residential units and densities exceeding 35 du/ac are developed as affordable units	a. All uses permitted in C-2 except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 sq. ft. b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated						
INDUSTRIAL			INDUSTRIAL					
I-1	FAR 0.70	Light industrial, research and development, "office park" facilities, manufacture of spacecraft and associated aerospace systems, supporting commercial uses (e.g., restaurants, banks, copiers, and similar uses), educational and governmental facilities, and day care centers	General Industrial (GI) (IG)	Max. FAR 1.00	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, warehousing, wholesale, vehicle sales and services, maintenance and repair services, ancillary educational and governmental facilities, and supporting commercial uses. Maximum FAR 1.00.	I-1, I-1A, I-1B, I-2, I-2A, IC-1	Require performance standards/ measures for noise, vibration, etc.	•Portions of 190th? •Industrial District •Galleria District at corner of Kingsdale and 182nd
I-2	FAR 1.00	Same uses as I-1						
I-3	FAR 0.70	Same uses as I-1, and building material sales, furniture stores, vehicles sales and services, maintenance and repair services, restaurants, banks, photocopies, and similar uses.	Industrial Flex (IF)	Max. FAR 1.00	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, and hotel. The overall character in this designation is intended to create a creative/tech incubator district with supporting uses. Maximum FAR 1.00.	I-1, I-1B, I-2, I-2A, IC-1, C-4		•Portions of Galleria District
PUBLIC / INSTITUTIONAL / OPEN SPACE			PUBLIC / INSTITUTIONAL / OPEN SPACE					
p	N/A	Governmental administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses.	Public/Institutional (PI)		Provides for governmental administrative and capital facilities, schools, libraries, hospitals and associated medical offices, public cultural facilities, and other public uses including ancillary parks, recreation and open spaces.			
			Public/Utility (U)	TBD	Provides for utility uses including easements with public access for recreation.	TBD	Do we need to address nursery or similar uses to cover the AES lines that run up Herondo?	•SCE Trail
			Parks and Open Space (OS)	FAR 0.05	Provides for public open space, passive park uses, sports fields, active recreation uses, and coastal-related recreational activities as well as accompanying public facilities such as restrooms, picnic pavilions, and lifeguard towers. FAR 0.05	P-ROW, P-PRO	Could break Beach into its own category like Hermosa Beach? - helps to clarify open space that meets Quimby vs. what may be counted for a grant	•Parks and Open Space

Land Use Definitions Updated April 15, 2021

Recommended General Plan Land Use Categories					Equivalent Land Use Categories in the Current General Plan		
Recommended LUC	Recommended Density/Intensity	Recommended Description	Development Typology Common to Each Designation	Potential Implementing Zone	Current LUC	Current Density/Intensity	Current Description
RESIDENTIAL RECOMMENDED					RESIDENTIAL CURRENT		
Single Family Residential							
Single Family Residential (RSF)	Up to and including 8.8 du/ac	Provides for complete neighborhoods composed primarily of single-family detached residential units withneighborhood-serving uses ¹ , such as corner commercial, and-community serving facilities, such as public open space and institutional uses. <i>Density range is up to and including 8.8 dwelling units per acre.</i>	» Single Family Detached	R-1	R-1	Up to and including 8.8 du/ac	Single-family residential uses
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>	»Single Family Detached Small Lot	R-1A	R-1-A	Up to and including 17.5 du/ac	Single-family residential uses
Multi-Family Residential							
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 ¹ , such as corner commercial, and community serving facilities ² , 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, apartments, 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>	»Single Family Detached »Duplexes or Townhomes »Multi-Family Low (2 stories)	R-2	R-2	Up to and including 14.6 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
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 ¹ , such as corner commercial, and community serving facilities ² , 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, apartments, 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>	»Single Family Detached »Duplexes or Townhomes »Multi-Family Low (2 stories)	R-3, R-3A	R-3	Up to and including 17.5 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
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 ¹ , such as corner commercial, andcommunity serving facilities ² , 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, apartments, 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>	»Single Family Detached »Duplexes or Townhomes »Multi-Family Low (2 stories)	RMD, R-MHP	RMD	Up to and including 23.3 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
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 ¹ , such as corner commercial, and community serving facilities ² , 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, apartments, 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>	»Single Family Detached »Duplexes or Townhomes »Multi-Family Low (2 stories) »Multi-Family Medium (3-5 stories)	RH-1, RH-2, RH-3	RH	Up to and including 28.0 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
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 which they can occur, and performance standards that must be met. They are intended to be ancillary to the residential uses and location, square footage, FARs, and Parking Requirements for these uses will be detailed in the zoning code as part of the followup work required to insure the zoning code is consistent with the General Plan. The zoning code will also further define the allowable uses with conditions and standards required for approval. 2) "Community serving facilities" refers to public community centers (i.e. youth, senior, etc.), libraries, parks, and similar facilities.							
COMMERCIAL RECOMMENDED					COMMERCIAL CURRENT		
Neighborhood Commercial (CN)	Max. FAR 0.50 (Max FAR 0.60 in Artesia Blvd. Focus Area)	Provides for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office and similar uses. The intent of this designation is to provide goods and services that meet the needs of residents and businesses. Buildings in the CN districts should front the street with rear, alley loaded parking where feasible. Where CN designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted. <i>Maximum FAR 0.50 (except for the Artesia Blvd. Focus Area, where the Maximum FAR is 0.60)</i>	» Neighborhood Commercial » Pedestrian-Oriented Commercial Districts » Office Low (1-3 stories)	C-1, C-2, C-2A, C-2B, C-2-PD	C-1	FAR 0.35	Retail commercial, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, professional offices, personal services, cultural facilities, and similar uses
Commercial Flex (CF)	Max. FAR 1.00	Provides for an integrated mix of commercial and/or office uses including, commercial, retail, personal services, hotel, office, research and development, incubator space, and creative or technology based businesses. The overall character of all properties in this designation is intended to prioritize the operation of commercial and/or office uses within an area. Developments may be configured with ground floor commercial with commercial, office or hotel on upper floors, or as stand-alone projects with a single primary use. Where CF designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted. <i>Maximum FAR 1.00.</i>	» Highway-Oriented Commercial » Multi-Tenant Commercial Centers » Pedestrian-Oriented Commercial Districts »Office Low (1-3 stories) » Creative Industry/Business	C-3, C-3A, C-3B, C-3-PD, C-3-PD(Riv), C-4, C-4A, C-4B, C-4-PD, C-4-PD(Riv), C-5A, CC-5	C-2	FAR 0.50	Same uses as C-1 and movie theaters, and overnight accommodations; except Riviera Village where no "footprint" exceeding 30,000 sq. ft. is permitted for a single use for food sales, retail goods, or other large volume use
					C-3	FAR 0.70	Same uses as C-2
					C-4	FAR 1.00	Same uses as C-2
					C-5	a. FAR 0.70 b. FAR 0.70 c. FAR 1.00 d. FAR 1.50 e. N/A	a. 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 b. Automobile and marine related repair (west side of Catalina Avenue) c. Light industrial and wholesale uses (west side of Catalina Avenue) d. Storage and self-storage (west side of Catalina Avenue) e. Boat and recreational vehicle outdoor storage (west side of Catalina Avenue)
Coastal Commercial (CC)	Per Redondo Beach Pier Master Plan and Local Coastal Program (LCP)	Provides for coastal and recreation-oriented commercial retail and service uses.	» Coastal and Recreation Oriented Commercial	CC-1, CC-2, CC-3, CC-4, CC-5	CC	Per Redondo Beach Pier Master Plan and Local Coastal Program (LCP)	Coastal- and recreation-oriented commercial retail and service uses



Recommended General Plan Land Use Categories					Equivalent Land Use Categories in the Current General Plan		
Recommended LUC	Recommended Density/Intensity	Recommended Description	Development Typology Common to Each Designation	Potential Implementing Zone	Current LUC	Current Density/Intensity	Current Description
MIXED-USE RECOMMENDED					MIXED-USE CURRENT		
Mixed-Use Transit Center (MU-TC)	Max. FAR 1.5 Up to and including 30 du/ac	Provides for an integrated mix of both community and regional serving commercial retail, service, office, entertainment, hotel and residential uses in close proximity to transit stations. Mixed-use transit center development should be of high quality and designed to be pedestrian-oriented and integrated with existing surrounding uses. This designation also allows for public uses such as libraries, parks, museums, and cultural facilities. Configurations include ground floor commercial with residential units on upper floors or stand-alone commercial, office and residential development. It is recommended that residential projects in this designation include an affordable component. <i>Maximum FAR 1.50 and density up to and including 30 dwelling units per acre, density may increase consistent with state law for affordable units.</i>	»Regional Commercial »Office Low (1-3 stories) »Office High (4+ stories) »Multi-Family Medium (3-5 stories) »Mixed-Use Vertical 1 (3 stories) »Mixed-Use Vertical 2 (4-6 stories) »Mixed-Use Horizontal 1	CR	CR	FAR 1.00 - 1.50 Up to and including 35 du/ac	a. Regional-serving commercial and ancillary uses; department stores, promotional/discount retail, eating and drinking establishments, entertainment, movie theaters, financial institutions, and professional offices b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated
Mixed-Use Low (MU-1)	Commercial Only: 0.35-0.50 FAR	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 development should be of high quality and designed to integrate with existing surrounding uses. Configurations include ground floor commercial with residential units on upper floors or stand alone commercial or office development. This designation is intended to encourage pedestrian-oriented development that has a strong emphasis on creating a safe and attractive streetscape. It is recommended that residential projects in this designation include an affordable component. <i>Maximum FAR 1.50 and density up to and including 30 dwelling units per acre, density may increase consistent with state law for affordable units.</i>	»Mixed-Use Vertical 1 (3 stories) »Mixed-Use Horizontal 1	MU-1, MU-2, MU-3A, MU-3C, MU-C3 (Riv)	MU-1	a. FAR 0.50 b. FAR 0.70/1.50 and 35 du/ac c. Max 35 du/ac	a. All uses permitted in C-2 except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 sq. ft. b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated c. Single-family residential, duplexes, townhomes, condominiums, apartments
	Commercial and Residential together: Max. FAR 1.50 (all density exceeding 0.70 FAR must be residential units) Up to and including 30 du/ac				MU-2	a. FAR 0.70 b. Max 35 du/ac c. FAR 0.70/1.50 and 35 du/ac	a. All uses permitted in C-2 except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 sq. ft. b. Residential units c. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated
Mixed-Use Medium Low (MU-2)	Commercial Only: 1.00 FAR Commercial and Residential together: Max. FAR 1.50 (all density exceeding 0.70 FAR must be residential units) Up to and including 35 du/ac.	Provides for an integrated mix of commercial retail, service, office, entertainment, and residential uses in the City's activity centers. Uses can be mixed in a vertical or horizontal configuration. Mixed-use development should be of high quality, designed to integrate with existing surrounding uses. Configurations include ground floor commercial or office with residential units or office uses on upper floors or stand alone commercial or office development. This designation is intended to encourage pedestrian-oriented environments that have a strong emphasis on creating a safe and attractive streetscape. It is recommended that residential projects in this designation include an affordable component. <i>Maximum FAR 1.50 and density up to and including 35 dwelling units per acre, density may increase consistent with state law for affordable units.</i>	»Mixed-Use Vertical 1 (3 stories) »Mixed-Use Horizontal 2	MU-3	MU-3	a. FAR 1.00 b. FAR 1.50 provided that all density exceeding 0.7 is developed for residential units and densities exceeding 35 du/ac are developed as affordable units.	a. All uses permitted in C-2 except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 sq. ft. b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated
INDUSTRIAL RECOMMENDED					INDUSTRIAL CURRENT		
General Industrial (IG)	Max. FAR 1.00	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, warehousing, wholesale, vehicle sales and services, maintenance and repair services, ancillary educational and governmental facilities, and supporting commercial uses. <i>Maximum FAR 1.00.</i>	» Industrial Campus » Industrial » Creative Industry/Business » Heavy Commercial	I-1, I-1A, I-1B, I-2, I-2A, IC-1	I-1	FAR 0.70	Light industrial, research and development, "office park" facilities, manufacture of spacecraft and associated aerospace systems, supporting commercial uses (e.g., restaurants, banks, copiers, and similar uses), educational and governmental facilities, and day care centers
					I-2	FAR 1.00	Same uses as I-1
Industrial Flex (IF)	Max. FAR 1.00	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 commerical uses. The overall character in this designation is intended to create a creative/tech incubator district with supporting uses. <i>Maximum FAR 1.00.</i>	» Adaptive Industrial » Creative Industry/Business » Regional Commercial	I-2, IC-1, C-4	I-3	FAR 0.70	Same uses as I-1, and building material sales, furniture stores, vehicles sales and services, maintenance and repair services, restaurants, banks, photocopies, and similar uses.

Recommended General Plan Land Use Categories					Equivalent Land Use Categories in the Current General Plan			
Recommended LUC	Recommended Density/Intensity	Recommended Description	Development Typology Common to Each Designation		Potential Implementing Zone	Current LUC	Current Density/Intensity	Current Description
PUBLIC / INSTITUTIONAL / OPEN SPACE RECOMMENDED					PUBLIC / INSTITUTIONAL / OPEN SPACE CURRENT			
Public/Institutional (PI)	Max. FAR 1.25 (subject to Planning Commission Design Review)	Provides for governmental administrative and capital facilities, schools, libraries, hospitals and associated medical offices, public cultural facilities, and other public uses including residential care facilities for the elderly, ancillary parks, recreation and open spaces. <i>Maximum FAR 1.25 (subject to Planning Commission Design Review).</i>	» Civic Buildings » Schools		P-SF, P-CF, P-CIV, P-RVP(RIV)	p	N/A	Governmental administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses.
Public/Utility (U)	Max. FAR 0.10	Provides for utility uses including easements with public access for recreation and parking. <i>Maximum FAR 0.10.</i>	» Active Recreation		P-ROW, P-GP			
Parks and Open Space (OS)	Max. FAR 0.25	Provides for public open space, passive park uses, sports fields, active recreation uses, and coastal-related recreational activities as well as accompanying public facilities such as restrooms, picnic pavilions, parking facilities, and lifeguard towers. <i>Maximum FAR 0.25.</i>	» Community/Neighborhood Park, Active Recreation » Neighborhood Parklet » Urban Infill [Park / Open Space]		P-PRO			
RESIDENTIAL OVERLAY RECOMMENDED								
Residential Overlay (-R)	30 du/ac (minimum density) 45 du/ac (maximum density)	An overlay is a planning tool used to provide flexibility in land use designations. This designation allows uses that differ from or are in addition to, the underlying General Plan land use. This flexibility can help the City respond to State-mandated housing requirements and increase development options in different market conditions. The Residential Overlay allows residential infill projects in three areas of the City: the North Tech District, the Galleria area, and in the Industrial Areas along 190th Street. The North Tech District, and the Galleria area are both located adjacent to existing or future Metro Station stops, which provides access to existing or planned transportation alternatives. The Residential Overlay designation may be developed as the underlying land use designation (industrial, industrial flex, or commercial depending on the location) and also has the option of developing as infill residential without the need for a General Plan amendment. The Residential Overlay is intended to encourage the development of affordable housing by providing added land use flexibility that could allow for the integration of new residential housing opportunities in close proximity to transit and job centers. Residential uses in the overlay area may be stand alone projects, horizontal mixed use, or vertical mixed use; <i>they must have a minimum density of 30 dwelling units per acre, and they cannot exceed 45 dwelling units per acre.</i>						