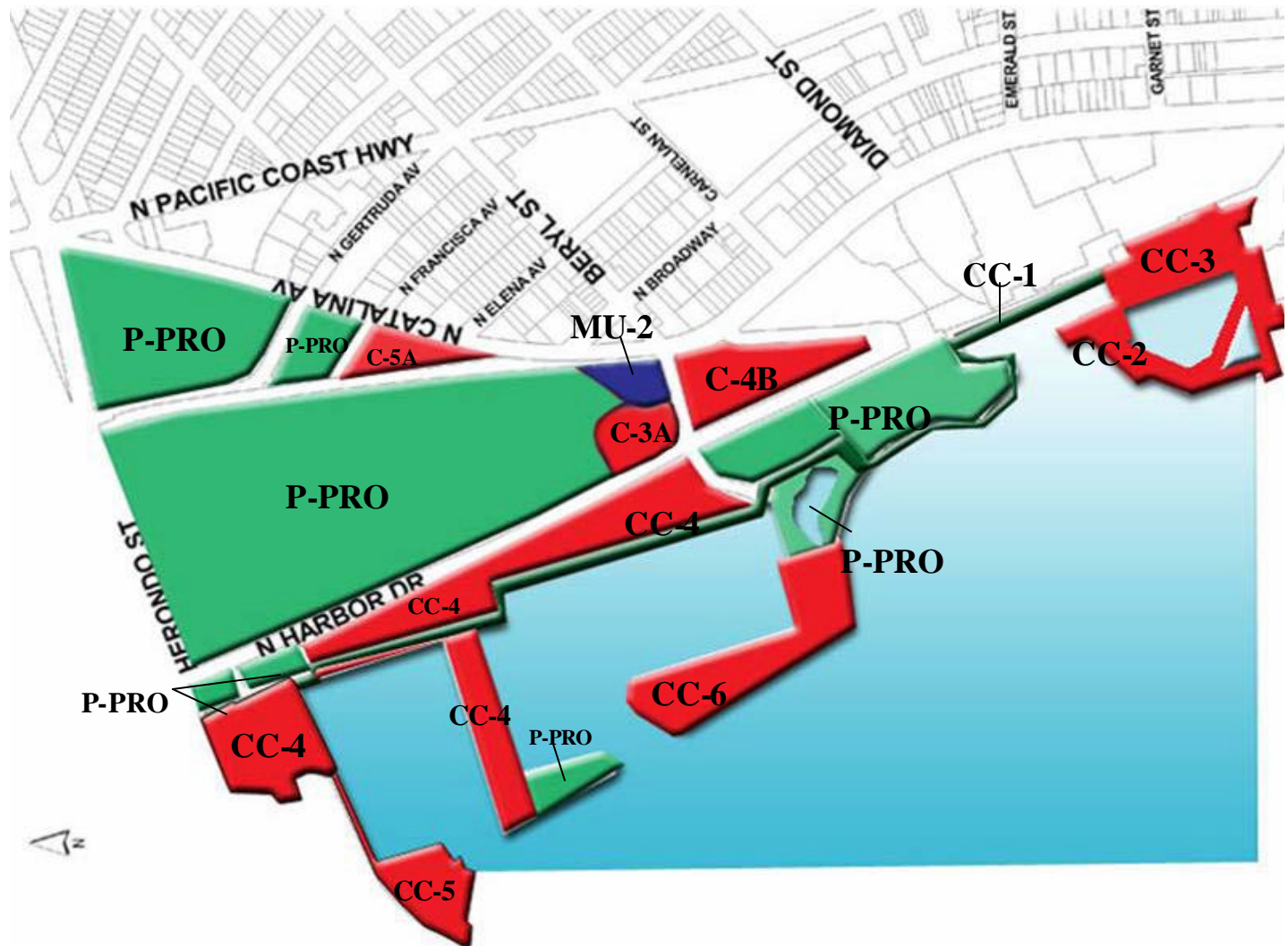


An aerial photograph of a city grid, showing a dense pattern of streets and buildings. A large, semi-transparent blue circle is overlaid on the left side of the image. The title 'Presentation of Zoning Alternatives' is centered in the upper half of the image in a white, bold, sans-serif font with a slight drop shadow.

Presentation of Zoning Alternatives

**University of Southern California Center for Economic Development
School of Policy, Planning, and Development**

Heart Park Preferred Land Use/Zoning Map



Heart Park Preferred Zoning

- **P- PRO: Public, Recreational, Open Space.** permits parks, open space, and recreational facilities. Other uses such as public buildings, cultural institutions, government offices, parking lots, etc. are subject to a Conditional Use Permit.
- **CC – 5A: Commercial Zone.** Permits commercial uses and industrial uses and mini-warehousing and self-storage away from the street frontage. Maximum F.A.R. of 0.7 for commercial, 1.0 for industrial, and 1.5 for mini-warehousing and self-storage. Maximum height: 2 stories, 30 feet, except 4 stories, 65 feet may be permitted.
- **CC-5: coastal commercial zone.** Uses subject to CUP include restaurants, hotels, bars, commercial recreation, marinas and marina-related facilities, retail sales, personal convenience services, cultural institutions, recreation facilities, public safety facilities, and parking lots. Maximum cumulative FAR for entire harbor area of 0.35. Maximum height: 2 stories, 38 feet, except 3 stories, 45 feet west of Seaside Lagoon to Portofino hotel and 2 stories, 30 feet on Mole A and area leading to Mole B.
- **CC-1: Coastal Commercial Zone.**
- **CC-2:Commercial Zone.** Permits a wide range of commercial uses. Maximum F.A.R. of 0.5. Maximum height: 2 stories, 30 feet.
- **CC-3: Coastal Commercial Zone.**

Heart Park Preferred Zoning

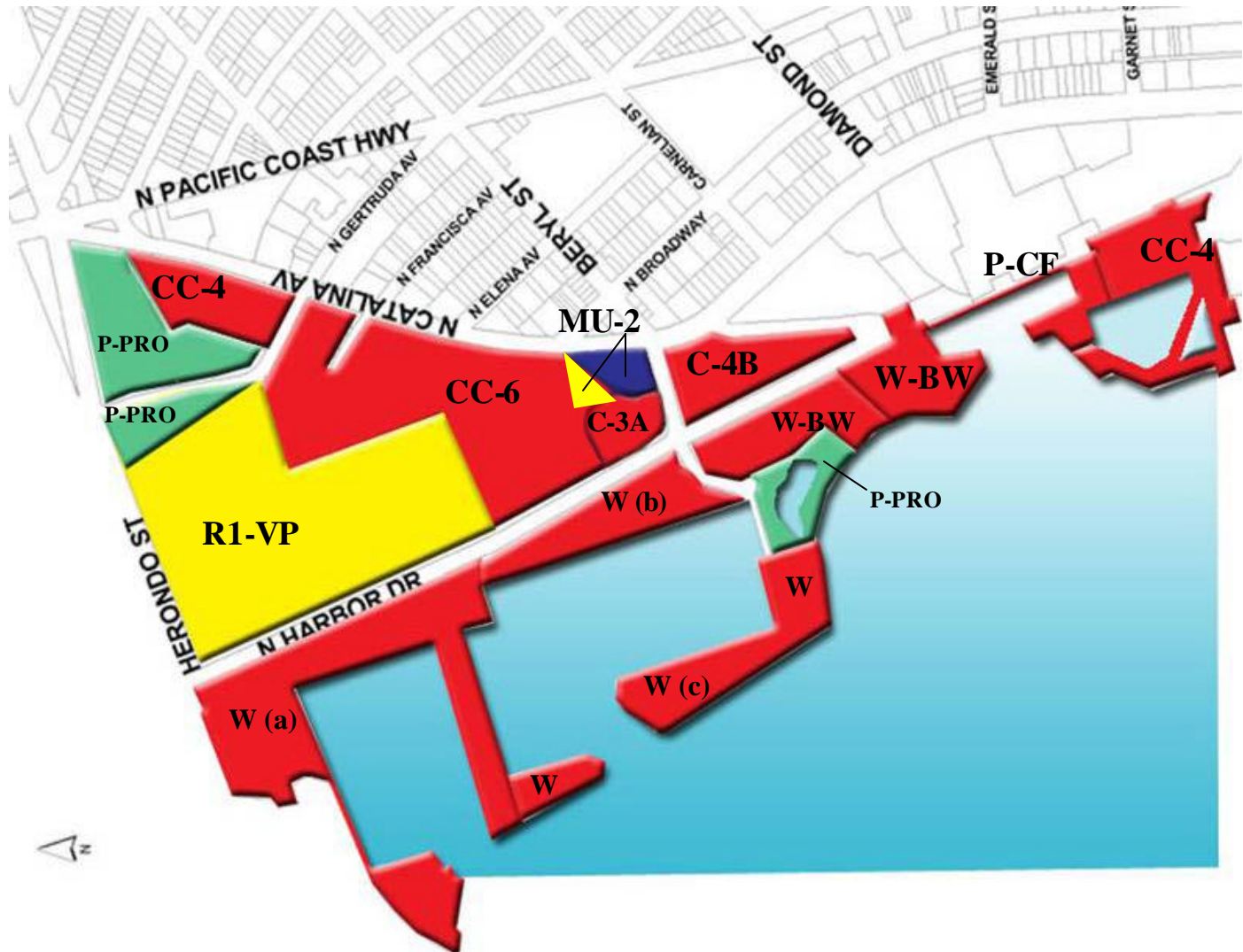
- **CC-6: Coastal Commercial Zone.** Uses subject to CUP include restaurants, hotels, bars, commercial recreation, marinas and marina-related facilities, retail sales, personal convenience services, cultural institutions, recreation facilities, public safety facilities, and parking lots. Maximum cumulative FAR for entire harbor area of 0.35. Maximum height: 3 stories, 45 feet.
- **CC-4: Coastal Commercial Zone.** Uses subject to CUP include restaurants, hotels, bars, commercial recreation, marinas and marina-related facilities, retail sales, personal convenience services, cultural institutions, recreation facilities, public safety facilities, and parking lots. Maximum cumulative FAR for entire harbor area of 0.35. Maximum height: 2 stories, 38 feet.
- **CC-4B: Commercial Zone.** Permits commercial uses (excluding vehicle sales and services). Maximum height: 5 stories, 75 feet.

Notes:

Mole B – Proposed zoning would permit boating facilities, including mast up dry storage, boating instruction, boating clubs, parks and recreation, and public open space.

Mole C – Proposed zoning permits marina-related facilities, i.e. Boat Launch if feasible

Village Plan Preferred Land Use/Zoning Map



The Village Plan Preferred Zoning

- **CC-6: Coastal Commercial Zone.** Uses subject to CUP include restaurants, hotels, bars, commercial recreation, marinas and marina-related facilities, retail sales, personal convenience services, cultural institutions, recreation facilities, public safety facilities, and parking lots. Maximum cumulative FAR for entire harbor area of 0.35. Maximum height: 3 stories, 45 feet. **Hotel Redondo & Timeshare**
- **CC-4: Coastal Commercial Zone.** Uses subject to CUP include restaurants, hotels, bars, commercial recreation, marinas and marina-related facilities, retail sales, personal convenience services, cultural institutions, recreation facilities, public safety facilities, and parking lots. Maximum cumulative FAR for entire harbor area of 0.35. Maximum height: 2 stories, 38 feet. **Sea Lab / Children's museum and resort cottages & El Paseo (Plaza) and community restaurants & Lighthouse Inn & (2 stories) Post Office / Community / Aquatic Center**
- **CC-4B: Commercial Zone.** Permits commercial uses (excluding vehicle sales and services). Maximum height: 5 stories, 75 feet.
- **P- PRO : Public, Recreational, Open Space.** permits parks, open space, and recreational facilities. Other uses such as public buildings, cultural institutions, government offices, parking lots, etc. are subject to a Conditional Use Permit. **The Park (Active)**
- **R1-VP: Single Family Zone.** Low density residential single family/ townhomes. 2 stories – 30 ft. **Canal Front Homes**

The Village Plan Preferred Zoning

- **PC-F: Community Facility Zone.** Parks, open space, and recreational facilities. 2 story 30 ft.
Pedestrian Bridge to Redondo Pier
Community Restaurants on Pier
Conference Center
- **W : Waterfront District.** Permits marina-related commercial services and facilities.
- **W(a) : Waterfront District.** M [Modified] (Height TBD) Old Sea Lab, Marina Cove Apartments, Boat Yard, Sports Center (Height TBD)
- **W(b) : Waterfront District.** M (2 stories, 30 ft.) Blue Water Grill, Cheesecake Factory, Town Center, restaurants, Port Royal Marina
- **W(c) : Waterfront District.** (3 stories, 40 ft.) Portofino Inn
- **W-BW : Waterfront District.** Subject to Baywatch Agreement

The Village Plan Preferred Zoning

Policy Recommendations :

- Open Space
 - Require 20% of sites dedicated to open space
- Bike Path
 - Class 1: Divided roadway down Harbor Drive
 - Secondary path up Herondo to Francisca and connecting to Catalina
- Harbor
 - Reconfigure small slips to guest docks using new storage areas and ramp as mitigation measures.
- Park
 - Provide parking under west end of the 16ac park area
 - Provide small power boat storage area under park.
 - Hermosa green belt to be extended through property where possible.
 - Beach Cities Health District Outdoor workout course added along green belt
- Pier
 - Pedestrian Bridge to Redondo Pier
 - Allow for large commercial boats.
 - Pier-to-Pier Trolley Line to enhance waterfront circulation
 - Banquet center on Pier Plaza to assist existing Pier merchants
 - Two phase Sea Lab that starts on Parcel 10
 - Develop Beautification Program to extend Redondo Hotel/homes theme.

The Village Plan Preferred Zoning

Policy Recommendations :

•Parking

- Implement shared parking on Village Core North leaseholds and reduce Harbor Drive curb cuts.
- Preserve surface parking lots in Village Core North. Cap on net new development area.

•Rename 190th/Herondo/Anita Street

- Return to the past and rename to: Victoria Street

•Seniors – Active Adults

- Affordable housing to be added to existing Salvation Army facility.
- Community Center – with Crafts and other activities

•Strand

- 20 foot wide walkway close to waterfront

•Depot Station

- Community use with services to support tourism and locals
- Chamber of Commerce / Visitors Center
- Multi-modal transportation hub
 - Mini-bus link to MTA on PCH, General Electric Motor Cars for rent

•Village Core South

- Try to maximize single story construction heights at southern end.