Land Use Exercise: Opportunities for Land Use Change

• Tonight, we will focus only on those areas identified by the GPAC as “opportunities” for change of use and/or density
• Areas identified by the GPAC for “enhancement” will be separately considered as we develop plan policies in our upcoming meetings
• Because the waterfront and AES sites are currently subject to litigation, we will not be considering alternative uses tonight
• Because a plan has been submitted, the EIR completed, and the entitlement process proceeding for the revitalization of the Galleria property, we will not be considering alternative uses tonight

Opportunity Areas for Land Use Change
Artesia Boulevard
Current General Plan

- Mixed-Use [MU-1]
- Pedestrian Comm [C2-PD]
- Transitional Comm [C-4]
- Community & Highway Comm [C-2]

Artesia Boulevard
Existing Land Uses

GP Designation:
Mixed-Use
Artesia Boulevard
Existing Land Uses

Images of the area today:

GP Designation: Pedestrian Comm

Artesia Boulevard
Existing Land Uses

Image of the area today:

GP Designation: Transitional Comm
A  Artesia Boulevard
Existing Land Uses

Bird’s eye view of the area today:

Image of the area today:

GP Designation:
Community & Highway Comm [C-2]

B  Aviation Boulevard
Current General Plan

The Current GP allows uses like these:

Community & Highway Comm [C-2]
**Aviation Boulevard**
Existing Land Uses

GP Designation: Community & Highway Comm [C-2]

Images of the area today:

Bird's eye view of the area today:

**Torrance Boulevard**
Current General Plan

Intensive Commercial [C-3]  Community & Highway Comm [C-2]

The Current GP *allows* uses like these:
Torrance Boulevard
Existing Land Uses

Images of the area today:

GP Designation:
Intensive Commercial [C-3]

Torrance Boulevard
Existing Land Uses

Images of the area today:

GP Designation:
Community & Highway Comm [C-2]
The Current GP allows uses like these:

- Pedestrian Comm [C3-PD]
- Residential High [RH]
- Pedestrian Comm [C2-PD]
- Mixed-Use [MU-3]
- Community & Highway Comm [C-2]

Images of the areas today:

- Residential High [RH]
Pacific Coast Highway
Existing Land Uses

Images of the Mixed-Use areas today:

GP Designation: Mixed-Use [MU-3]

Images of the Pedestrian Comm area today:

GP Designation: Pedestrian Commercial [C3-PD]

Pacific Coast Highway
Existing Land Uses

Images of the area today:

GP Designation: Community & Highway Comm [C-2]
Pacific Coast Highway
Existing Land Uses

Images of the area today:

GP Designation:
Pedestrian Comm [C2-PD]

Pacific Coast Highway North*
Current General Plan

The Current GP allows uses like these:
E Pacific Coast Highway North*
Existing Land Uses

GP Designation:
Community & Highway Comm [C-2]

Images of the area today:

Area Needing Confirmation

F Pacific Coast Highway South*
Current General Plan

Mixed-Use [MU-3]

The Current GP allows uses like these:

Area Needing Confirmation
Pacific Coast Highway South*
Existing Land Uses

Images of the Intensive Commercial area today:

Images of the Mixed-Use area today:

The Current GP allows uses like these:

190th Street*
Current General Plan

The Current GP allows uses like these:
190th Street*
Existing Land Uses

GP Designation:
Industrial [I-2]

Images of the area today:

Bird's eye view of the area today:

G

190th Street*
Existing Land Uses

GP Designation:
Residential Medium [RMD]

Image of the RMD area today:

GP Designation:
Residential Low Density MFR [R-3]

Images of the Low Density Multi-Family areas today:
190th Street*
Existing Land Uses

Images of the areas today:

GP Designation:
Community & Highway Comm [C-2]

Area Needing Confirmation

Industrial District/Transit
Current General Plan

The Current GP allows uses like these:

Metro Station

Intensive Commercial [C-4]

Industrial [I-1]

Industrial [I-3]

Community & Highway Comm [C-1]
Industrial District/Transit
Existing Land Uses

GP Designation:
Industrial [I-1]

Images of the area today:

GP Designation:
Industrial [I-3]

Images of the area today:
**Industrial District/Transit**

Existing Land Uses

GP Designation: Intensive Commercial [C-4]

Image of the Intensive Commercial area today:

GP Designation: Community & Highway Comm [C-1]

Image of the Community & Highway Commercial area today:

**Galleria District**

Current General Plan

The Current GP allows uses like these:

- Residential SFR [R-1]
- Community & Highway Comm [C-2]
- Galleria Site: NOT UNDER DISCUSSION
- Regional Commercial [CR]
- Industrial [I-2]
- Industrial [I-3]
Galleria District
Existing Land Uses

GP Designation:
Community & Highway Comm [C-2]

GP Designation:
Regional Commercial [CR]

GP Designation:
Industrial [I-2]

GP Designation:
Industrial [I-3]

Images of the Community & Highway Commercial area today:

Images of the Regional Commercial area today:

Images of Industrial I-1 areas today:

Images of Industrial I-2 areas today:

Bird's eye view of the both areas today:
Galleria District
Existing Land Uses
GP Designation: Residential SFR [R-1]

Image of the area today:

Bird's eye view of the area today:

Land Use Exercise Typologies
Land Use Exercise Typologies

[Diagram of various land use exercise typologies]

Land Use Exercise Typologies

[Diagram of various land use exercise typologies]
Land Use Exercise Key Questions

- Do the existing General Plan land use designations represent your ideas about the future of the opportunity areas?
- Recognizing that there is insufficient demand to support full retail development of the commercial corridors, what alternative uses should be located in these areas?
- Should housing be accommodated, in what locations should it be located and what densities permitted?
- How should the areas adjoining the existing and future light rail stations be developed?