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

• This will be a 2 part exercise:
  • PART 1 (Tonight): Artesia, Aviation, and Torrance Blvd corridors, as well as 190th, street if time permits
  • PART 2 (Oct Meeting): PCH, Galleria District, and the Industrial/Transit area in north Redondo Beach
Tools for the Exercise

- Land Use Typology Menu
- Change Area Map
- Markers
- Multi-Color Sticker Dots
- One Person to Report Back to the Larger Group
The Current GP allows uses like these:
Artesia Boulevard
Existing Land Uses

GP Designation: Mixed-Use

Images of the area today:
Artesia Boulevard
Existing Land Uses

GP Designation:
Pedestrian Comm

Images of the area today:
Artesia Boulevard
Existing Land Uses

Image of the area today:

GP Designation:
Transitional Comm
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]
Group Discussion Questions

• Do the existing General Plan land use designations represent your ideas about the future of the opportunity areas?

• Using the Land Use Typology Menu is there another typology that would be more appropriate?

• 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?
Aviation Boulevard
Current General Plan

Community & Highway Comm [C-2]

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

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

• Do the existing General Plan land use designations represent your ideas about the future of the opportunity areas?

• Using the Land Use Typology Menu is there another typology that would be more appropriate?

• 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?
Torrance Boulevard
Current General Plan

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

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

Images of the area today:
Group Discussion Questions

- Do the existing General Plan land use designations represent your ideas about the future of the opportunity areas?

- Using the Land Use Typology Menu is there another typology that would be more appropriate?

- 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?
The Current GP *allows* uses like these:

- Industrial [I-2]
- Residential Low Density MFR [R-3]
- Residential Medium [RMD]
- Community & Highway Comm [C-2]
190th Street*
Existing Land Uses

GP Designation:
Industrial [I-2]

Images of the area today:

Bird's eye view of the area today:
190th Street*
Existing Land Uses

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

GP Designation: Residential Medium [RMD]

Images of the Low Density Multi-Family areas today:

* Area Needing Confirmation
190th Street*
Existing Land Uses

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

• Do the existing General Plan land use designations represent your ideas about the future of the opportunity areas?

• Using the Land Use Typology Menu is there another typology that would be more appropriate?

• Recognizing that there is insufficient demand to support full retail development of the commercial corridors, what alternative uses should be located in these areas?

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