General Plan Advisory Committee

Comments For Meeting #6-Land Use Exercise

General Comments
1. Consultants have not allotted adequate time for GPAC members to complete the Land Use Change Exercise.
2. Consultants have not made clear to GPAC members how the final decision will be made on the land use changes.
3. Beach Cities Health District—This should be added to the GPAC areas of consideration.

Land Use Exercise

A. Artesia—Completed
B. Aviation—Completed

C. Torrance Blvd—This corridor exhibits inconsistent development with an overall lack of subarea foci. To build a better block, community stakeholders (business/residents) need to come together to insure local input. Questions to ask: how to draw local people in, is it safe to cross the street, how are pedestrians and cyclists accommodated, what would make people want to come and stay on the blocks.
1. Add: Pedestrian Oriented Commercial District
2. Delete Mixed Use-no housing
3. Add: Urban Parklet, Urban Infill, Enhanced Streetscape

D. Pacific Coast Highway—This corridor exhibits inconsistent development with an overall lack of sub-area foci. Use “building a better block” concept: invite stakeholders from surrounding area, questions to ask: how to draw local people in, is it safe to cross the street, how are pedestrians and cyclists accommodated, what would make people want to come and stay on the blocks.
1. Add: Pedestrian Oriented Commercial
3. Delete: Mixed Use-no housing

E. Pacific Coast Highway North
1. Delete: C2 Community & Highway
2. Add: Parks/Open Space-SCAG Land Use 1800, 1820

F. Pacific Coast Highway South—Jim, you know this area well so I defer to you.
G. 190th Street
1. 190th/Flagler-potential for city hall/community center/tennis courts/pool-would the current zoning allow for this development?
2. Keep current housing at R1
3. No MU
4. Office may work to enliven the area
5. To build a better block-questions to ask: how to draw local people in, is it safe to cross the street, how are pedestrians and cyclists accommodated, what would make people want to come and stay on the blocks.
6. Add: Pedestrian Oriented Commercial
7. Add: Urban Parklet, Urban Infill, Enhanced Streetscape

H. Industrial
1. Our team already worked on this section.

I. Galleria District
   1. Community & Highway Comm-C2 -Walgreens seems to be fine here.
   2. Residential -R1
      Add: Kingsdale reduces from a four lane to a three lane street going south from Grant, then picks up the fourth lane in front of Target on the next block. Kingsdale needs to have four lanes from Artesia to 182nd as well as a road buffer between the traffic and the nine houses. Alternatively, these nine houses are out of sync with current and future development on Kingsdale. What zoning change would work for the benefit of the property owners?
   3. Regional Commercial-CR
      a. Delete the MU imbedded within this zoning.
      b. Add Public Open Space/Urban Parklet-there is sufficient parking
   4. Industrial 2-No comment
   5. Industrial 3-No comment