PCH- east side and west side function differently and each has its own unique character to consider

- East side of PCH- service oriented retail
  - No housing here
  - Walkable uses for residents with better connection to neighborhoods behind this area
- West side of PCH- mix of C2 with office, retail, and service uses
  - Preferred mix:
    - Office 10-20%
    - Retail/Services 80-90%
- Need to maintain a certain level of neighborhood services
- Add parking to King Harbor Plaza

Possibilities for AES and sites between N Catalina Ave and N Harbor Dr

- Plan for a future connection to the AES parcel
- Move Civic Center to AES site
  - Repurpose Civic Center site along PCH
- There is a lack of office space- this could be a good area to integrate spaces like WeWork
  - Telecomm office spaces
  - Services for employees should be nearby (i.e. places to eat lunch)
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

E PCH North

Group 2

- West of PCH designate Pedestrian-Oriented Commercial (C-4)
  - Intensify commercial
  - Commercial on street frontage
  - Parking in the rear
- East of PCH designate Neighborhood Commercial (C-1)
  - Make walkable
  - Less intense commercial
  - Mix should be neighborhood commercial and office
  - Don’t change residential
  - Façade enhancements

Clarification/Questions:

Did this group have any comment on the areas between N Harbor and N Catalina?
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

E PCH North

Group 3

Maintain designations on PCH
- East side of PCH Neighborhood Commercial (C-1)
- Maintain historic homes but allow for reuse as non-residential such as a law office
- West side of PCH Multi-Tenant Commercial (C-3)
- Maintain gateway sign and enhancements (existing)
- Consider configuration of PCH and Catalina, perhaps different turning lane options

Between N Harbor and N Catalina
- Adaptive Industrial near AES and Post Office
- Continue the green belt through the AES parcel once the power plant is gone
- Reduce curb cuts of existing development on Beryl and Herondo
E PCH North

Group 4

For PCH

- Gateway with an urban parklet near intersection of Herondo and PCH
- Pedestrian oriented green streets
- Keep commercial uses
  - Neighborhood Commercial (C-1) on the east side of PCH
  - Multi-tenant Commercial (C-3) on the west side
    - Keep Smart and Final plaza as is

For area between N Harbor and N Catalina

- Keep post office
- Reduce density along N Catalina to Multi-Family Low (R-4)
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

F

PCH South

Group 1

- Local-serving commercial
- No mixed-use, focus on office and keep other commercial uses (C-4 or C-3) adjacent to prospect
- Add a connection such as a paseo or green belt from residential to commercial
- This area should truly serve the neighborhood
- Downzone rear residential to duplexes or townhomes (R-3), add open space to break up the density
- Incentivize Smart and Final to improve and enhance their parcel, including façade improvement
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

F

PCH South

Group 2

- Mixed-use flex district (MU-1) south of Palos Verdes Blvd
- Mixed-use flex district (MU-1) north of Palos Verdes Blvd for ½ the area adjacent to Palos Verdes Blvd
- Pedestrian-oriented commercial for area across from Avenue H

Clarification/Questions:
Notes say commercial on the far south end of this area but that was not noted on the map? What type of commercial designation did the group want on this area? See star on the map above.
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

PCH South
Group 3

- Change mixed-use to residential (R-4) – if residential is not feasible here then it should be pure commercial
- Flank each end of this area with multi-tenant commercial (C-3) or maybe consider creative industrial/business
- Consider community transportation options to link this area to the rest of Redondo Beach, mainly job centers and to provide access to the freeway
- Provide better connection to Riviera Village
- Active transportation is important
- Keep commercial area with Smart and Final as is
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

F
PCH South

Group 4

- Vacant parcel with the mortuary on it could become a park
- More mixed-use is already under construction in this area, however, most of the first-floor retail is not working
- Existing multi-tenant commercial could be creative office space with parking garage instead of surface parking
- No class A office space in this area, this is an opportunity
- Let existing commercial north of Palos Verdes remain
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

Industrial District
Group 1

- Change the designation of the hotel area to include office (C-4) and connect hotels to commercial across the highway
- Mixed-use areas should include restaurants on the first-floor and offices above
- Keep green belts
- Keep commercial at the corner of Manhattan Beach Blvd and Inglewood Ave
- This area can connect to the Galleria via Metro for shopping

Clarification/Questions:
*It appears for some designations this group used the City’s current Zoning designations not the typologies from the menu.*
**Industrial District**

**Group 2**

- High density residential, multi-family high (R-6) could go near transit station but group divided on this, could think of this area as transit-oriented development (TOD) due to connection to metro

- If not R-6 with some industrial, then should be creative industrial

- If it is left as industrial change to focus on creative industry (I-3)- think Silicon Beach

**Clarification/Questions:**

*Should anything change for the parcels east of the 405?*

*Should anything change for the parcels circled in green around Santa Fe Ave?*
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

Industrial District

Group 3

- Consider heavy traffic on Inglewood Ave adjacent to this area
- This area should be a job/work center with a transit station
- Consider school district boundaries before adding residential here
- Extend Gibson Place up to Santa Fe Ave
- Eliminate warehouse and distribution centers
- Encourage Industrial and Business Complexes
- Provide active transportation options from the green line
- Area east of 405 identifies more with Lawndale
- Change industrial to Industrial Campus (I-1) or Creative Industry/Business (I-3) and require a prescribed mix of uses
- Keep neighborhood commercial at corner of Manhattan Beach Boulevard and Inglewood Ave
Industrial District

Group 4

- Multi-tenant commercial areas need façade improvements
- Put neighborhood serving commercial to provide goods and service for the industrial/ business commercial employees in the area
- Hotels in the area are doing well, maintain these uses
- Update industrial designations to Industrial Campus (I-1) and Creative Industry/ Business (I-3)
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

Galleria District

Group 1

- Creative office space where industrial designation is along 182nd St and Kingsdale Ave
- Mixed-use should include residential and local-serving commercial
- Underground the Edison powerlines to provide park/green belt connectivity
- Commercial/Mixed-Use on Galleria site similar to Santana Row
- Expand medical use down Kingsdale
- Change residential uses adjacent to Kingsdale Ave to mixed-use with a mix of uses that provide neighborhood serving commercial
- Bike/ped route along the rail road right of way to connect 182nd to 190th St
- Widen or create a straight alignment for Kingsdale
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

I Galleria District

Group 2

- Leave regional commercial designation and allow the area to grow
- Change R-1 and existing residential adjacent to Kingsdale to high density residential (R-6)
- Put high density housing adjacent to the possible Metro stop
- Create a creative industry/business district on the existing industrial site
- Connect the bike path from east through to this area
I Galleria District

Group 3

- Keep regional commercial and continue to allow for residential and mixed-use within this zone, increase density here.
- Create a village.
- Leave the industrial as true industrial campus space we need to maintain a variety of jobs in our community.
- The Point in El Segundo is a good project example of something that could be implemented in this space.
- If residential is considered as a part of mixed-use in the Regional Commercial (C-5) it should be located closer to transit.
- Integrate green/open space- Edison easement is an opportunity for this.
- Existing neighborhood adjacent to Kingsdale could be changed to multi-family low (R-4).
- Traffic concerns over too much development in the area, this should be carefully studied and balanced.
- Explore building into the air space above the transit station (if the alignment brings it to this area).
GPAC Meeting #7
Recap of Land Use Changes for Corridors E & F (PCH North and South), H (Industrial District), and I (Galleria District) by Group

Galleria District

Group 4

- Consider transportation improvements to this area that include
  - Widen Grant Underpass
  - Widen Kingsdale
  - Connect South Bay Marketplace to Galleria w/ pedestrian bridge and create other internal streetscape enhancements
    - Reconstruct access to highway on Kingsdale
- Increase density of existing R-1 to R-6
- Verizon site could become office I-C zone
- Also look for opportunities to improve traffic flow
- Keep regional commercial but the area needs some TLC and incentivize upgrades to the area
- Galleria mix of uses should be less retail, more office
- Living spaces parcel should become mix of creative office/retail like Rosecrans