GPAC Meeting #6
Recap of Land Use Changes for Corridors C (Torrance Blvd), D (PCH), and G (190th) by Group

Torrance Boulevard

Group 1

- Increase connectivity
  - For bikes
  - For Pedestrians
  - Linkages to the pier
- Parking at Irena and Torrance (at middle of corridor)- transition residential parcels to parking
- Opportunity for a gateway at the City boundary
- Enhanced Streetscape and Opportunities for Urban Parklets along Torrance, especially west of PCH
- Mixed-Use opportunity at intersection with PCH- no residential and limit to two stories
- Community/Neighborhood Park and Active Recreation west of PCH
- C-2 east of PCH, keep medical buildings
- Transition to Ped-Oriented Commercial C-4 closer to PCH and down to the water
- Creative commercial mid-corridor
- Maintain residential designations
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C: Torrance Boulevard

Group 2

- **Entry/Gateway opportunity at City boundary and intersection of PCH and Torrance**
  - City entrance to the East
  - Pier identification to the West
- **C-8 Office low- as medical office- east of PCH near City of Torrance**
  - Low scale medical office/ general office (on South Side of Torrance)
  - South side of street office, Med office north side of the street (similar to med offices near Costco in Torrance)
  - Keep existing medical offices
  - Encourage more dense medical office
- **C-4 Ped- Oriented Office closest to PCH**
- **Leave Residential west of PCH as is but add streetscape enhancements**
  - Enhancements should go all the way to Broadway
Torrance Boulevard

Group 3

- Entry or gateway improvements at the boundary with Torrance, something more than the median sign
- Do not add residential east of PCH
- Existing private parking is OK
- Add more street-adjacent parking
- Walkable to residents (even now) keep residential R-3
- West of PCH keep residential land use, typology 3 would be appropriate
  - Residential here is declining and some non-conforming but could be replaced by newer residential development
- East of PCH either Neighborhood Commercial or Pedestrian-Oriented Commercial Districts would be OK, Creative Office Space may be OK too but no office towers
  - Height of buildings should consider topography and scale of the surrounding neighborhood
- East of PCH add more office
  - Add medical offices (retail has struggled)
  - Activate space and serve existing residential by providing jobs in low-rise office buildings
  - Add office/multi-tenant commercial on South side
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C Torrance Boulevard

Group 4

- Add parking
- More pedestrian-oriented feel to support medical/offices
- Low office buildings 2 stories max east of Irena, 3 stories max west of Irena
  - Encourage more local business
- East towards Prospect (to Juanita)
  - Multi-Tenant Commercial
- West of PCH maintain residential
- West of PCH streetscape enhancements
- Enhance eastern gateway (existing 4’ tall monument is covered by bushes)

Notes needing clarification:
1. Notes says: “West of prospect Rest./ offices”...Is that restaurant and office uses?
Group 1

- Knob Hill to Torrance – R3 (low density housing) that feeds neighborhood commercial on Torrance and some corner commercial
- Mixed-use vertical 2 at the intersection of PCH and Torrance (office & commercial only, no residential, limit to 2 floors?)
- Add parking structures south Torrance to better support retail development
  - Parking structure should have ground floor uses (i.e. Starbucks)
- Streetscape Enhancements- Design theme for the area: Green up!
  - Develop light standards and street furniture specific to the area
  - Each corridor should have a theme
- Provide adequate setbacks in the South
- North towards Civic Center: low density R3 housing

Notes needing clarification:
1. R3- is that existing R3 or the Residential 3 typology from the menu?
2. Is the note to limit development to two floors or is it residential on the 2nd floor and commercial on the first floor? (Wendy’s notes indicate no residential)
3. Is that each corridor in the City or each segment of the PCH corridor?
D PCH

Group 2

- Keep in mind PCH is a highway
- General Theme: Largely maintain existing zoning/land use designations
  - Strongly encourage the development of office low near Torrance Boulevard on west side of the street
  - Keep pedestrian oriented commercial where it is at along the corridor
- Add left turn signal near Civic Center
- Keep senior uses
- South between Avenue C and Avenue F relax parking restrictions
  - Reduce parking requirements
  - Add interspersed surface parking lots
- Note dangerous corner at PCH & Diamond
- Opportunity to move the fire station
- Auto-body: One lot, low rise office?
- North areas: remain as-is

Notes needing clarification:
1. What are the conditions? Did the group have ideas for improving them?
2. Where should the fire station move to?
3. Is the Auto-body Shop an opportunity site?
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**PCH**

- Pedestrian-Oriented Commercial adjacent to the Civic Center and High School
- Opportunity to move the Civic Center and Police Station to the west side of PCH adjacent to the High School
- Mixed-use vertical 1 (up to 3 stories) on West side of street at intersection with Torrance Blvd, one block north to Garnet and south almost to Knob Hill
  - Maintain historic block at corner of PCH and Garnet
- Pedestrian-Oriented Commercial at intersection with Knob Hill south to Avenue G, leading all the way to Riviera Village area
- Maintain senior uses, but if churches go away allow for commercial
- Streetscape enhancements along the entire stretch of PCH- improve walkability
  - How do we incorporate bikes?
PCH Group 4

- Parking is needed to get people out of their cars and walking
- South of Knob Hill:
  - Add parking islands
  - Knob Hill to Kensington: Add retail and restaurant; enhance the area underutilized
  - Keep residential on East side of street
- Enhanced streetscape to provide a more friendly commercial environment
- Pedestrian-Oriented Commercial at PCH and Torrance Blvd and also keep the designation south to Avenue G
- Overall enhance the PCH area
- Commercial should support the adjacent neighborhoods

Notes needing clarification:
What about the area north of Torrance? Should the other uses remain? (Residential between Vincent and Garnet? Mixed-Use between Garnet and Torrance?)
190th Street

Group 1

- Create a “Tech Corridor”
- Add creative commercial/industrial
- Relate uses to Greenline extension
- Connect bike path to transit center north near Galleria
- Mid-block mixed-use, but no residential, limit to one story
- Expand existing park
- Extend corridor back to Armour lane
- Connect the neighborhoods to the corridor
- Small businesses need to have a larger draw

***Areas on the map that are hatched should stay as is***
Group 2

190th Street

- Allow Multi-Family Low on either side of Inglewood Ave, creating a link to the neighborhoods behind the corridor (including Schooners and low-rise shopping mall)
- Consider increasing housing here
- Creative industry/office space to the west where existing mobile home and industrial uses are incentivized for owners to revitalize or change uses to replace industrial
- Put a parkette in place of the strip mall
- Make more walkable on north side of 190th at intersection with Anza
Group 3

- Consider adjacent uses in Torrance
- Existing industrial uses have lots of truck deliveries - but are small business owners who live in the City - want to preserve these uses and local businesses
- Can a park be added somewhere here?
- Enhance the mobile home park, add pedestrian paths and overall beautification
- Keep the existing land use designations
- Clean up the industrial areas to make them better neighbor with surrounding residential

Encourage enhancement of the mobile home park

Urban Parklet or other park opportunity
Recap of Land Use Changes for Corridors C (Torrance Blvd), D (PCH), and G (190th) by Group

**190th Street**

**Group 4**

- Create parkette
- Industrial is doing well, leave as is or add creative office space
- Enhance mobile home park, add a walkable area to connect to existing neighborhoods
- Add alley access along 190th
- Keep R-3 residential 1 and 2 story multifamily, townhomes, and duplexes to buffer neighborhoods
- Transition to corridor commercial
- Opportunity for revenue producing area (like Manhattan Beach)

Clarification Note: Where should the transition to corridor commercial begin and end?