The current general plan allows for a variety of uses along this stretch of PCH corridor. Moving south from the high school a high-density residential designation (RH) at up to 28 dwelling units per acre flanks both sides of PCH. From Garnett to Pearl Street the designation changes to mixed-use (MU-3), allowing for highway-oriented commercial uses with residential units on the 2nd floor or above.

The corridor transitions to community and highway-commercial (C-2) allowing for uses such as retail commercial, restaurants, grocery and drug stores, professional offices, personal services, and similar uses as well as overnight accommodations and movie theaters and is interdispersed with residential (single-family residential, duplexes, townhomes, condominiums, and apartments) within the medium density multi-family residential designation (RMFD).

There are two areas of public/institutional uses: the corner of Vincent Street (Redondo Beach Unified High School) and the southeast corner of Knob Hill Avenue and PCH (new assisted living project).

Refine current general plan at PCH and Torrance. This option would refine the current general plan by maintaining the majority of the uses along PCH with the exception of mixed-use (commercial and residential), which would be eliminated except at the intersection of Diamond Street and PCH adjacent to City Hall and across from the high school.

The area from Garnett Street to Pearl, originally identified as mixed-use in the general plan would change to a combination of commercial and office uses (residential units above commercial would not be permitted as they were previously).

Instead, a pedestrian-oriented commercial hub at the intersection of Torrance and PCH would be created, extending one block south to Ruby Street. All uses in other areas of the corridor would continue as designated in the current general plan.

Create a mixed-use corridor. This option would create a mixed-use corridor from Vincent Street to Knob Hill Avenue, allowing for residential and commercial uses to be located side by side or in vertical mixed-use buildings (residential on the second floor and above).

All uses in other areas of the corridor would continue as their current general plan designation (no change).
The current general plan allows for community and highway-oriented commercial (C-4) uses south of Avenue G as PCH approaches Riviera Village.

Commercial Uses: This intensive commercial designation allows for uses such as retail commercial, restaurants, grocery and drug stores, professional offices, personal services, and similar uses as well as overnight accommodations and movie theaters similar to C-2 but at a potentially larger development scale.

Mixed Use: At Palos Verdes Boulevard, the corridor changes to mixed-use (MU-3) along PCH allowing for similar commercial uses and residential units on the second floor and above at a density of 35 dwelling units per acre.

Option A: Extend the Mixed-Use Corridor

Extend the mixed-use corridor north and west of Palos Verdes Boulevard.

Mixed Use: Given the location of this area, far from transit and freeway access, the intent of this option is to create a live-work environment where local businesses and owners, employees, etc. would have the chance to live close to work. This option would create a mixed-use corridor starting from Elena Avenue South to the City border.

The mix of residential and commercial uses could be applied horizontally (side by side) or in vertical mixed-use buildings (residential on the second floor and above). If selected, this option would be discussed further to clarify the appropriate balance between residential and commercial uses.

Residential Uses: The adjacent medium density residential would provide a transition from the mixed-use corridor to neighboring single-family homes.

Commercial Uses: The allowed commercial uses near Riviera Village would remain the same.
Galleria District: Kingsdale Neighborhood

Current General Plan

Option A: Residential Only
This option would transition the area for residential use. Residential Uses: This option would increase the density allowed for the majority of the area to a low density multi-family neighborhood, providing housing to complement future development in the other areas of the Galleria District. Options for the Galleria along Hawthorne Boulevard, the SCE easement, and 182nd Street are provided on a separate page.

Option B: Higher Density Housing
This option would transition the area for residential use to a higher density while maintaining commercial uses along Artesia Boulevard. Residential Uses: This option would increase the density allowed for the majority of the area to a high density multi-family neighborhood, providing housing to complement future development the other areas of the Galleria District. Commercial Uses: Community Serving Commercial uses would continue to be allowed in this area buffering and transitioning traffic and along Artesia Boulevard and connecting to other future commercial uses in the Galleria District. Options for the Galleria District along Hawthorne Boulevard, the SCE easement, and 182nd Street are provided on a separate page.
**Option A: Refine Current General Plan**

In this option the majority of the uses would be maintained with some minor refinements:

- Commercial Uses: The industrial and business park uses in place today would remain, however, future allowable use descriptions would add more commercial uses including the development of commercial at varying intensities. North of the 405 Freeway, multi-tenant commercial uses (consistent with the development of the parcel at the corner of Manhattan Beach Boulevard and Inglewood Avenue to a designation that is more appropriate for multi-tenant commercial uses that are consistent with the development of the parcel at the corner of Manhattan Beach Boulevard and Inglewood Avenue) to a commercial designation that would better support the long-term use of the sites as hotels and/or other freeway oriented commercial uses.

- Industrial Uses: Recognizing the area’s future potential because of its proximity to the existing (and possible future extension of) the Metro Green Line through the City, this option explores the possibility of doing something different and introducing residential to the area. A medium multi-family or possibly high-density residential designation could benefit from the proximity to the Metro station and employment center and provide an opportunity to reduce vehicular trips due to their proximity to the Metro station and employment center. This option also introduces the creation of a transit-oriented district that integrates jobs, housing and retail.

- Integrate New Residential Uses: The majority of this focus area is designated with light industrial (I-1) which allows for research and development, “office park,” manufacture of spacecraft and associated aerospace systems, supporting commercial uses, restaurants, banks, and similar uses in the heart of this district.

- Utility Uses: A utility easement runs through this area providing access for Metro and Southern California Edison. Currently multiple nurseries and parking lots are located within the utility easement, which could potentially accommodate future recreational uses.

**Option B: Create a Transit-Oriented District**

This option envisions the creation of a transit-oriented district that integrates jobs, housing and retail.

- Integrate New Residential Uses: Recognizing the area’s future potential because of its proximity to the existing (and possible future extension of) the Metro Green Line through the City, this option explores the possibility of doing something different and introducing residential to the area. A medium multi-family or possibly high-density residential designation could benefit from the proximity to the Metro station and employment center and provide an opportunity to reduce vehicular trips due to their location near transit.

- Industrial Uses: Retain some industrial uses to maintain the City’s industrial jobs base (there are limited areas within Redondo Beach that can accommodate these job-generating uses).

- Retain Commercial Uses: Commercial uses would remain at the corner of Manhattan Beach Boulevard and in areas north of the 405 freeway. Designations/uses would also be maintained at the corner of Redondo Beach Avenue, between the Metro easement and 405.