



City Council Meeting
July 3 & 17, 2018

Introduction & Background

- ▶ Project Background
- ▶ City Council Direction
- ▶ Approved Work Plan
- ▶ Community Ad Hoc Working Group
- ▶ Planning Commission Discussion & Hearings



Issue #3

Desirable Uses (What the City is Gaining)	Flexible Development Standards (What the City is Offering)
• High end restaurants ◊ Nighttime uses ◊ Vehicular and pedestrian access to restaurants needs to make sense for residents • Mixed Use ◊ Shared office ◊ Affordable residential on top ◊ Residential on top with commercial on bottom ◊ Require less commercial/ratio not too high • Community Theater • Children's Museum • Hotel • Maintain existing neighborhood serving uses (UPS Store, Dry Cleaners, Coffee Shops, etc.)	• Parking ◊ Shared parking allowance between adjacent properties for day/night/weekend usage ◊ Shared parking reduction for multi-tenant (staggered uses) ◊ Parking allowed within side landscaping setbacks between commercial properties ◊ Standardization of parking codes ◊ Less stringent parking variance criteria • Flexibility in height for hotels and mixed use ◊ Measure differently ◊ Eliminate 4/12 roof pitch ◊ Daylight plane flexibility ◊ Height up to 45 feet
Desirable Features (What the City is Gaining)	
• Tourism Tax Assessment (Not increase in TOT) • Beautification/Improvement Fund ◊ Improve ROW/Medians ◊ Trade-off private for public ◊ Landscaping and trees ◊ Beautification on front and back side of property • Safety features (Nighttime lighting) • Wider sidewalk and buffers on Sepulveda and residential sides of property • Standard ROW Improvements ◊ Uniform look (Redondo Beach example of same pavers in sidewalk, City provides, property owner installs)	

Issue #5

Issue #2

Issue #1

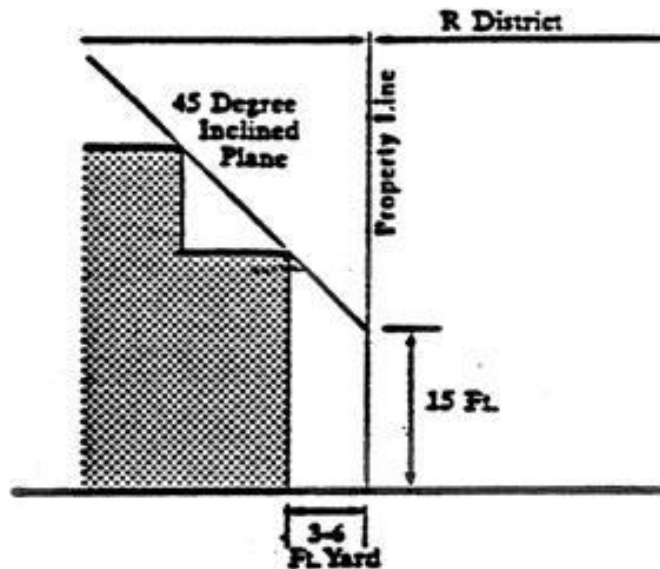
Issue #1: Height

- ▶ Modify to allow buildings to be built up to 30 ft. without 4:12 roof pitch, and without the need for parking at ground or below ground levels
- ▶ Change height to allow building greater than 30 ft. without 4:12 roof pitch, and without the need for parking at ground or below ground levels

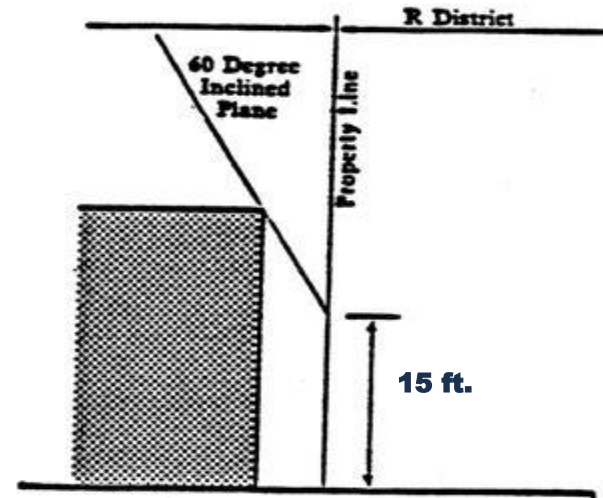


Issue #2 Setbacks

- ▶ Daylight-Plane Requirement
 - Modify to allow flexibility for new commercial projects



REAR PROPERTY LINE



Issue #2 Setbacks (cont.)

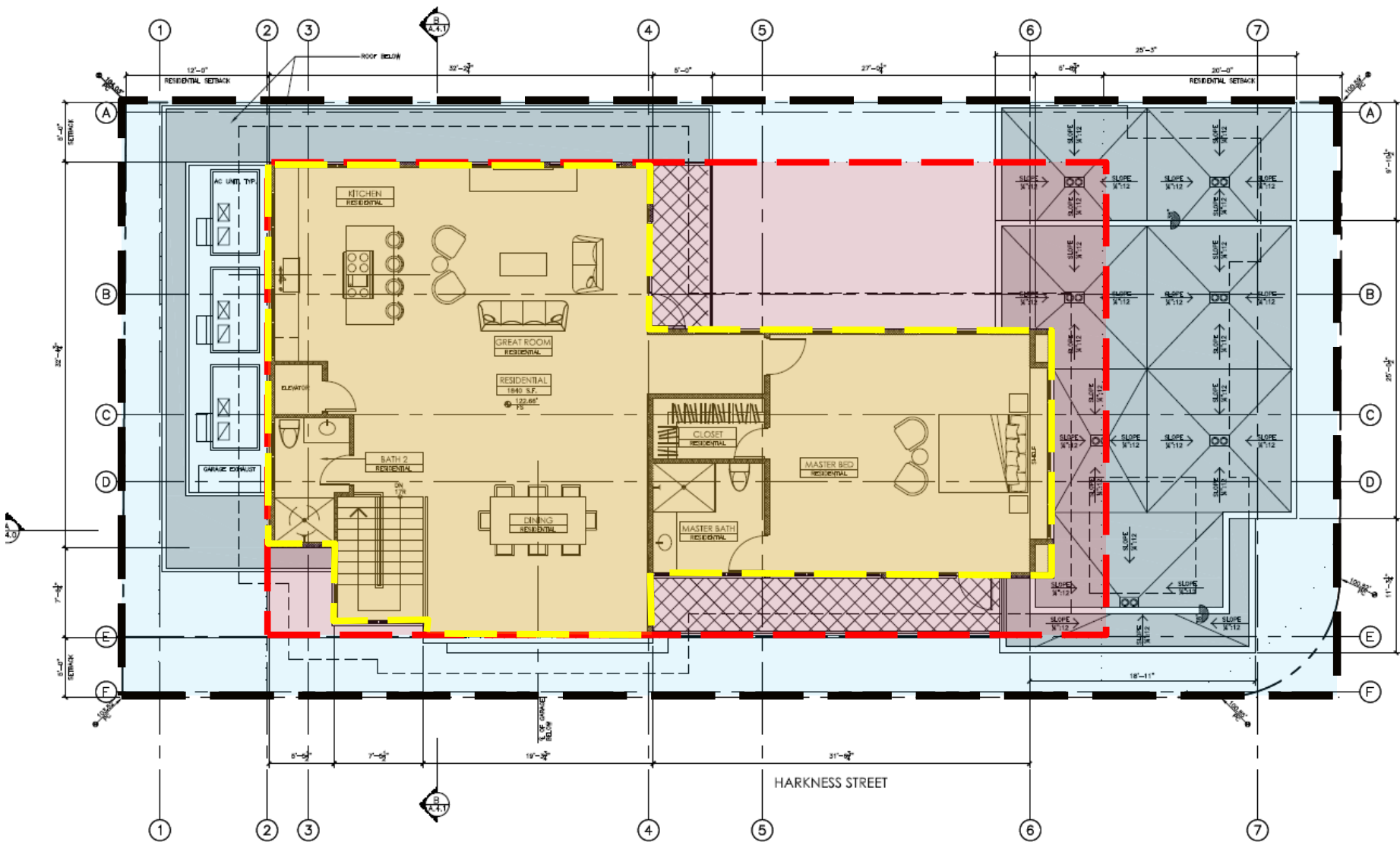
- ▶ Conventional Setbacks
 - Modify to accommodate mixed use and provide flexibility for residential portions of mixed use project
 - Mixed use standards forthcoming

Architectural floor plan of the 4th Level. The plan shows a large central area labeled "4th Level" with various rooms including Bath 2, Dining, Master Bath, Master Bedroom, Closet, Bedroom 1, Consultation, Exam 2, Exam 1, Unassigned Alphaspace, and Unassigned Alphaspace. It also features an elevator, lobby, and elevator equipment. The plan includes dimensions, section lines (SECTION B and SECTION A), and a scale of 1/4"=1'-0".

SECTION B
SCALE: 1/4"=1'-0"

SECTION A

SCALE: 1/4"=1'-0"



Issue #3: Desirable Uses

- ▶ High-end restaurants
 - ▶ Hotels
 - ▶ Mixed-Use
 - ▶ Community Theaters
 - ▶ Museums
-
- * All uses already allowed in CG except Mixed-Use
 - * Flexible Standards would apply
 - * No further regulation of office/medical



Issue #3: Desirable Features

- ▶ Tourism Tax Assessment
- ▶ Beautification/Improvement Fund
- ▶ Safety Features
- ▶ Buffering on Sepulveda and Residential
- ▶ Standard Right-of-Way Improvements



Issue #4: Development Guide

- ▶ Improve pedestrian experience
- ▶ Safe and appealing vehicular points of entry; easier and safer access from sidewalk
- ▶ Pronounced buffer zones between commercial/residential zones
- ▶ If mixed use is permitted, specific site design guidelines should be required
- ▶ Standard requirements for larger discretionary projects:
 - Neighborhood meeting before project submittal
 - Initiation of NTMP



Issue #5: Parking

Parking Standards

- ▶ Allow Use of Surplus Parking in Adjacent Lots
- ▶ Flexible Multi-Tenant Shared Parking Standards
- ▶ Improved Parking Design Standards
- ▶ Removal of On-Street Parking OK if Added On-Site
- ▶ No Parking Dimension Changes

Parking Codes

- ▶ Update City Parking Codes
- ▶ Simplify Mixed Use Parking Approval Process

Planning Commission

- ▶ Item went before Planning Commission on April 25, May 23 and June 13
- ▶ Incorporated comments/recommendations
- ▶ Public Testimony



Staff's Recommendation

- ▶ Receive presentation
- ▶ Discuss the information presented
- ▶ Conduct the Public Hearing and Receive Public Testimony
- ▶ Continue the Public Hearing to August 21, 2018

