



City Council Meeting  
July 3, 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)
<ul style="list-style-type: none"> <li>• High end restaurants               <ul style="list-style-type: none"> <li>◊ Nighttime uses</li> <li>◊ Vehicular and pedestrian access to restaurants needs to make sense for residents</li> </ul> </li> <li>• Mixed Use               <ul style="list-style-type: none"> <li>◊ Shared office</li> <li>◊ Affordable residential on top</li> <li>◊ Residential on top with commercial on bottom</li> <li>◊ Require less commercial/ratio not too high</li> </ul> </li> <li>• Community Theater</li> <li>• Children's Museum</li> <li>• Hotel</li> <li>• Maintain existing neighborhood serving uses (UPS Store, Dry Cleaners, Coffee Shops, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>• Parking               <ul style="list-style-type: none"> <li>◊ Shared parking allowance between adjacent properties for day/night/weekend usage</li> <li>◊ Shared parking reduction for multi-tenant (staggered uses)</li> <li>◊ Parking allowed within side landscaping setbacks between commercial properties</li> <li>◊ Standardization of parking codes</li> <li>◊ Less stringent parking variance criteria</li> </ul> </li> <li>• Flexibility in height for hotels and mixed use               <ul style="list-style-type: none"> <li>◊ Measure differently</li> <li>◊ Eliminate 4/12 roof pitch</li> <li>◊ Daylight plane flexibility</li> <li>◊ Height up to 45 feet</li> </ul> </li> </ul>
Desirable Features (What the City is Gaining)	
<ul style="list-style-type: none"> <li>• Tourism Tax Assessment (Not increase in TOT)</li> <li>• Beautification/Improvement Fund               <ul style="list-style-type: none"> <li>◊ Improve ROW/Medians</li> <li>◊ Trade-off private for public</li> <li>◊ Landscaping and trees</li> <li>◊ Beautification on front and back side of property</li> </ul> </li> <li>• Safety features (Nighttime lighting)</li> <li>• Wider sidewalk and buffers on Sepulveda and residential sides of property</li> <li>• Standard ROW Improvements               <ul style="list-style-type: none"> <li>◊ Uniform look (Redondo Beach example of same pavers in sidewalk, City provides, property owner installs)</li> </ul> </li> </ul>	

Issue #5

Issue #2

Issue #1

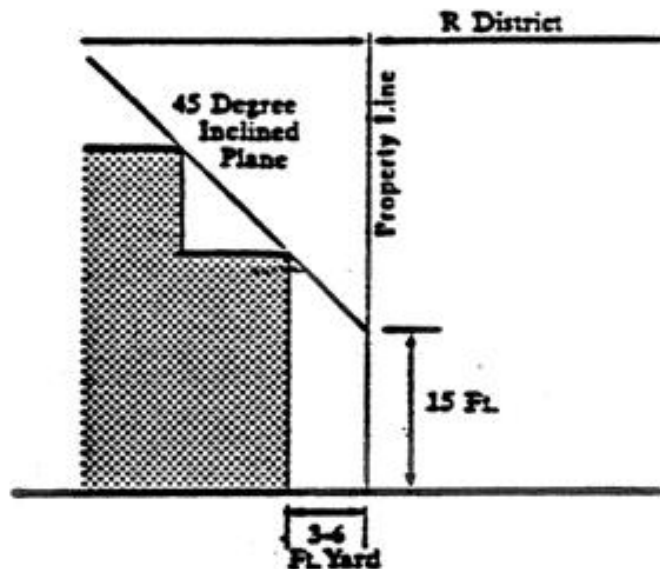
# Issue #1: Height

- ▶ 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

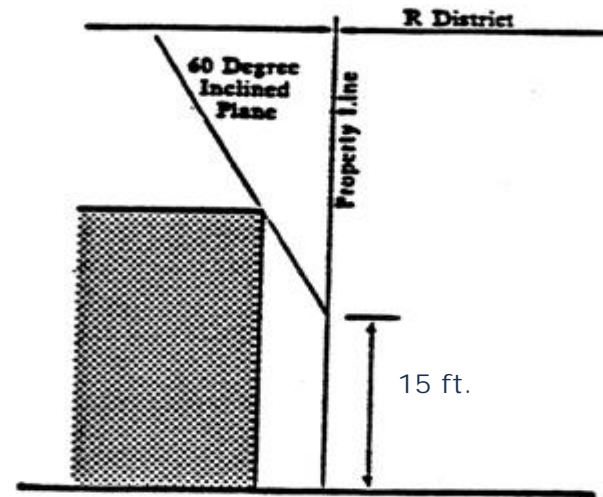


# Issue #2 Setbacks

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



REAR PROPERTY LINE

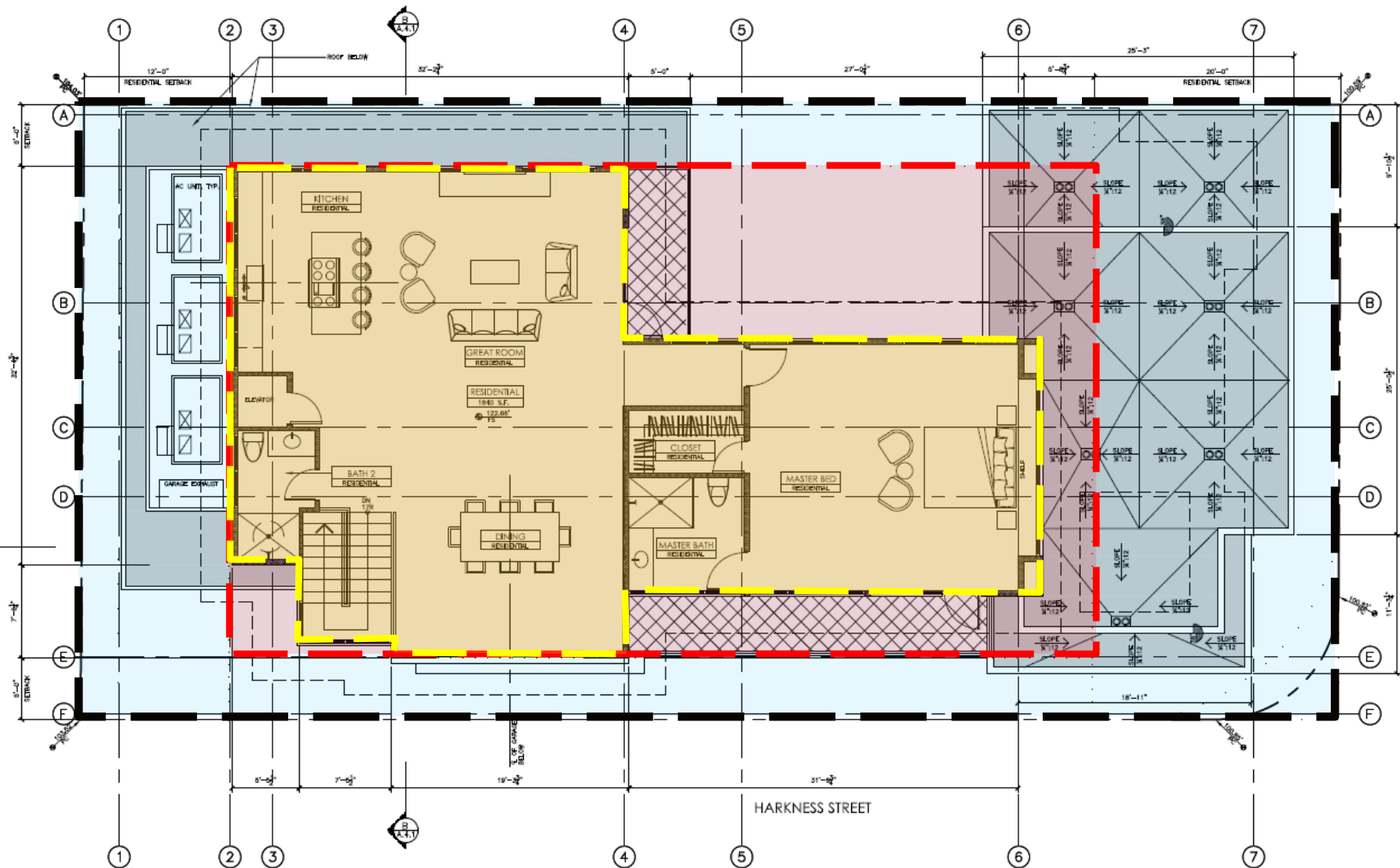


# Issue #2 Setbacks (cont.)

- ▶ 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, Close, Bedroom 1, Consultation, Exam 2, Exam 1, and a large Unorganized Garage. There is also an Elevator and a Lobby. The plan includes dimensions and a section line labeled "SECTION B" and "SECTION A".

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 PC on April 25<sup>th</sup>, May 23<sup>rd</sup> and June 13<sup>th</sup>
- ▶ 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 July 3, 2018

