PLANNING COMMISSION WORKSHOP #8

EVALUATING ALTERNATIVES

August 24, 2005

MEETING OBJECTIVES

1. Review the preliminary land use classification system presented at Workshop #7, with revisions
2. Identify land use focus areas
3. Discuss land use alternatives for focus areas
4. Document Commission comments on focus areas
5. Receive community input

Land Use Classification System

LAND USE DESIGNATIONS

Current General Plan Designations

Residential Designations

- **Low Density** (1-9 units per acre)
- **Low Medium Density** (9-18 units per acre)
- **Medium Density** (18-28 units per acre)
- **Medium High Density** (28-44 units per acre)
- **High Density** (44+ units per acre)

Commercial Designations

- **Local Commercial** (Maximum 0.4 FAR)
- **General Commercial** (Maximum 0.6 FAR)
- **Commercial Center** (Maximum 1.0 FAR)

Industrial Designations

- **Heavy Industrial** (FAR does not apply)
- **Light Industrial** (Maximum 0.6 FAR)
- **Business Park** (Maximum 0.6 FAR)

Other

- **Public/Quasi-Public/Open Space** (FAR does not apply)
- **Airport** (FAR does not apply)

LAND USE DESIGNATIONS

Proposed General Plan Designations

1. Two proposed new land use designations

- **Residential-Office:** permits the location of small, less intense office uses adjacent to residential uses (Max. FAR 1.0 intended to enable mixed-use commercial/residential projects). Solely residential or commercial projects will be limited to a FAR of 0.6
- **Hospital/Medical:** encourages the orderly growth of existing and proposed healthcare facilities

2. Potential elimination of the *Local Commercial* designation

LAND USE DESIGNATIONS

Proposed General Plan Designations

3. Two proposed changes in density ranges

- **Medium Density Residential:** Increase allowable density from 18-28 du/ac to 18-31 du/ac
- **Medium High Density Residential:** Increase allowable density from 28-44 du/ac to 32-44 du/ac
- These adjustments allow the City to comply with State housing density standards and facilitate meeting the State's housing goals, as described in AB 2348 (2004)

LAND USE DESIGNATIONS

Proposed General Plan Designations

4. One potential change to FAR of an existing land use designations

- **General Commercial FAR 0.6 → FAR 1.0**

Higher FAR will encourage commercial/ residential mixed-use developments. Solely residential or commercial projects will be limited to a FAR of 0.6

The commercial zone districts will establish maximum FARs lower than 1.0 for traditional commercial uses

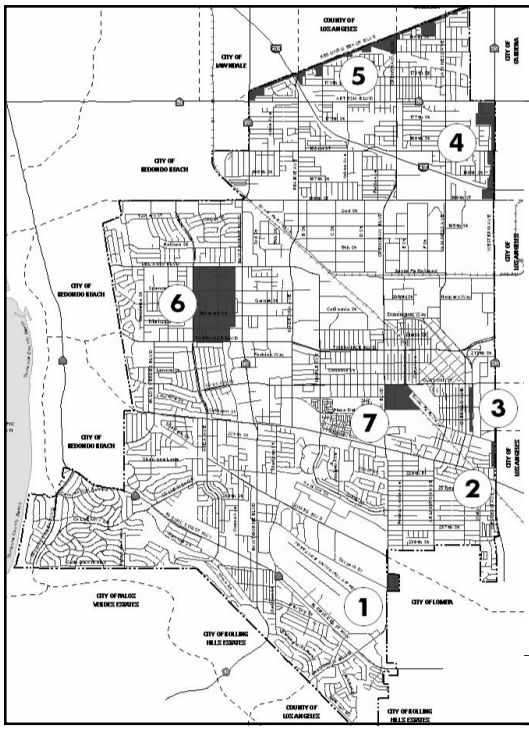
Land Use Focus Areas

LAND USE FOCUS AREAS

Understanding that land uses within most areas within the City are well-established, and many are viable for the long term …

Land use designations for most locations within the City will not change as a result of the General Plan update.

FOCUS AREAS



1. **Crenshaw/Amsler**
2. **Western Avenue South**
3. **Border Avenue**
4. **Western Avenue North**
5. **Redondo Beach Blvd.**
6. **East Victor Precinct**
7. **Jefferson/Oak**

LAND USE FOCUS AREAS

Focus Areas covered in tonight's workshop:

#1: Crenshaw/Amsler

#3: Border Avenue

#5: Redondo Beach Boulevard

#7: Jefferson/Oak

LAND USE FOCUS AREAS

Land use designation changes in the focus areas resulting from General Plan update will be minimal.

	Focus Area	Total Acres	Acres w/potential for land use change	Land use changes as a % of total City acreage
1	Crenshaw/Amsler	9.9	9.9	0.09%
2	Western Avenue South	5.6	5.6	0.05%
3	Border Avenue	6.8	6.8	0.06%
4	Western Avenue North	42.1	9.8	0.09%
5	Redondo Beach Boulevard	77.3	36.6	0.35%
6	East Victor Precinct	175.9	82.4	0.78%
7	Jefferson/Oak	38.4	26.5	0.25%
	TOTAL FOCUS AREAS	355.9	177.5	1.69%

Note: Total area for City of Torrance: **10,506** acres

Source: P&D Consultants, August 2005

LAND USE CHANGES

The General Plan is different from the Zoning Code.

General Plan	Zoning Code
Provides general direction on how development should occur in the City.	Provides legal specifications to regulate the use and development of specific properties.

- *The update of Torrance's General Plan does not directly change the Zoning Code.*
- *The City may need to make minor modifications to the Code in the future to ensure that General Plan goals are achieved.*

LAND USE CHANGES

Non-Conforming Uses

If a change in land use designation results in a conflict between an existing use of property and the new land use designation, the use becomes a *legal non-conforming use*.

The City will not force anyone to terminate a legal non-conforming use.

Torrance Municipal Code Section 92.22.3 allows for the continuation of legal non-conforming uses, provided that there is no expansion of the use or discontinuation of the use for more than 90 days.

Focus Area #1: Crenshaw/Amsler

CRENSHAW/AMSLER

- **Underutilized site along a major corridor**
- **Across from Torrance Crossroads shopping center**

CRENSHAW/AMSLER

Existing Land Use

- General Commercial
- Business Park
- Light Industrial
- Vacant

CRENSHAW/AMSLER

Existing General Plan

- General Commercial (C-GEN; max FAR existing: 0.6; proposed: 1.0)
- Light Industrial (I-LT; max 0.6 FAR)
- Business Park (I-BP; max 0.6 FAR)

CRENSHAW/AMSLER

LAND USE ALTERNATIVES

- **Encourage recycling of existing uses along Crenshaw Blvd.**
- **Encourage commercial/residential mixed use**
- **Accommodate new housing at the City's edge**

Alternative 1

CRENSHAW/AMSLER

- Medium High Density Residential (R-MH; existing: 28-44 du/ac; proposed: 32-44 du/ac)
- High Density Residential (R-HI; 44 1 du/ac)
- General Commercial (C-GEN; max FAR existing: 0.6; proposed:1.0)
- Residential-Office (proposed category; R-OF; max 1.0 FAR & 18-31 du/ac)
- Light Industrial (I-LT; max 0.6 FAR)

Existing General Plan

Alternative 2

CRENSHAW/AMSLER

- Medium High Density Residential (R-MH; existing: 28-44 du/ac; proposed: 32-44 du/ac)
- High Density Residential (R-HI; 44+ du/ac)
- General Commercial (C-GEN; max FAR existing: 0.6; proposed: 1.0)
- Residential-Office (proposed category; R-OF; max 1.0 FAR & 18-31 du/ac)
- Light Industrial (I-LT; max 0.6 FAR)

Existing General Plan

Alternative 3

CRENSHAW/AMSLER

- Medium High Density Residential (R-MH; existing: 28-44 du/ac; proposed: 32-44 du/ac)
- High Density Residential (R-HI; 44+ du/ac)
- General Commercial (C-GEN; max FAR existing: 0.6; proposed: 1.0)
- Residential-Office (proposed category; R-OF; max 1.0 FAR & 18-31 du/ac)
- Light Industrial (I-LT; max 0.6 FAR)

Existing General Plan

Alternative 4

CRENSHAW/AMSLER

- Medium High Density Residential (R-MH; existing: 28-44 du/ac; proposed: 32-44 du/ac)
- High Density Residential (R-HI; 44+ du/ac)
- General Commercial (C-GEN; max FAR existing: 0.6; proposed: 1.0)
- Residential-Office (proposed category; R-OF; max 1.0 FAR & 18-31 du/ac)
- Light Industrial (I-LT; max 0.6 FAR)

Existing General Plan

Commission Discussion: Crenshaw/Amsler Focus Area

Focus Area # 3: Border Avenue

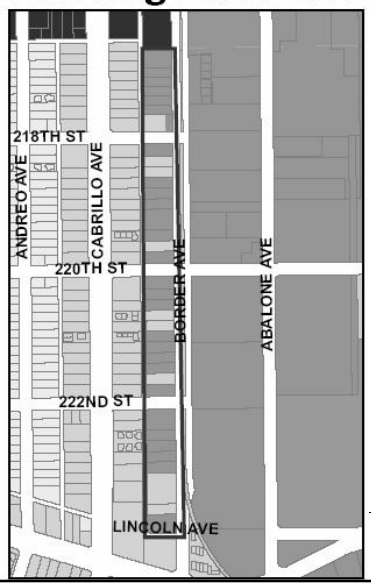
BORDER AVENUE

- **Older industrial uses**
- **Influx of residential uses**

BORDER AVENUE

Existing Land Use

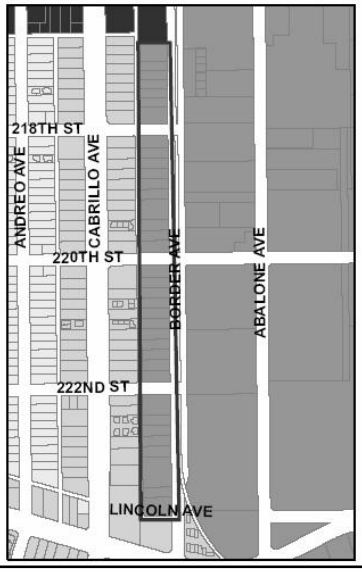
- Low Medium Density Residential
- Medium Density Residential
- General Commercial
- Commercial Center
- Business Park
- Light Industrial



BORDER AVENUE

Existing General Plan

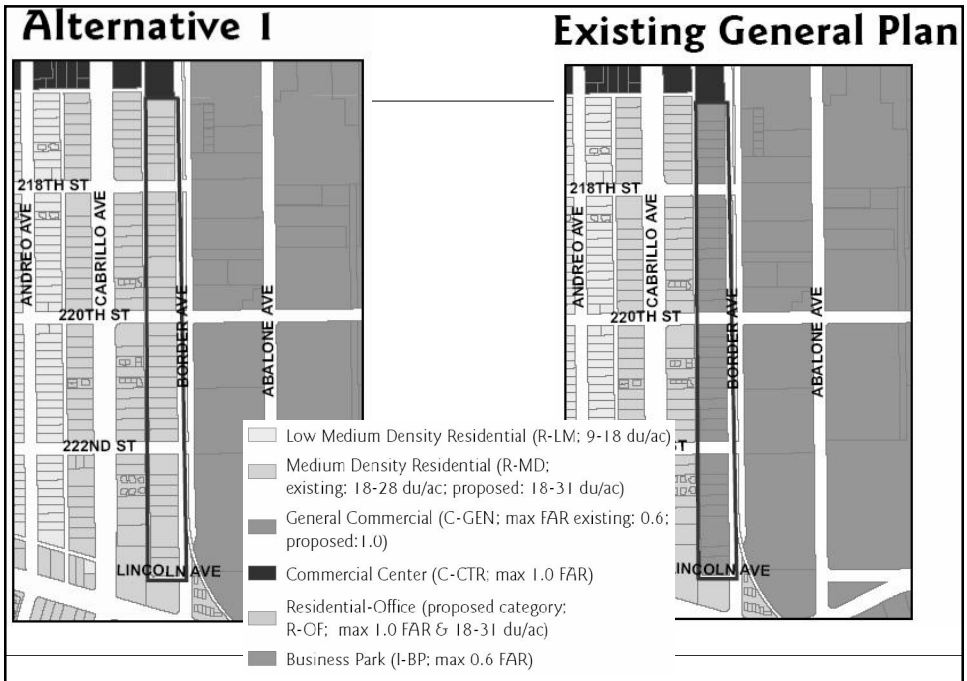
- Low Medium Density Residential (R-LM; 9-18 du/ac)
- Medium Density Residential (R-MD; existing: 18-28 du/ac; proposed: 18-31 du/ac)
- General Commercial (C-GEN; max FAR existing: 0.6; proposed:1.0)
- Commercial Center (C-CTR; max 1.0 FAR)
- Residential-Office (proposed category; R-OF; max 1.0 FAR & 18-31 du/ac)
- Business Park (I-BP; max 0.6 FAR)

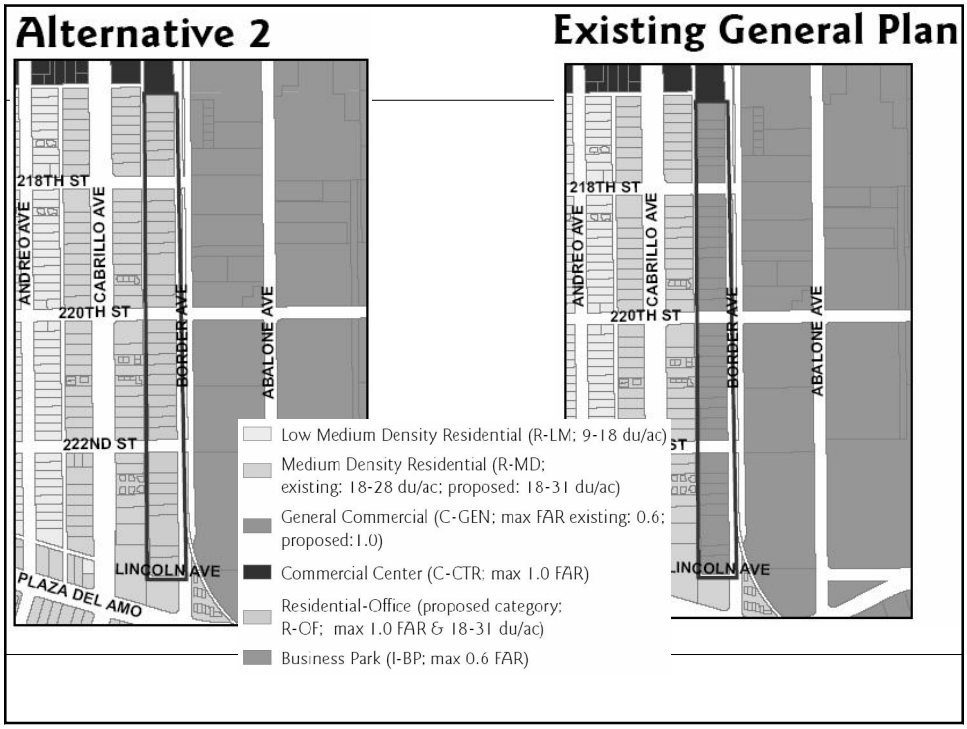


BORDER AVENUE

LAND USE ALTERNATIVES

- **Encourage recycling of older industrial uses**
- **Accommodate office uses and housing at the City's edge**



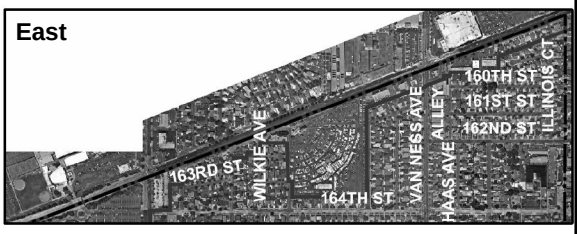


Commission Discussion: Border Avenue Focus Area

Focus Area #5: Redondo Beach Boulevard

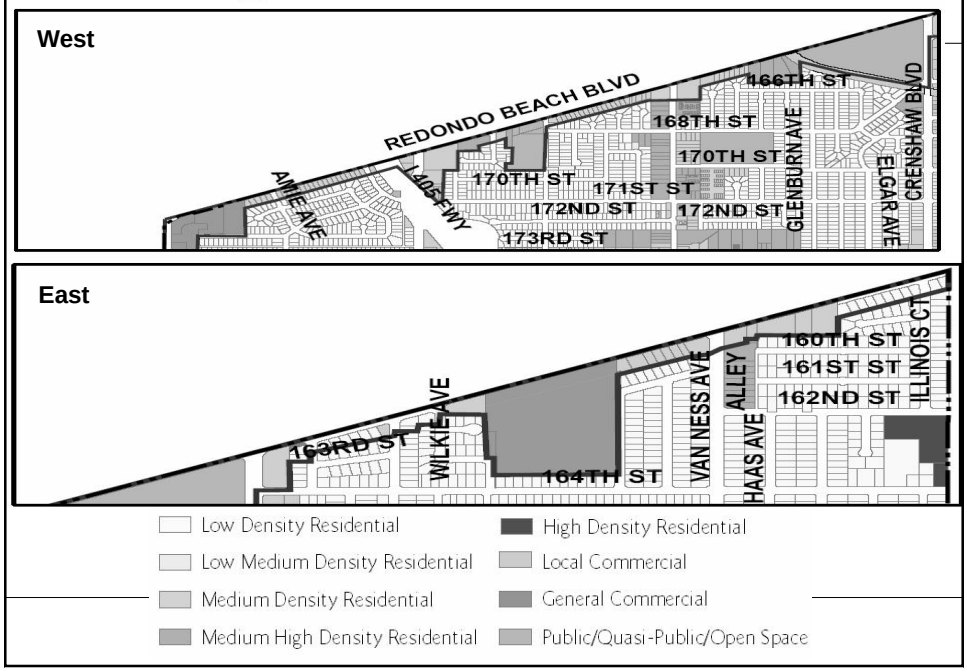
REDONDO BEACH BLVD.

- **Underutilized commercial properties**
- **Presence of shallow parcels**
- **Lack of gateways to signify entry into Torrance**

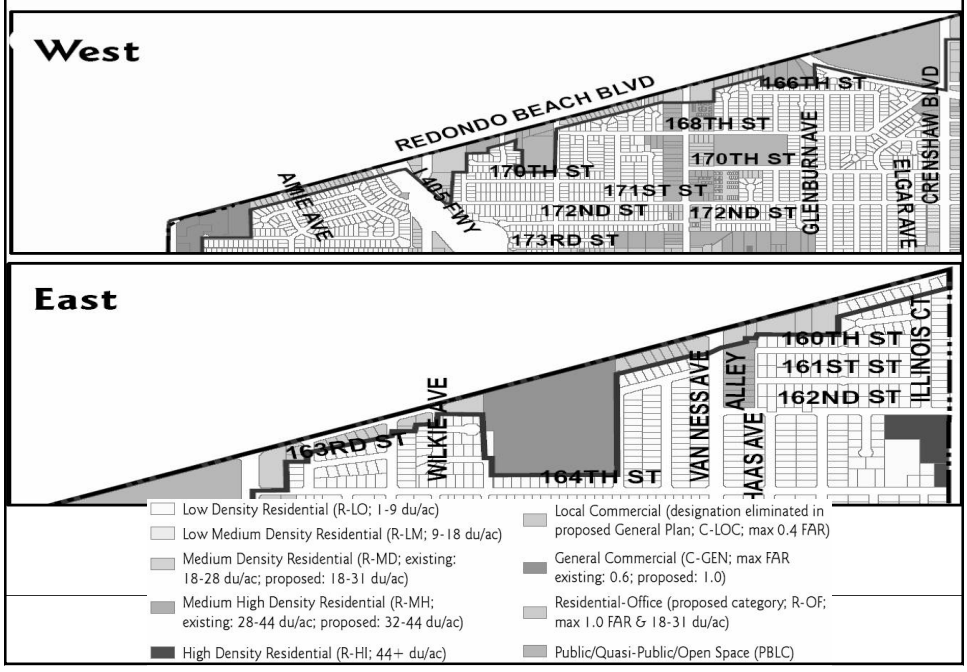


West (from Crenshaw to Hawthorne)
East (from Crenshaw to eastern city limits)

Existing Land Use



Existing General Plan

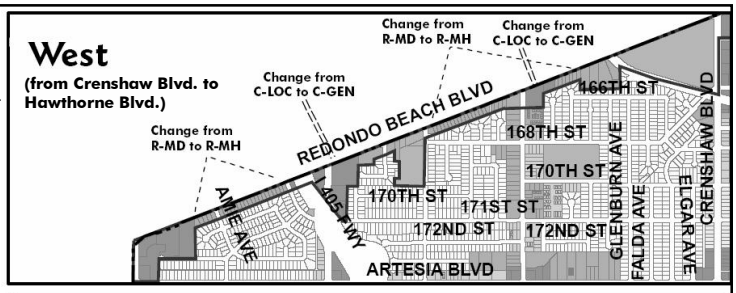


REDONDO BEACH BLVD.

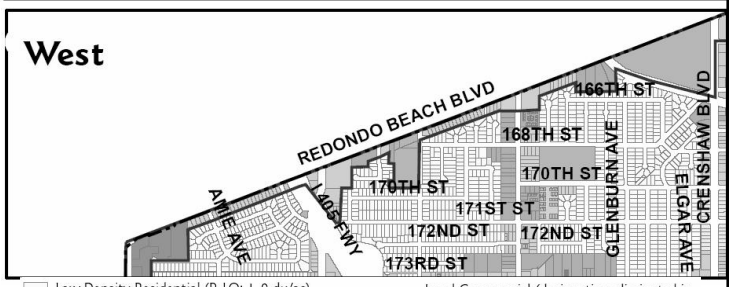
LAND USE ALTERNATIVES

- **More accurately reflect existing housing densities**
- **Encourage mixed use**
- **Intensify commercial uses along a heavily traveled corridor**
- **Accommodate residential and office uses next to each other**

Alternative 1

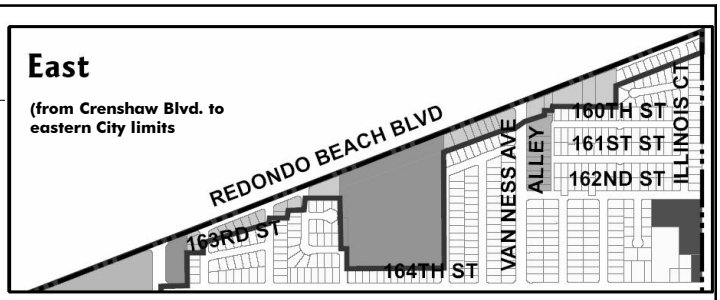


Existing General Plan

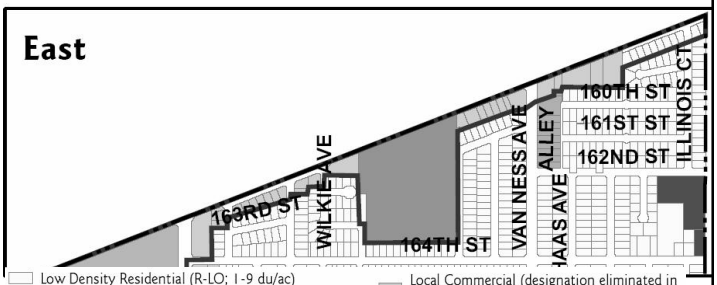


- Low Density Residential (R-LO; 1-9 du/ac)
- Low Medium Density Residential (R-LM; 9-18 du/ac)
- Medium Density Residential (R-MD; existing: 18-28 du/ac; proposed: 18-31 du/ac)
- Medium High Density Residential (R-MH; existing: 28-44 du/ac; proposed: 32-44 du/ac)
- High Density Residential (R-HI; 44+ du/ac)
- Local Commercial (designation eliminated in proposed General Plan; C-LOC; max 0.4 FAR)
- General Commercial (C-GEN; max FAR existing: 0.6; proposed: 1.0)
- Residential-Office (proposed category; R-OF; max 1.0 FAR & 18-31 du/ac)
- Public/Quasi-Public/Open Space (PBLC)

Alternative 1



Existing General Plan



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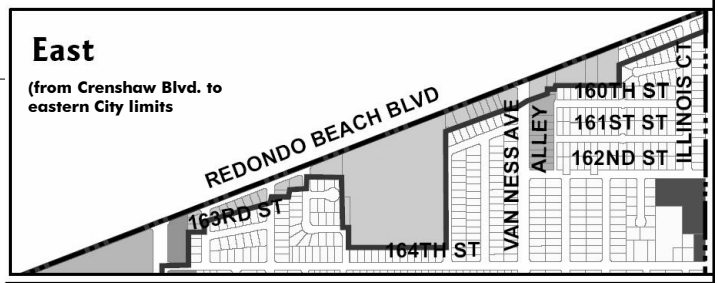
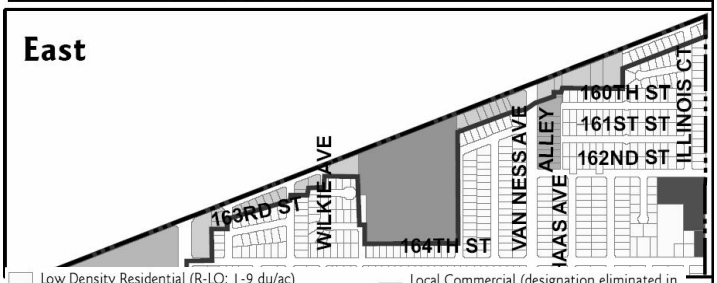
Alternative 2



Existing General Plan



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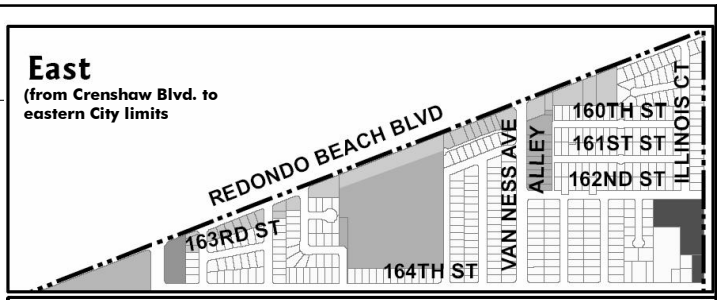
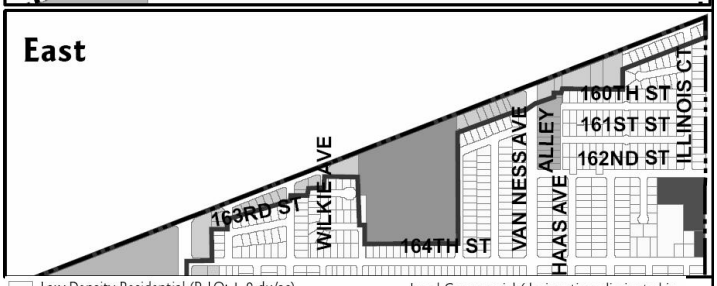
- Residential-Office (proposed category; R-OF; max 1.0 FAR & 18-31 du/ac)
- Public/Quasi-Public/Open Space (PBLC)

Alternative 3



Existing General Plan



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- Public/Quasi-Public/Open Space (PBLC)

Commission Discussion: Redondo Beach Blvd. Focus Area

Focus Area #7: Jefferson/Oak

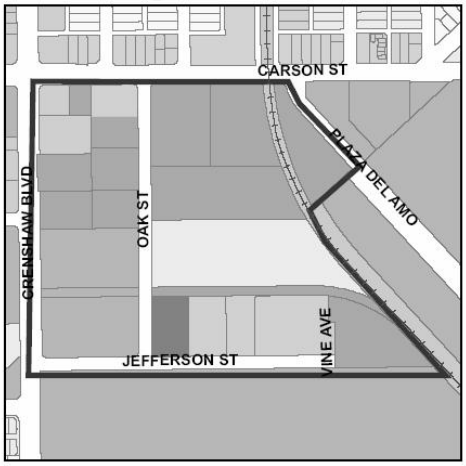
JEFFERSON/OAK

- **Location of heavy industrial uses including the Martin Brass Foundry**
- **Transition to residential uses is underway**

JEFFERSON/OAK

Existing Land Use

- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- Local Commercial
- Light Industrial
- Business Park
- Public/Quasi-Public/Open Space
- Vacant



JEFFERSON/OAK

Existing General Plan

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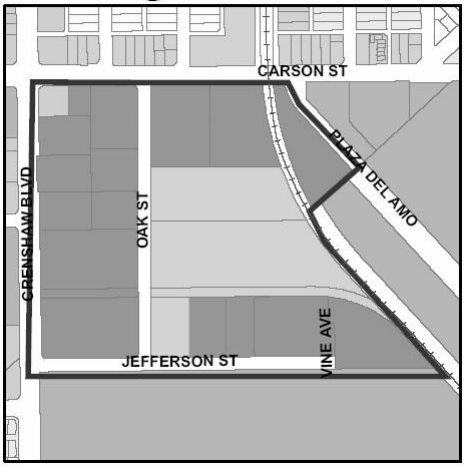
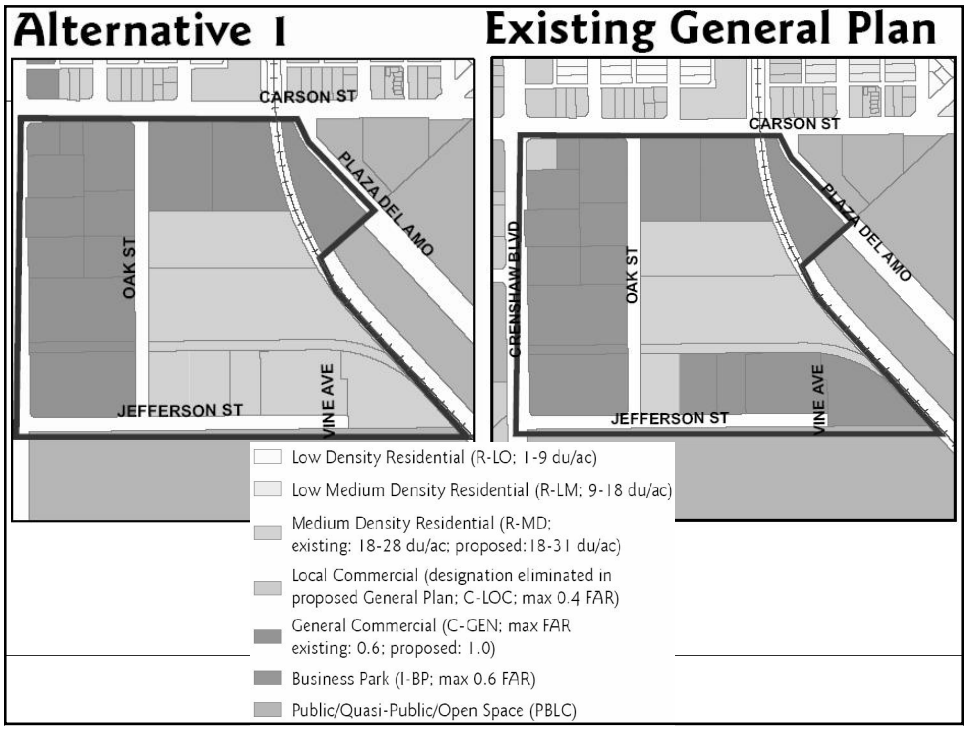
- Business Park (I-BP; max 0.6 FAR)
- Public/Quasi-Public/Open Space (PBLC)

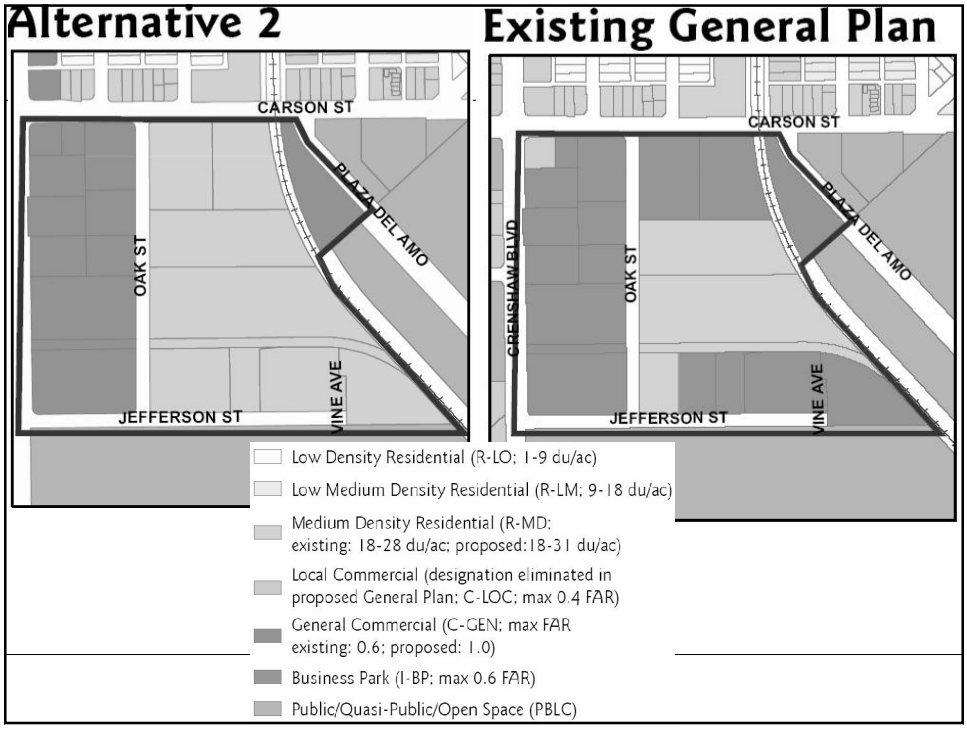


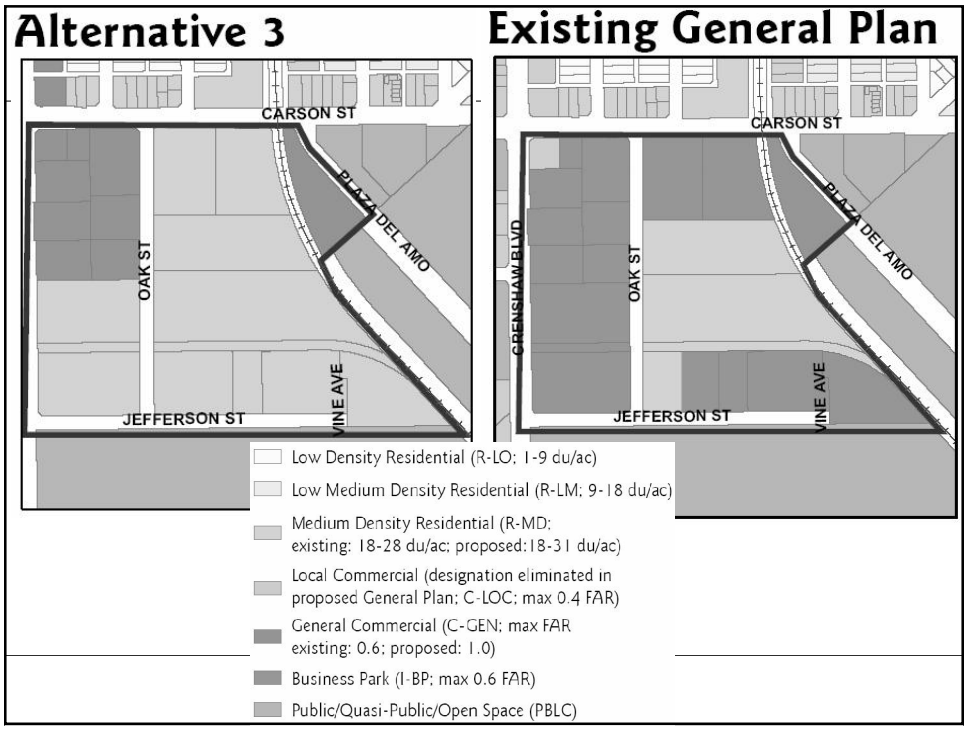
JEFFERSON/OAK

LAND USE ALTERNATIVES

- **Intensify commercial uses along a heavily traveled corridor**
- **Increase housing options in the area**
- **Encourage mixed use**




Alternative 2
Existing General Plan
CARSON ST
PLAZA DEL AMO
OAK ST
CRENSHAW BLVD
JEFFERSON ST
VINE AVE
Low Density Residential (R-LO; 1-9 du/ac)
Low Medium Density Residential (R-LM; 9-18 du/ac)
Medium Density Residential (R-MD; existing: 18-28 du/ac; proposed:18-31 du/ac)
Local Commercial (designation eliminated in proposed General Plan; C-LOC; max 0.4 FAR)
General Commercial (C-GEN; max FAR existing: 0.6; proposed: 1.0)
Business Park (I-BP; max 0.6 FAR)
Public/Quasi-Public/Open Space (PBLC)


Alternative 3
Existing General Plan
CARSON ST
PLAZA DEL AMO
OAK ST
CRENSHAW BLVD
JEFFERSON ST
VINE AVE
Low Density Residential (R-LO; 1-9 du/ac)
Low Medium Density Residential (R-LM; 9-18 du/ac)
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Commission Discussion: Jefferson/Oak Focus Area

Community Input

PLANNING COMMISSION WORKSHOP #8

EVALUATING ALTERNATIVES

August 24, 2005