OPENING SESSION
A Regular Meeting of the Redondo Beach General Plan Advisory Committee was called to order by Chair Biro at 7:00 p.m. in the Redondo Beach Public Library Second Floor Meeting Room, 303 N. Pacific Coast Highway, Redondo Beach, California.

ROLL CALL
Members Absent: Burke, Eller, Royds, Sanchez, Shaer, Stodder, Szymanski, Waller, Williams
Officials Present: Aaron Jones, Community Development Director
                  John La Rock, Community Services Director
                  Antonio Gardea, Senior Planner
                  Sean Scully, Planning Manager
                  Stacey Kinsella, Associate Planner
                  Lina Portolese, Planning Analyst
                  Diane Cleary, Recording Secretary
Consultants Present: Woodie Tescher, PlaceWorks
                     Wendy Nowak, PlaceWorks
                     Halley Grundy, PaceWorks

CONSENT CALENDAR
  a. APPROVAL OF AFFIDAVIT OF POSTING for the General Plan Advisory Committee
  b. APPROVAL OF MINUTES FOR THE GENERAL PLAN ADVISORY COMMITTEE
     REGULAR MEETING: June 8, 2017.

Member Lamb referred to the minutes, page 5, 7th paragraph from the bottom, and requested that the word “inadequate” replace “limiting.” She also stated that the RHNA numbers being higher in Redondo Beach than the surrounding communities should be noted in the minutes.

Member Pinzler suggested that the recording be the official verbatim record, not the minutes.

Member Ludwig requested that the discussion regarding losing the 25- to 44-year olds due to not having enough affordable housing be included in the minutes, noting she objected to this comment and pointed out that there are many 25- to 44-year olds in both Hermosa Beach and Manhattan Beach.

Community Development Director Aaron Jones stated that summary meeting minutes are the official record of the proceedings and reviewed and approved by the body, and noted that verbatim transcripts are not prepared. However, there are recordings of meetings available for a period of time available to the public.

Member Light suggested having email input with any changes.

Mr. Tescher pointed out there will be small group interactions going forward that will not be recorded.
Item b. was pulled for further changes to be brought back at the next meeting.

Motion by Member Lamb, seconded by Member Light, to approve Item a. of the Consent Calendar. Motion carried unanimously.

ORDER OF AGENDA
Motion by Member Solomon, seconded by Member Hannon, to consider Public Comment next on the Agenda. Motion carried, with Members Pinzler and Moses voting no.

PUBLIC COMMENT

Michael O’Connell spoke on the following:
- Suggested having metrics to measure progress and achieve the target
- Look to see if the policies and procedures put into the plans are effective
- Questioned money still needed for lighting and paving – what is the metrics on zoning, ordinance, zoning map, etc.
- Issues with how broadly the statistics are being used. Losing visibility of some of the key differentiators such as median sales prices for condos at $810K which is true in the table but by size is $1,000,030 apiece. Prices for new condos going forward will be $1,000,030, not $810K
- Statistics need to be taken into account – the age and size of the house or condo – household size of 2.3 does take this into account either
- 2016-2040 projection of the population growth at around 5500 with a number of household growth at 3600, only averages out to 1.5 people per unit
- Not a wash on population
- Undercutting/understating population growth
- Parking 1.7 cars per household which is broad across all categories of houses – should check on a non-street sweeping day – walk the streets and see how many cars are parked

Ursula Lazo, Asset Manager Selective Real Estate Investment, spoke on the following:
- Represent ownership 1207-1209 Aviation Blvd. Redondo Beach
- Property unique being partly in Hermosa Beach and Redondo Beach
- Has been identified by both municipalities as a gateway corridor on location
- Asked that both cities and Planning Commissioners work together for mutual and consistent zoning standards as well as future development plans
- Inconsistencies and discrepancies between zoning, noting that Hermosa Beach property is zoned C3, and Redondo Beach is C2
- Different story requirements and restrictions in height and future development type of planning
- Suggested looking in a broader nature for future development plans regarding this property

Sandy Willson-White, South Redondo, objected to consultants coming to cities and getting a high price for business that they do in the City. She supported the housing proposed at the Galleria going down to 300 units, but expressed concern with people not having ownership, government intrusion and Section 8 housing. She also supported keeping good quality of life in the City.

Harry Johnson requested that the Chairman have a Pledge of Allegiance.

Led by Mayor Brand, the Members, staff and audience rose to Salute the Flag.

Mayor Brand stated it is important to keep a good record of the meeting minutes and that they be accurate. He said land use is also very important, and noted concerns include overdevelopment, traffic and parking. He said the crisis in Redondo Beach is traffic, the state is not sending requirements for meeting school size classes, waits at lights, etc. and the state supporting more housing. He supported the Committee address this based on impacts to the City, not just
perceiving housing shortage or affordability crisis. He noted there are less than 3 acres per 1,000 residents in the City and the state is determining this is critically underserved. He also said that USC for Sustainable Studies ranked Redondo Beach, Manhattan Beach and Hermosa Beach in with South LA and East LA as the most park poor communities in the entire region. He suggested that School Board Member Mike Christianson and the Superintendent speak at a future GPAC meeting regarding ratio to students, housing units, etc., and pointed out that Redondo Beach has an incredible mix of housing. He also pointed out Members will be dropped after missing three meetings.

Tracey Hopkins spoke on the SCAG numbers and stated a judge determined that the SCAG housing numbers are considered as “fatally flawed” and should be disregarded. She said they were disregarded in Hollywood and Hermosa Beach and other cities. She stated this was a Hollywood court case when they were doing their plan, and suggested visiting the website Democrats Against UN Agenda 21.com which will provide an alternate look at what is being shared by the consultants. She also asked if the book “Growing Smart Legislative Guidebook a Management of Change Model Statutes” is being utilized in the planning process.

Jane Abrams, District 1, stated in 2015/16, she started attending Planning and City Council meetings when District 1 was threatened by Legado and Sea Breeze projects. She noted vacancy rates in the City and asked if commercial vacancy rates are being tracked. She stated she is interested in land use and zoning, and hoped the Committee will work towards improving and scaling back mixed use.

Rebecca James, District 2, noted a unique opportunity in the City due to the AES site being for sale and the waterfront influx and to take advantage of this opportunity to make a grand scale park and open space project. She said the parcel is approximately 50 acres along with additional parking up the hill privately owned but there would be a decommissioning of the transmission lines on the corridor on 190th that would be anchored with Dominguez Park. She asked that the Committee consider this amazing chance to have the City be known for something really stellar and a grand vision for a park.

Jeff Abrams, District 1, stated the GPAC has a chance to redo the General Plan which will last for some time, and to correct all errors in the past. He addressed density, noting the zoning laws allow for excess density in all building. He suggested concentrating on how to get density per acre more realistic. He said Avenue G has no parking, and stated the traffic has been getting worse and worse with developers cramming more units into an acre, and opposed mixed use being 35 units per acre.

Barbara Epstein supported open space and parkland, and expressed concern with the consultants giving information about commercial and real estate development and lack of park discussion. She suggested preservation, public amenities and discussions on quality of life rather than commercial and development focus on future plans.

Wayne Craig, District 1, stated he spoke to the Hermosa Beach Mayor regarding potential traffic impacts from the proposed CenterCal development who did not support it and noted he never received a call back when reaching out to the Redondo Beach Mayor and Council. He said the GPAC now has the ability to do something that will not only impact Redondo Beach but the entire region for the next 50 to 100 years. He also said there are other options and supported taking input with the other surrounding cities, and noted support for a park regarding the corridor up the hill.

Bedros Enfidjian, District 1, introduced himself as a resident, stated he was available for any advice or input and supported the GPAC.
A resident from District 5 stated he did not see AES turned into a park and believed there should be a better use. He said he would like to see land for water storage and believed parking in North Redondo is terrible. He also opposed increasing driveway space when buying old homes which decreases parking.

Motion by Member Moses, seconded by Member Funabashi, to close the Public Comments. Motion carried unanimously.

OVERVIEW OF TOPICS TO BE COVERED AT FUTURE MEETINGS

Wendy Nowak, PlaceWorks, discussed the following:
- A preview of future meeting topics (meetings 3 through 11)
- Priorities of Tonight’s Meeting
  - Identify areas of preservation and potential change in the City
  - Identify values and ideals to incorporate into draft Vision Statement

Woodie Tescher, PlaceWorks, discussed the following:
- Understanding the City
  - Planning Considerations
    - Foundation: Existing land use and urban form analysis
    - Foundation to inform identification of areas of preservation and future change
    - Layering of several factors
  - Street Pattern
    - Predominantly block/grid patterns with long corridors
    - Exceptions
  - Building Footprints
    - Distinctive patterns based upon types of development
  - Typologies
  - Lot Depths
  - Districts
  - Adjacent Land Use
  - Setting the Foundation
  - Current GP approach to land use

REVIEW OF HOMEWORK ASSIGNMENT FROM MEETING 2 (PHOTOGRAPHS OF LIKES/DISLIKES)

Ms. Nowak discussed the following:
- Homework – Likes & Dislikes Survey
  - Received 192 photos and comments
  - 18 members responded
  - Most comments made along corridors or adjacent to amenities
  - Submissions generally fit into 8 broad categories:
    - Open Space/Recreation (49)
    - Community Character (42)
    - Commercial/Retail/Office (30)
    - Transportation/Traffic/Accessibility (26)
    - Residential (10)
    - Community services (9)
    - Parking (6)
    - Signage (5)
- Open Space & Recreation likes/dislikes
• Community Character likes/dislikes
• Commercial/Retail/Office likes/dislikes
• Transportation/Traffic/Accessibility likes/dislikes

SMALL GROUP EXERCISE: AREAS OF PRESERVATION AND OPPORTUNITY AREAS FOR POTENTIAL CHANGE

Mr. Tescher reviewed the following to be considered from the small group exercise:
• Establishing Change Criteria
• Areas of Preservation & Potential Change
• Map it: Small Group Exercise
• Ground Rules for Group Discussion
• Group Presentations

BRIEF PRESENTATION AND GROUP EXERCISE: GENERAL PLAN VISION 2040

GROUP PRESENTATIONS

Group 1: Member Glad presented the following discussed:
• Preserve every park and green space
• Enhance Wilderness Park
• Enhance Dominguez Park with more accessible use for different demographics
• Preserve historic buildings
• City identify and designate additional areas that is historic and preserve character
• Preserve Riviera Village, The Esplanade
• Opposed dense housing, high rises and what can be done to change it
• Lower density housing throughout the City
• Power lines, sub stations, AES changes
• Power poles in terms of residential – not seeing a lot of green
• Waterfront and pier – change waterfront area versus Seaside Lagoon – maintain as recreation space and enhance to be more usable and accessible/functional
• Corridors need to be used - vacancies on Artesia, 190th and down PCH – vacant strip malls
• The Galleria
• Some enhancement at the Beach Cities Health District – supported its character having everything together

Group 2: Sheila Lamb presented the following discussed:
• Themes – connectivity through bike lanes, walking opportunities, from south to north to the very tip of the north
• Commercial industrial at Northrop Grumman which may have a possibility for change and enhanced.
• District 5 – potential for enhancement along with change – changing zoning from R3 to R2 and bring down density
• Enhance with more parks and increase parkland for the community
• Artesia corridor – enhance the area which is in progress.
• Golden Triangle – preserve and area on top enhance as a park
• Ripley – part of connectivity and preserve and enhance with traffic circles and traffic calming
• Moving south – preserve area down to south
• Enhance Hollywood Riviera, preserve area on the front
• Waterfront and AES will change but did not make an attempt to define this anymore
• Dominguez Park centrally located – opportunity to have the area be a linkage between North and South through a community center for all residents
• Member Moses noted potential to put police and fire stations at Dominguez Park, change power lines to public, recreation and open space, knowing there will be power lines over it, and the possibility of changes on AES was not limited.

Group 3: Chair Biro presented the following discussed:
• Save R1
• Save properties under Mill’s Act
• Greenline extension should go to the Galleria Mall onto Del Amo – connectivity
• Key item corridors – Artesia Blvd., Torrance Blvd., and PCH
• Opportunity at Northrop Grumman for residential, park uses, etc.
• Connectivity – Galleria, Artesia, harbor, hotels, The Village
• Golden Hills – more sidewalks
• AES - Mixed Use – park, hotel, institutional use, different opportunities

Group 4: Member Hashmi presented the following discussed:
• Preserve and enhance the Performing Arts Center being more of a revenue generator
• Anderson Park – preserve all parks
• Enhance the Artesia corridor
• Preserve metro station as a link to increase mobility
• Enhance and change the Galleria
• Preserve parkland, historical homes on Broadway, parkettes
• PCH enhancement, Pacific Center enhance as a space for community meeting spaces as well as police and fire
• Preserve King Harbor sign
• Preserve and enhancement Riviera Village with walkability, bikability and access
• Preserve The Esplanade and view corridor
• Walkways, greenbelts or bike paths through residential areas
• Areas of interest include The Pier, Seaside Lagoon, having spaces for public art, community meeting spaces, preserving and enhancing view corridors down 190th

GENERAL PLAN VISION 2040

Ms. Nowak discussed the following:
• What is a Vision Statement?
  o Articulation of the core values and desires of the community as they relate to the General Plan
  o Guides and informs the development of more specific policies later in the planning process
  o An image of the future we wish to create
  o Succinct description of community values
• Characteristics of a GP Vision
  o Future-oriented
  o Idealistic
  o Appropriate
  o Inspirational
  o Purposeful
  o Ambitious
• Strategic Plan vs. General Plan Vision
• Forming the Vision
• What Does It Address?
• What is the Vision?
• Documenting the Vision
• Vision 2040: Next Steps
GROUP EXERCISE
- Post-it note exercise
- Using words to express attributes of the future community
- Paired with land use mapping exercise
- Will be used to draft a Vision Statement for GPA to review before next meeting

REDONDO BEACH GP VISION 2040
- What should the City of Redondo Beach look like in 2040?

CRAFTING GP VISION 2040
- Use post its to identify words, phrases or ideas to respond to the following:
  o What does Redondo Beach value?
  o What will Redondo Beach look like in 20 years?
  o What makes Redondo Beach unique?
  o If the City could change one thing to make Redondo Beach a better place to live, what change would that be?
- Review ideas posted in response to each question with the group

Ms. Nowak discussed the following:
- Identified themes
- Take post-its and grouping exercise back to office and coordinate with themes
- Craft vision statement with Committee for review

NEXT MEETING
- Mr. Tescher discussed the following:
- Committee Look at beginnings of vision statement between now and next meeting
- Next exercise
  o Judgement calls and recommendations
  o Will provide visual imagery
  o Case studies

QUESTIONS AND ANSWERS
In response to Member Eller, Ms. Nowak explained that Council has the ability to revise or change any of the recommendations from the GPAC who are the ultimate decision makers.

Mr. Tescher stated GPAC recommendations go to the Planning Commission which only has the authority to make a recommendation to the City Council. He said in the final action, the City Council would have to make findings of the Environmental Impact Report as well.

In response to Member Eller, Mr. Tescher suggested input can be provided by marking up the map and bringing it to the next meeting.

Member Lamb suggested distinguishing between institutional and park on the map.

Member Glad also agreed that institutional and park should be separate on the map and to use separate colors.

Member Pinzler stated technology needs to be included in the discussions, noting changes between now and 2040 in mobility, structure of business and use of technology.
In response to Member Hanson, Mr. Tescher stated as details get further into the policies, there will be other high level topics to address. He said tonight, the Committee will break down into small groups and to get general direction first with all considerations and then focus on the implementation of plan map and policy.

Member Glad pointed out that discussions at the last meeting included traffic shifting into the neighborhoods and turning them into cut through traffic, and hoped to see this addressed through the process.

Ms. Nowak stated the focus of the two elements being updated will be land use and open space, and traffic calming and traffic impacts to neighborhoods will be considered.

Chair Biro noted other cities having issues with apps and Ubers using certain streets rather than taking main roads. Ms. Nowak stated this can be reviewed.

Member Hannon believed the City itself could weigh in on ways to make recommendations to avoid certain streets.

Member Ludwig stated it is important to make sure each district is represented in each discussion group.

Member Solomon pointed out that there will be some areas that will not change such as Northrop-Grumman not becoming 500 units of housing.

**ADJOURNMENT: 9:44 P.M.**
Motion by Member Glad, seconded by Member Voisey, to adjourn the meeting at 9:44 p.m. to a Regular Meeting to be held on August 31, 2017 in the Redondo Beach Public Library, Second Floor Meeting Room, 303 N. Pacific Coast Highway, Redondo Beach, CA 90277. Motion carried unanimously.

Respectfully submitted,

[Signature]

Aaron Jones
Community Development Director