AGENDA – PUBLIC MEETING
GENERAL PLAN ADVISORY COMMITTEE
CITY OF REDONDO BEACH
THURSDAY SEPTEMBER 28, 2017 – 7:00 P.M.
Redondo Beach Public Library
Second Floor Meeting Room
303 N. Pacific Coast Highway
Redondo Beach, CA 90277

I. AGENDA
   Items for presentation, discussion or action.
   1. Call Meeting to Order – WELCOME-OPENING REMARKS
   2. Roll Call
   3. Salute to Flag
   4. Consent Calendar
      a. Approval of the Affidavit of Posting for the General Plan Advisory Committee
         Regular Meeting of September 28, 2017.
      b. Approval of Minutes for the General Plan Advisory Committee Regular Meeting of
         August 31, 2017.
   5. Confirm Redondo Beach General Plan Vision 2040
      a. Forward to City Council for review and action
   6. Framework for the Development of an Updated Land Use Plan
      a. Land use considerations and presentations of case studies
      b. Confirm opportunities to consider and challenges to address
      c. Confirm Areas of Enhancement or Change (from prior meeting)
      d. Small Group Exercise: Envisioning A Plan for the Future
         i. Artesia, Aviation, Torrance Blvd Corridors... More if time permitting
   7. Next Steps
   8. Public Comment
   9. Adjournment

II. PUBLIC COMMENT
   This section is intended to provide members of the public with the opportunity to comment on any
   subject. This section is limited to 30 minutes. Each speaker will be afforded three minutes to
   address the Committee. Each speaker will be permitted to speak only once. Written requests, if
   any, will be considered first under this section.

III. ADJOURNMENT

The next meeting of the General Plan Advisory Committee will be a Regular Meeting that is planned to be
held at 7:00 p.m. on Thursday, October 26, 2017 in the Redondo Beach Public Library, Second Floor
Meeting Room, 303 N. Pacific Coast Highway Redondo Beach, CA 90277. All Regular Meetings,
Workshops and any Special Meetings of the GPAC will be noticed as required by law and may be at an
alternative location.

Any writings or documents provided to the General Plan Advisory Committee regarding any item on this
agenda shall be submitted to staff for review and distribution to the GPAC as appropriate. Said writings or
documents will be retained as required by public records retention laws.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in
all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond
what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk’s Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the Planning Division and during City Hall hours, agenda items are also available for review in the Planning Division.

**RULES PERTAINING TO ALL PUBLIC TESTIMONY**
(Section 6.1, Article 6, Rules of Conduct)

1. No person shall address the General Plan Advisory Committee without first securing the permission of the Chairperson; provided, however, that permission shall not be refused except for a good cause.

2. After a motion is passed or an item closed, no person shall address the GPAC on the matter without first securing permission of the Chairperson.

3. Each person addressing the GPAC shall step up to the lectern and clearly state his/her name and city for the record, the subject he/she wishes to discuss, and proceed with his/her remarks.

4. Unless otherwise designated, remarks shall be limited to three (3) minutes on any one agenda item. The time may be extended for a speaker(s) by the majority vote of the GPAC.

5. In situations where an unusual number of people wish to speak on an item, the Chairperson may reasonably limit the aggregate time of hearing or discussion, and/or time for each individual speaker, and/or the number of speakers. Such time limits shall allow for full discussion of the item by interested parties or their representative(s). Groups are encouraged to designate a spokesperson who may be granted additional time to speak.

6. No person shall speak twice on the same agenda item unless permission is granted by a majority of the GPAC.

7. Speakers are encouraged to present new evidence and points of view not previously considered, and avoid repetition of statements made by previous speakers.

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9. Speakers shall confine their remarks to those which are relevant to the subject matter. Attacks against the character or motives of any person shall be out of order. The Chairperson, subject to appeal to the GPAC, shall be the judge of relevancy and whether character or motives are being impugned.

10. The public participation portion of the agenda shall be reserved for the public to address the GPAC regarding problems, question, or complaints within the jurisdiction of the GPAC.

11. Any person making personal, impertinent, or slanderous remarks, or who shall become boisterous while addressing the GPAC, shall be forthwith barred from future audience before the GPAC, unless permission to continue be granted by the Chairperson.

12. The Chairperson, or majority of the members present, may at any time request that a police officer be present to enforce order and decorum. The Chairperson or such majority may request that the
police officer eject from the place of meeting or place under arrest, any person who violates the order and decorum of the meeting.

13. In the event that any meeting is willfully interrupted so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals willfully interrupting the meeting, the GPAC may order the meeting room cleared and continue its session in accordance with the provisions of Government Code subsection 54957.9 and any amendments.
September 26, 2017

STATE OF CALIFORNIA  )
COUNTY OF LOS ANGELES  ) ss
CITY OF REDONDO BEACH  )

AFFIDAVIT OF POSTING OF REVISED AGENDA

Pursuant to the requirements of Government Code Section 54955, Revised Agendas for a Regular Meeting of the General Plan Advisory Committee must be posted at least twenty-four (24) hours in advance and in a location that is freely accessible to members of the public. As Planning Analyst for the City of Redondo Beach, I declare, under penalty of perjury, that in compliance with the requirements of Government Code Section 54955, I caused to have posted on Tuesday, September 26, 2017, the Revised Agenda for the September 28, 2017 Regular Meeting of the City of Redondo Beach General Plan Advisory Committee in the following locations:

City Hall, Door “A”, 415 Diamond Street, Redondo Beach
City Clerk’s Counter, Door “C”, 415 Diamond Street, Redondo Beach

[Signature]
Lina Portolese
Planning Analyst
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CITY OF REDONDO BEACH
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         Regular Meeting of September 28, 2017.
      b. Approval of Minutes for the General Plan Advisory Committee Regular Meeting of
         August 31, 2017.
   5. Review of General Plan Process and Role of the General Plan Advisory Committee Meeting
   6. Group Discussion: Draft Redondo Beach General Plan Vision 2040
      a. Confirm changes
      b. Forward to City Council for review and action
   7. Framework for the Development of an Updated Land Use Plan
      a. Confirm opportunities to consider and challenges to address
      b. Presentation of Case Studies
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September 25, 2017

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss
CITY OF REDONDO BEACH )

AFFIDAVIT OF POSTING

Pursuant to the requirements of Government Code Section 54955, agendas for a Regular Meeting of the General Plan Advisory Committee must be posted at least seventy-two (72) hours in advance and in a location that is freely accessible to members of the public. As Planning Analyst for the City of Redondo Beach, I declare, under penalty of perjury, that in compliance with the requirements of Government Code Section 54955, I caused to have posted on Monday, September 25, 2017, the agenda for the September 28, 2017 Regular Meeting of the City of Redondo Beach General Plan Advisory Committee in the following locations:

City Hall, Door “A”, 415 Diamond Street, Redondo Beach
City Clerk's Counter, Door “C”, 415 Diamond Street, Redondo Beach

[Signature]
Lina Portolese
Planning Analyst
1. 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.

2. ROLL CALL
Members Present: Biro, Chrzan, Eller, Funabashi, Gaddis, Glad, Hannon, Kilroy, Lamb, Light, Ludwig, Moses, Nafissi, Pinzler, Sanchez, Simpson, Turner, Szymanski, Waller, Stodder (arrived 7:09)
Members Absent: Burke, Hashmi, Kartounian, McKenzie, Shaer, Solomon, Voisey
Officials Present: Aaron Jones, Community Development Director
John La Rock, Community Services Director
Antonio Gardea, Senior Planner
Sean Scully, Planning Manager
Lina Portolese, Planning Analyst
Diane Cleary, Recording Secretary
Consultants Present: Woodie Tescher, PlaceWorks
Wendy Nowak, PlaceWorks
Suzanne Schwab, PaceWorks

3. SALUTE TO THE FLAG
At the request of Chair Biro, Vice-Chair Sanchez led those assembled in a salute to the flag.

4. CONSENT CALENDAR
   a. APPROVAL OF AFFIDAVIT OF POSTING for the General Plan Advisory Committee Regular Meeting of August 31, 2017.
   b. APPROVAL OF MINUTES FOR THE GENERAL PLAN ADVISORY COMMITTEE REGULAR MEETINGS: June 8, 2017 and July 27, 2017

Motion by Member Eller, seconded by Member Glad, to approve the Consent Calendar. Motion carried unanimously.

5. GROUP DISCUSSION: DRAFT REDONDO BEACH GENERAL PLAN VISION 2017
Wendy Nowak, PlaceWorks, introduced the item and began reviewing the draft Vision Statement for the Redondo Beach General Plan. The GPAC will provide input to revise the statement, the statement will be placed on the City website for public input, and will ultimately go to the City Council for approval.

Member Lamb expressed concern with using the website as the only means to garner public involvement and input. She stated the website isn’t sufficient for broad community engagement and proposed finding more effective outreach methods.

In response to Member Lamb, Ms. Nowak that community engagement is a specific part of the general plan update process as a whole and at specific milestones in the process there will be community open houses. Online engagement for the vision statement is currently the most efficient in terms of going to City Council in the near future for approval.
Ms. Nowak made the following points related to the vision statement:

- Aspirational statement of what the community values
- What the community would like to become
- Things to preserve that are important to the community
- Things that haven’t been achieved yet but want to aspire to
- What does the City look like and feel like
- What options are there for housing and business

Values that came from the group exercise at the July meeting:

- Quality of life
- Beach culture
- Community and family
- Preservation of neighborhoods
- Mobility and connectivity
- Harbor, waterfront and beach areas
- Education
- Business and technology
- Civic engagement and transparency

In response to Member Pinzler, Ms. Nowak, stated the vision statement should be things achieved by 2040.

Member Lamb stated there should be more options in format. The statement should reflect values and lend clarity. She stated that schematic values are set within other documents she’s researched.

Ms. Nowak stated that the format can be fixed, and certain things can be clarified, however, the statement should not contain policies.

Member Glad stated that the vision statement reads very clinical, makes all the points but does not cover essence of what GPAC is looking for in feel and tone. She referenced the example vision statements for San Jose and Westminster as much better.

Member Pinzler concurred with Member Glad and stated that those statements are prospective but that the Redondo Beach statement is retrospective.

Member Light concurred also and stated that other vision statements were more compelling. The statement is too long, looks backwards not forward, and needs a better format.

Member Gladd stated the San Jose statement really gives a feel for what they value.

Member Stodder stated the statement is too long and needs editing. It needs to state who we are and what we are, what makes Redondo Beach different, values that are true today and 20 years from now.

Member Pinzler recommended removing exaggerated adjectives such as “preeminent.”

Ms. Nowak read the entire vision statement.

Member Ludwig stated more emphasis on mobility and the Greenline is needed.
Member Glad stated that statements should be more general and not name a specific item since we don’t know what might be here or not be here in 2040.

Member Light noted the emphasis on growth in the statement, which may not be what the community wants and which seems to promote overdevelopment. Quality of development over quantity of development is more important. The focus should be on bringing in high end jobs to help solve the traffic problems. Mass transit does not always solve traffic issues. The quality of education in the community and environmental protections should also be referenced. Institutional jobs be emphasized. Questioned the civic engagement component and stated it should not only include public input but that City leaders act on public input.

Member Glad agreed with the educational component. She also emphasized the community involvement.

Ms. Nowak suggested having each person state two values for the future of the City.

Member Simpson - Statement is confusing, should be aspirational. The community is family friendly, beach culture, and concern with how to maintain those two values and yet accommodate growth.

Member Pinzler – Environmentally aware, technologically advanced, enticing for businesses in offices or homes, infrastructure for wireless connectivity.

Member Moses – The statement is not aspirational. Values should include educational system and healthy lifestyle.

Member Turner – passed.

Member Stodder – Unique fusion of quality of lifestyle, connected neighborly community, natural environment, economic advancement/sophistication. Redondo should be a place where Facebook or Google would want to have a campus. Create more community spaces where people can connect.

Member Funabashi – Statement is reflective, therefore the statement of civic engagement means that is the goal to achieve. Proposed a shorter mission statement of three paragraphs where the City wants to go with paragraphs on traffic and transportation, elaborate more on educational programs and elaborate more on culture.

In response, Ms. Nowak stated that the elaboration would occur in the policies of the General Plan. The vision statement would be more general with reference to aspirations in each category.

Member Funabashi added that the statement on growth is a logical statement that can pertain to several categories, including jobs.

Member Hannon – Redondo Beach is a vibrant area that encourages an active lifestyle and promotes outside living. Safety should be paramount. Interconnectivity that includes all modes of active transportation, including pedestrians, bicycles, skateboards. Lastly, age-friendly infrastructure.

Member Gaddis – Pointed out the reference to a broad mix of housing choices and affordability. Stated that Redondo Beach is a desirable seaside community and that the only way to make a desirable community affordable is to subsidize. Also, it should be a priority for the City to preserve its natural beauty.
Member Eller – The statement should be aspirational and representative. Fostering quality jobs, be at the forefront of innovation and technology, connected caring community, and effective and personal City services.

Member Biro – City is fiscally responsible. Suggested substituting the word “growth” with the word “change,” stating that the City needs to adapt to changes is areas like land use and traffic. Additionally, the words affordability and sustainability should be qualified.

Member Glad – Remove the first paragraph and the references to growth. The second paragraph is embodies good ideas, just needs some work on the wording. Referenced the Westminster example of community culture and suggested using language that captures the same feel.

Member Kilroy – What makes Redondo Beach distinct is that people live here for all their lives. The beach isn’t the only attribute, it’s the neighborhoods and personal connections. Also that Redondo Beach has its own public safety. Lastly, that there is community involvement and committed members of the community.

Member Ludwig – Balance of different ages and populations is important. More emphasis on providing mobility and access to and from Redondo Beach, important for the financial stability of the City.

Member Chrzan – Likes the second paragraph, remove the first paragraph. The statement needs passion and energy in tone. Outdoor gathering spaces beyond the pier and parks that enhance the sense of community, and enrichment programs for all ages.

Member Nafissi – Emphasize commitment to the Waterfront, commitment to community involvement, open space, thriving workforce and growing it in a thoughtful manner. It would be ideal for community groups to have input on the vision statement.

Ms. Nowak stated that City Council set the scope and timeline for the process, including presenting a vision statement within a specified timeframe which precludes allowing for involvement by all the community. It is the GPAC that has been tasked with the development of the statement.

Member Lamb – The statement is an important piece that will guide everything else. Redondo Beach is a beach community that values environmental sustainability, a healthy environment and lifestyle, education, and strong community culture. General themes that resonate with people.

Member Sanchez – The current statement makes no mention of diversity, should add that Redondo Beach values diversity. Also high community involvement is an asset. The community defines Redondo Beach, a mention of the people of the City. Healthy, athletically minded community.

Member Szymanski – For each value, it needs to state how that value will be achieved. For example, if the community values the beach, must state how to protect the beach.

Member Waller – First paragraph should be more vibrant, make people say “I want to live there.” Education is important, however the City’s General Plan doesn’t affect education.

Member Light – Redondo Beach is a quaint seaside village that values family and neighbors and honors and embraces its history, natural resources, seaside location, and the harbor. Prefers the word “adapt” rather than “growth.”

Member Gaddis – Slide 8 statements could work as a vision statement.
Member Turner – Would like to see the expanding diversity continue, and address the needs of the aging population.

This being the conclusion of individual input, Chair Biro suggested a five minute recess.

Moved and seconded to take a five minute recess at 8:30 p.m.. Motion carried.

RECONVENE - 8:40 P.M.

Chair Biro reconvened the meeting at 8:40 p.m.

Woodie Tescher, PlaceWorks, stated that a revised vision statement will be brought back to GPAC at a discussion in September. The vision statement will not be brought to City Council in September, but possibility in October.

Ms. Nowak clarified the next meeting will be Thursday September 28, 2017.

Aaron Jones, Community Development Director, stated the vision statement can be approved by group consensus, or if there is no clear consensus, a roll call vote can be used if needed.

6. FRAMEWORK FOR THE DEVELOPMENT OF AN UPDATED LAND USE PLAN

Woodie Tescher, PlaceWorks, gave an overview of the small group exercise, which includes looking at the land use map and determining if the existing land uses are still appropriate and if not, what should the land uses be changed to, especially in the commercial corridors, industrial areas, and Galleria area. The group activity will be moved to at the September meeting given the late time of the current meeting.

Member Light suggested having examples from other communities of how they’ve handled these issues.

Chair Biro commented that new building code requirements with taller plate heights are making buildings look bigger, adding to the density and massing. Planning and zoning has yet to incorporate these considerations.

Mr. Tescher mentioned the concept of adaptive re-use to promote revitalization by relaxing certain building and zoning codes such as parking requirements to accommodate new uses within an existing building.

7. NEXT STEPS

Chair Biro stated the vision statement and framework for development exercises will be brought back to the September 28, 2017 meeting.

II. PUBLIC COMMENT

Tom Bauer, property owner, stated he owns a lot in the C-2 zone that has a salon in front and 4 residential units in back. The lot is now considered non-conforming, and if it burns he can only build commercial, which doesn’t allow him to get financing and insurance costs twice as much. However, on a residential zoned lot where there are more units built than allowed under current density, the units are allowed to be rebuilt if destroyed. He requested consideration of changing the constraint on the commercial zoned properties, which would allow capital to come in for improvements.
Sandy Wilson, resident of South Redondo Beach over 20 years. Likes Redondo Beach because beach area is not as crowded as other surrounding beaches, the suburb feel with low density. Opposes larger apartment building developments. Spoke to Agenda 21 at local level.

Tracy (no last name given), presented a comment letter regarding Agenda 21.

Amy Josefek, resident, thanked the GPAC for what they are doing for the environment and sustainable development.

Summer Saad, District 2, stated she is a young person in the community that has lived in Redondo Beach her entire life, and requested the GPAC consider affordable housing for young people in the City. Also, more activities for young people so that they spend money here and not other cities.

Motion by Member Kilroy, seconded by Member Ludwig to received and file the comment letter. Motion carried unanimously.

III. ADJOURNMENT: 10:08 P.M.
Motion by Member Eller, seconded by Member Waller, to adjourn the meeting at 10:08 p.m. to a Regular Meeting to be held on September 28, 2017 at 7:00 p.m. in the Redondo Beach Public Library, Second Floor Meeting Room, 303 N. Pacific Coast Highway, Redondo Beach, CA 90277. Motion carried unanimously.

Respectfully submitted,

______________________________
Aaron Jones
Community Development Director
We are a **thriving seaside city** with an active and casual beach culture, high quality of life, and enterprising economy. Our beaches, waterfront and harbor, aerospace industry and regional mall serve to frame our safe family centered neighborhoods with award winning schools.

**Sustainability is important to us** – as the community changes and evolves over time, we want to be able to adapt in an environmentally, economically, and fiscally responsible way embracing new technologies and economies to move towards a balance between our residential and employment sectors.

Redondo Beach is **safe, family-friendly** and a **highly desirable place to live**. Our residents and businesses have strong community ties and are invested in the future of our neighborhoods in ways not found in larger cities. Our police and fire departments serve our community as if it were a small town—providing neighborhood service rooted in earlier traditions.

Our City provides a **variety of housing** that appeals to the life styles and affordability needs of our residents. Multiple generations of homeowners and renters including families with children, first time home buyers, working professionals, empty nesters and retirees choose to live here.

We are an **active, health-oriented community** that enjoys outdoor living. Our recreational opportunities, attractive streetscapes, vibrant gathering spaces, and walkable corridors, contribute to the health and well-being of residents and visitors. Our parks and open space amenities and programs are vital components of our community. These recreational spaces, active and passive, are distributed equitably throughout the community and are connected through our network of bicycle and pedestrian trails.

Business and technology are important in Redondo Beach. We **embrace creativity, innovation, and technological advances** to attract businesses that are on the cutting edge of their industries. We have **reimagined and revitalized our corridors, the waterfront, our regional mall, and all commercial and industrial sectors** to create more quality jobs and unique destinations for residents, employers, and visitors.

We continue to **adopt new modes of transportation** — reducing our reliance on personal automobiles. Our location along the Green Line connects our residents to regional employment centers and cultural destinations throughout the greater Los Angeles region. Advancements in transportation, coupled with changes in land use policies, have transformed the way we move around our City and have alleviated our once congested streets.

Our **City leaders support meaningful civic engagement** to ensure decisions related to the future of our community are informed, transparent and reflective of our citizens’ views. The City’s open lines of communication allow for respectful, well-informed and productive discussions that result in balanced decisions regarding the future of our community.

Redondo Beach is the best of both worlds — all the **excitement and opportunity** of a large city with the **charm, beauty and attitude** of a small town.