1. OPENING SESSION
A Regular Meeting of the Redondo Beach General Plan Advisory Committee was called to order by Chair Biro at 7:04 p.m. in the in the Redondo Beach Public Library Second Floor Meeting Room, 303 N. Pacific Coast Highway, Redondo Beach, California.

2. ROLL CALL
Members Present: Chair Biro, Members Chrzan, Eller, Funabashi, Gaddis, Glad, Hannon, Hashmi, Light, Ludwig, Nafissi, Pinzler, Sanchez, Simpson, Solomon, Szymanski, Turner, Voisey, Waller, Moses (arrived 7:10 p.m.), Stodder (arrived 7:12 p.m.)

Members Absent: Burke, Kartounian, Kilroy, Lamb, McKenzie, Shaer

Officials Present: Aaron Jones, Community Development Director
                  John La Rock, Community Services Director
                  Ted Semaan, Public Works Director
                  Sean Scully, Planning Manager
                  Antonio Gardea, Senior Planner
                  Marianne Gastelum, Assistant Planner
                  Lina Portolese, Planning Analyst (recording secretary)

Consultants Present: Woodie Tescher, PlaceWorks
                     Wendy Nowak, PlaceWorks
                     Suzanne Schwab, PlaceWorks

3. SALUTE TO THE FLAG
At the request of Chair Biro, Member Light 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 October 26, 2017.
   b. APPROVAL OF MINUTES FOR THE GENERAL PLAN ADVISORY COMMITTEE

Motion by Member Eller, seconded by Member Sanchez, to approve the Consent Calendar. Motion carried unanimously, with Members Pinzler, Hannon, and Chrzan abstaining.

5. FRAMEWORK FOR THE DEVELOPMENT OF AN UPDATED LAND USE PLAN
Chair Biro began the item by asking for a motion to Receive and File written comments for the exercise from Member Lamb who could not be in attendance. It was moved and seconded to receive and file the written comments from Member Lamb. Motion carried unanimously.

Woodie Tescher, PlaceWorks, introduced the item and stated this will be a continuation of the exercise from the previous month to identify areas of change and enhancement. The previous exercise covered Artesia and Aviation Boulevards. This meeting will cover additional corridors on the map. The group ideas from these exercises will be compiled and reported back to GPAC at future meetings on composite maps, at which point the GPAC will begin discussing land use options and recommendations.
In response to Member Pinzler regarding timing, Wendy Nowak, PlaceWorks, stated it will take some time to compile all the ideas and anticipated the information will be presented at the January 2018 meeting.

Ms. Nowak stated this exercise will go through the remaining areas.

In response to Member Light, Community Development Director Jones stated that input for the Galleria area can be given by looking at the entire area as a district, rather than just the Galleria site on its own, which has a pending proposal for development currently.

Ms. Nowak reviewed the process for the exercise, which involves breaking up into the same small groups from the last meeting.

**Torrance Boulevard**

Mr. Tescher introduced the first subarea for the exercise, Torrance Boulevard Corridor.
- Reviewed the current General Plan designations
- Land uses comprised predominately of offices and automotive with some restaurant
- Western half higher density development
- Eastern half lower density development
- Can be a possible gateway to the City

Small group exercise for Torrance Boulevard commenced at 7:20 p.m.

**RECONVENE - 7:40 P.M.**

**Group 1:**

Member Stodder spoke on behalf of Group 1.

- Extend corridor all the way down to the Pier, natural flow, connect with existing bike path
- Split into an upper and lower corridor; upper corridor to the east being more commercial and office with some parkettes, parking structure in the middle of the corridor to serve all the uses, pedestrian flow down to the Pier
- Member Light stated the western portion would be pedestrian oriented commercial uses down to the Pier

**Group 2:**

Member Moses spoke on behalf of Group 2.

- Low rise office on the south side to encourage the continuation of medical office uses, similar to a medical center like Lomita Boulevard it Torrance, provides opportunities for jobs
- At PCH and west towards the Pier, pedestrian oriented commercial uses with streetscape enhancements
- A gateway at the easterly end as an entry point to the City
Group 3:

Member Solomon spoke on behalf of Group 3.

- Pedestrian friendly gateway at the western edge from PCH to the Pier with multi-tenant commercial to serve visitors and local residents that can walk there
- Retail has seemed to struggle heading east, therefore low rise office uses to the east
- Office uses to have on-site parking, preserve street parking and possibly create a parking lot at the very eastern portion so that visitors can walk down from there

Group 4:

Member Waller spoke on behalf of Group 4.

- Easternmost edge should have a gateway
- Neighborhood commercial or pedestrian oriented commercial at the eastern half
- No more than 2 stories on the eastern half (east of Irena Ave); no more than 3 stories on the western half (west of Irena Ave)
- Increase pedestrian oriented uses as you move more west
- The draw for the office and restaurant uses will be from people living in the adjacent neighborhoods who will walk
- Maintain the residential zoning that exists on the west side of PCH

This concluded Torrance Boulevard exercise.

190th Street

Mr. Tescher introduced the next subarea for the exercise, 190th Street Corridor.

- Comprised of different land uses including light industrial, offices, commercial, and residential
- Should industrial uses remain as land uses and possibly become industrial/office uses
- R-3 density residential zoning, most parcels are shallow therefore projects would not be of a large scale
- Commercial uses at the intersections
- Local serving uses rather than destination uses
- Could these corridor also serve as a gateway

Small group exercise for 190th Street commenced at 7:50 p.m.

RECONVENE - 8:05 P.M.

Group 2:

- West end of the corridor office uses
- Parkette where current strip mall is
- Creative office spaces where current industrial sites are
- Make the corridor more walkable and accessible by bike
- Residential uses to the west of Inglewood Avenue
Group 4:

- Enhance the area currently zoned for Mobile Home Park, make it a pedestrian friendly access area if feasible
- Maintain some of the light industrial uses, add creative office space
- Maintain multi-family residential to the east

Group 3:

- Improve the mobile home park area
- The industrial uses are successful and should remain

Group 1:

- Whole area should be high tech offices, beginning at the eastern end
- Middle can be commercial uses to serve the adjacent residential area
- Expand the existing parkette
- Create a tech campus
- Bike path through Lillienthal park

Mr. Tescher stated that a strategy would need to be determined for the displacement of any residents of the mobile home park, if that is a direction the GPAC wishes to take. Additionally, the loss of units would need to be replaced in another area.

This concluded the 190th Street exercise.

Pacific Coast Highway

Mr. Tescher introduced the next subarea for the exercise, Pacific Coast Highway.

- This corridor is comprised of a mix of uses including automotive, strip commercial with parking lots in front, multi-tenant commercial centers, and mid-block residential
- The residential portion is high-density multi-family residential
- Several mixed-use designated areas, which allows for all commercial development or ground-floor commercial with residential component above on lots of a minimum size; mixed-use does not permit residential-only development
- Southern end near the Avenues designated as pedestrian-oriented commercial

Community Development Director Jones stated that the current pedestrian-oriented commercial development standards prohibit office uses on the ground floor. The intent was to have continuous commercial store fronts, but that has not always been successful. The GPAC may want to consider if this standard should be changed to allow office uses in a certain percentage of ground floor space.

In response to Member Pinzler, Community Development Director Jones stated that the pedestrian-oriented designation does require pedestrian friendly features such as sidewalk storefronts with parking lots to the rear or subterranean.

In response to Chair Biro, Mr. Tescher stated that although Caltrans does need to be consulted along PCH for expanded streetscapes, it does not preclude the City from adopting its development standards.

Small group exercise for Pacific Coast Highway commenced at 8:28 p.m.
Group 4:
Member Solomon spoke for Group 4

- Western side of PCH:
  o Enhance the walkability around the area of Torrance Boulevard and few blocks south, pedestrian-oriented commercial
  o In order to slow down PCH a bit, create parking islands inset off of PCH, and visitors can walk to the various businesses
  o Pedestrian-friendly retail south of Knob Hill, serving the adjacent neighborhoods

- Eastern side of PCH:
  o Current development is in good shape, continue to enhance pedestrian access
  o Residential uses are good, can be served by new commercial uses on the western side of the street

Group 3:
Member Waller spoke for Group 3

- Zone the current police annex as Civic Center
- Carmelian to Garnet St. – Pedestrian-oriented Commercial; it could also serve visitors to the Civic Center, they can walk to commercial uses
- PCH & Torrance Blvd – Current Mixed-Use designation is ok, 3 story height limit
- PCH from Torrance Blvd to Knob Hill – Mixed-Use
- PCH from Knob Hill to Riviera Village – Pedestrian- Oriented Commercial
- Enhanced streetscapes along the entire corridor

Group 1:
Member Stodder spoke for Group 1

- Enhanced streetscapes with greenery to attract pedestrians
- Parking should be available to allow visitors to drive to the area but then walk to the different businesses without having to park on the street
- Low-density residential on the northern end up to Torrance Blvd; these residents could utilize the businesses to the south
- Corner of PCH & Torrance Blvd – Mixed-Use residential and commercial
- Pedestrian-oriented commercial to the south

Group 2:
Member Naffisi spoke for Group 2

- Parking areas towards the south end
- Low-rise office buildings at PCH & Pearl St.
- Seasons Senior Living and St. James Church are good existing uses

This concluded the Pacific Coast Highway exercise.

At the suggestion of Member Light, it was agreed by all GPAC members that the remaining exercises would be continued to the November meeting.

Chair Biro suggested moving the GPAC meeting start time up to 6:30 p.m.
Moved and seconded to change the start time of future GPAC meetings to 6:30 p.m. Motion carried unanimously.

Chair Biro commenced the public comment portion of the meeting.

II. PUBLIC COMMENT

Holly Osbourne, resident, spoke to the moratorium on mixed-use development. She stated the Legado project was just approved by City Council for 115 units but she questioned why the original project included the land area of the hotel towards the allowable building size for 146 units, and 180 units with a density bonus, since the hotel is not being demolished. She asked the GPAC to direct staff not to include land area that has an existing structure that will remain towards the calculation for total buildable area.

Henry Johnson, public attendee, distributed a handout summarizing 14 new affordable housing laws in California. He stated some of the laws allow developers to bypass the normal review process, bypass environmental analysis, and bypass public hearing process. The laws streamline approvals for apartment housing developments. He stated that apartment houses could be built even in single-family neighborhoods, or mixed-use properties, or major streets with public transit without providing parking.

Paul Samaras, resident, pointed out opportunities along 190th Street for pedestrian oriented development, and street enhancements for walkability. He commented on connecting the adjacent residential neighborhoods to the street.

Chair Biro asked that staff provide the GPAC with a legislative update on the new state laws which impact housing.

Member Pinzler stated the laws are very complicated and cannot only look at highlights.

Mr. Tescher stated that there has been at least 15 housing bills signed recently into law. Materials will be brought to GPAC at future meetings, citing accurate sources.

It was the consensus of the members to have the December meeting on December 21, 2017 given the City Holiday Closure the last week of that month.

III. ADJOURNMENT: 9:25 P.M.

Moved and seconded to adjourn the meeting at 9:25 p.m. to a Regular Meeting to be held on November 30, 2017 at 6:30 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