AGENDA – REGULAR MEETING
GENERAL PLAN ADVISORY COMMITTEE
CITY OF REDONDO BEACH
THURSDAY FEBRUARY 22, 2018 – 6:30 P.M.
Redondo Beach Public Library - Second Floor Meeting Room
303 N. Pacific Coast Highway
Redondo Beach, CA 90277

I. OPEN THE MEETING
   1. Call Meeting to Order – WELCOME-OPENING REMARKS
   2. Roll Call
   3. Salute to Flag

II. APPROVAL OF THE ORDER OF AGENDA

III. CONSENT CALENDAR
   4. Approval of the Affidavit of Posting for the General Plan Advisory Committee Regular Meeting of February 22, 2018
   5. Approval of Minutes for the General Plan Advisory Committee Regular Meeting of November 30, 2017 and Adjourned Special Meeting of December 21, 2017

IV. PUBLIC COMMENT – 1st SESSION
   This section is intended to provide members of the public with the opportunity to comment on any subject. This section is limited to 15 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.

V. ITEMS FOR PRESENTATION, DISCUSSION OR ACTION
   6. Announcements and Updates
   7. Large Group Discussion: Review and Confirm General Plan Update Guiding Principles
   8. Large Group Discussion: Review and Confirm Land Use Options Identified for Areas of Land Use Change
   9. Topics for March Meeting/Next Steps
      i. Draft Outreach Plan
      ii. Parks and Open Space

VI. PUBLIC COMMENT – 2nd SESSION
   This section is intended to provide members of the public with the opportunity to comment on any subject. This section is limited to 15 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.

VII. ADJOURNMENT

The next meeting of the General Plan Advisory Committee will be a Regular Meeting that is planned to be held at 6:30 p.m. on Thursday, March 29, 2018 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.

8. All remarks shall be addressed to the GPAC as a whole and not to any member thereof. No questions shall be directed to a member of the GPAC or the City staff or Consultant except through, and with the permission of, the Chairperson.

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.
February 15, 2018

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 Thursday, February 15, 2018, the agenda for the February 22, 2018 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

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 6:35 p.m. in the Redondo Beach Public Library Second Floor Meeting Room, 303 N. Pacific Coast Highway, Redondo Beach, California.

2. ROLL CALL


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, 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 November 30, 2017.
   b. APPROVAL OF MINUTES FOR THE GENERAL PLAN ADVISORY COMMITTEE REGULAR MEETINGS: October 26, 2017.

Chair Biro notes an error in the minutes, and welcomed new member, Paul Samaras.

Motion by Member Simpson, seconded by Member Glad, to approve the Consent Calendar, as amended by revising the Minutes of October 26, 2017 to reflect Member Burke as absent. Motion carried unanimously.

5. PROJECT STATUS AND SCOPE UPDATES
Wendy Nowak, PlaceWorks, provided an update and stated that the Safety Element, including noise, has been added to the scope of the General Plan update. An additional 10 meetings will be added for the GPAC, which will include a focused discussion on the Artesia/Aviation corridor. Ms. Nowak summarized topics for the next several meetings including land use for remainder of the City apart from the corridors, the land plan, and parks.
6. LEGISLATIVE UPDATES: HOUSING

Ms. Nowak stated GPAC members received a summary of current housing legislation in their agenda packet.

Woodie Tescher, PlaceWorks, explained 15 State bills have been signed to facilitate development of additional housing throughout the State. He stated full texts of the legislation are available on the Office of Planning and Research website and the Housing and Community Development website. Mr. Tescher reviewed the four specific bills:

**Housing Accountability Act**
- This act is not new, has been in existence a number of years
- Requires that if a City denies a project which qualifies as an affordable project under the Housing Element, the denial must be made under a preponderance of evidence with data based upon facts that approval would have been harmful to public health and safety based on objective criteria
- The concept of community character cannot be used as a basis for denial of an affordable project

In response to Member Light, Mr. Tescher stated only a percentage need be affordable units. A city’s Housing Element would define the specific percentage to qualify as affordable.

In response to Member Lamb regarding the cost of land in Redondo Beach being prohibitive to affordable housing, Mr. Tescher stated that a city’s Housing Element defines a density standard that would allow for affordable units within that city.

Aaron Jones, Community Development Director, stated the Redondo Beach Housing Element requires a minimum density of 30 units per acre for sites necessary to meet the affordable housing standard. It is a factor of density related to land value.

In response to Member Eller regarding what is considered affordable, Mr. Jones stated it is based on the median income in the County.

Discussion among the members regarding qualifying for affordable housing.

**SB 1397**
- Requires that sites identified within a Housing Element for affordable housing must actually be buildable and can accommodate the units

**SB 166**
- No net loss provision
- If a site is developed with less units than what is designated within the city’s Housing Element, the city must demonstrate that the units lost can be built elsewhere
- If no additional capacity on sites that are identified, city must find new sites previously not identified for housing and re-designate/re-zone

In response to Member Lamb, Mr. Tescher stated that development is related to economic factors which affect construction, and since housing is developed by private builders and not the City, it would be difficult to penalize cities for not meeting their RHNA numbers.
SB 35

- Only applies if a city fails to meet the housing production numbers contained in the Housing Element at each income level or if a city fails to file an annual report for two years
- A developer requesting to build affordable units can ask to be processed under SB 35 and bypass the discretionary approval process and be approved by the ministerial process
- Must be within urban area
- Must comply with zoning and land use designation already established
- May reduce parking requirements if development is within ½ mile of transit
- Developer must provide at least 15% affordable units
- Developer must pay prevailing wage if constructing more than 10 units

In response to Member Light, Mr. Jones stated that affordable can include for sale or for rent.

7. FRAMEWORK FOR THE DEVELOPMENT OF AN UPDATED LAND USE PLAN
   a. Small Group Exercise: Envisioning A Plan for the Future (continuation of discussion from previous meeting of remaining areas)

Mr. Tescher introduced the exercise which include remaining four areas and broader look at any additional areas not identified as opportunity areas. Remaining areas will be northern portion of PCH, southern portion of PCH adjacent to Riviera Village, industrial area in the north, and Galleria area, including the Galleria site and surrounding properties.

Northern portion of PCH

Mr. Tescher introduced the first subarea for the exercise, northern portion of PCH.

- Deeper parcels
- Developed with multi-tenant commercial on western side
- Smaller commercial developments on eastern side
- Existing General Plan designation specifies area as highway commercial

Member Glad commented on non-conforming uses within a zone prohibiting owners from updating the structures.

Mr. Tescher stated that the issue can be addressed as a policy for non-conforming uses rather than change the land use or zoning designations for the parcels.

Member Light commented on the idea of a horizontal mix of uses adjacent to each other rather than a homogenous group of the same zoning designation.

Small group exercise commenced at 7:20 p.m.

RECONVENE - 7:37 P.M.

Group 2:

Member Moses spoke on behalf of Group 2.

- Commercial designation to remain
- Down zone triangular lot on east side at PCH and Agate to C-1 for community serving retail
- Up zone shopping center on west side where Petco and Smart and Final are located to C-4 to incentivize redevelopment with something more attractive
- Any residential and office uses to remain
**Group 1:**
Member Stodder spoke on behalf of Group 1.

- The area should serve any uses that may be developed in the future at the AES property.
- Add more office uses to the retail and services
- East side should be designated as walkable services for the adjacent residences
- Larger commercial uses on the west side

**Group 4:**
Member Solomon spoke on behalf of Group 4.

- Parkette gateway on the very northern end where King Harbor sign is located
- Neighborhood commercial area
- Along Catalina Avenue, add some residential to replace current dilapidated buildings
- Multi-tenant commercial on western side to remain

**Group 3:**
Member Glad spoke on behalf of Group 3.

- C-1 neighborhood commercial for lots on eastern side
- C-3 multi-tenant commercial for western side
- I-4 adaptive industrial for lots along Catalina to keep industrial character and allow for more creative commercial and light industrial uses
- Connect greenbelt from Hermosa Beach over to Catalina Avenue

This concluded the Northern portion of PCH exercise.

**Southern portion of PCH adjacent to Riviera Village**
Mr. Tescher introduced the next subarea for the exercise, southern portion of PCH adjacent to Riviera Village.

- Comprised of mostly existing commercial uses
- Two mixed-use developments have been approved at the intersection of Palos Verdes Blvd and intersection of Prospect
- General Plan designates majority of the area as Mixed-Use

Small group exercise commenced at 7:45 p.m.

**RECONVENE - 8:00 P.M.**

**Group 1:**
Member Stodder spoke on behalf of Group 1.

- Designate the areas between the two mixed-use developments at C-3 and C-4
- Improve accessibility for the residential area behind and add greenbelt area
- Lower the density of residential zone behind to R-3
- Keep commercial uses at the area where PCH curves but improve the cosmetic appearance
Group 4:  
Member Solomon spoke on behalf of Group 4.

- Urban parkette at the site of the current mortuary building to enhance area adjacent to the current 52-unit mixed-use project currently under construction
- Creative office space and commercial where current strip commercial is located to serve the residential units from the approved mixed-use projects and existing residential behind
- Parking garage to replace the current large parking lot behind Bucca di Beppo to serve people coming from out of the area to visit the Riviera Village and other uses along PCH
- Smart and Final and other multi-tenant commercial to remain

Group 3:  
Member Glad spoke on behalf of Group 3.

- C-3 commercial at each end
- Current mixed use designation does not work in the area between Palos Verdes Blvd and Prospect Ave because it is not adjacent to any transit or freeway and therefore creates traffic, should either be all commercial or all residential and they recommended rezone to R-4

Group 2:  
Member Moses spoke on behalf of Group 2.

- Down zone all current MU-3 to MU-1 and encourage a cohesive development
- Add some mixed use at the northern end where the office building currently sits

This concluded the Southern portion of PCH exercise.

Ms. Nowak noted that a prominent theme seems to be the connection of adjacent residential behind commercial corridors to those corridors.

Industrial Area and northern portion of the City

Mr. Tescher introduced the next subarea for the exercise, the areas at the northern-most end of the City.

- Identified as an opportunity area because of the transit station
- Majority of the area currently comprised of industrial land uses, with a few commercial uses
- High intensity commercial at the northeastern side of the City
- Hotels uses adjacent to the freeway

Small group exercise commenced at 8:12 p.m.

RECONVENE - 8:28 P.M.
**Group 4:**

Member Solomon spoke on behalf of Group 4.

- Create greenbelt to connect the hotels to the multi-tenant commercial development at Marine Ave and Inglewood Ave
- Multi-tenant commercial to remain, but need upgrades
- Keep industrial campus, provides a lot of jobs and area for creative office spaces
- Add some neighborhood commercial to support workers at the industrial campus

**Group 3:**

Members Samaras and Glad spoke on behalf of Group 3.

- Extend commercial area at Inglewood and Manhattan Beach Blvd west along MB Blvd and re-designate to C-3 multi-tenant commercial to serve the adjacent employees and residents across the street
- Designate the remainder to I-1 for higher end technical jobs

**Group 2:**

Member Moses spoke on behalf of Group 2.

- R-6 residential zoning where Amazon and Uber currently occupy across the street from the transit station
- R-6 residential also further east adjacent to the multi-tenant commercial at the end of the street
- Keep industrial campus

Member Kilroy commented about keeping school site boundaries in mind when considering new residential zones.

**Group 1:**

Member Stodder spoke on behalf of Group 1.

- Add R-4 residential to the east side of the greenbelt
- Technology and creative office on west side of greenbelt
- Envision area where people can live and work and also have access to transit
- Hotels to remain, or have offices should hotels falter
- Envision the potential in this area due to the future Green Line extension to the Galleria, and residential in this area would have direct access to the Galleria in the next 20 years
- Add bike lanes to connect the greenbelt

Mr. Tescher commented on the benefits of looking at the future connections between all the subareas and seeing the overall vision for the whole City.

This concluded the Industrial area and northern portion of the City exercise.
**Galleria District**

Mr. Tescher introduced the next subarea for the exercise, the Galleria District.

- This exercise includes the Galleria property and the surrounding neighborhood
- The Green Line will eventually extend to the Galleria
- The main site is zoned Regional Commercial, which allows for strictly commercial or mixed-use development
- The southern portion is designated low intensity industrial and commercial
- The western portion is designated R-1 residential
- Consider the impacts of development that will occur on the commercial and industrial properties and how it relates to the R-1 residential

In response to Member Glad, Mr. Jones provided a brief overview the current businesses and uses surrounding the Galleria property.

In response to Member Szymanski, Mr. Jones stated that this location will have a regional transit facility served by at least five bus lines in addition to the Green Line train.

In response to Member Glad, Mr. Jones clarified which areas will be used by the new transit center.

In response to Member Simpson, Mr. Jones stated the transit center will have a surface parking lot.

In response to Member Lamb, Mr. Jones stated the bus lines will continue to utilize Kingsdale Avenue northbound out to Artesia Blvd.

Small group exercise commenced at 8:50 p.m.

**RECONVENE - 9:10 P.M.**

**Group 3:**

Member Kilroy spoke on behalf of Group 3.

- R-1 zone is out of character with the adjacent uses, re-zone to R-4 which may also help with no net loss if GPAC chooses to down zone another area
- Keep regional shopping center area
- Create an employment center area in the current industrial zoned properties
- Underground power lines and create green space
- Make the transit center multi-story and create office spaces on the upper floors

Mr. Tescher commented this area might be conducive to a Master Plan or Specific Plan.

**Group 2:**

Members Moses and Szymanski spoke on behalf of Group 2.

- Rezone current R-1 zone to more intensive R-6
- Regional Commercial zone to remain
- Add more creative space to the industrial zoned properties, rezone to I-3
- Connectivity to the bike path
Group 1:

Member Stodder spoke on behalf of Group 1.

- The area should have its own plan
- Keep the high density commercial and add tech and creative offices
- Suggested adding residential to properties intermixed in the area in order to have employees be able to live there as well
- The current residential zone should be rezoned to neighborhood commercial uses
- Possibly some medical uses also
- Strengthen neighborhood connection to the area and expand the greenbelt

Group 4:

Member Solomon spoke on behalf of Group 4.

- Rezone current R-1 to high density residential, opportunity to help the no net loss
- Keep industrial uses
- Pedestrian connectivity across the sites from the Galleria and South Bay Marketplace
- Incorporate creative office space
- Improve traffic flow by widening Kingsdale Ave and street calming along Grant Ave.

Mr. Tescher commented that there seems to be consensus that this area is a good opportunity to help with the no net loss provision and provide higher density residential.

This concluded the Galleria area exercise.

8. NEXT STEPS

Mr. Tescher stated that the GPAC comments on all the subareas will be compiled and presented at a future meeting for a broad discussion among the entire committee.

II. PUBLIC COMMENT

Chair Biro opened the public comment portion of the meeting.

Henry Johnson, provided a handout on the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy.

Moved and seconded to receive and file the handout. Motion carried unanimously.

Mr. Johnson asked the GPAC to consider this transportation plan when updating the General Plan. The transportation plan covers six counties for a 25 year period, and pointed out the funding amounts and funding sources listed in the document, specifically the added taxes.

Holly Osbourne, resident, spoke on problems with two high-density low-cost housing projects in other countries. She stated the main concern is with rewriting zoning laws and allowing for small units, that create overcrowded units with many family members living in a single unit. She expressed concern that there are no regulations that limit the number of people that can live in a small unit or granny flat. She asked that this problem be addressed before permits for additional
dwelling units are considered. Ms. Osbourne also expressed safety concerns with narrow driveways in residential areas which may block exiting from a granny flat if a vehicle is parked.

Jason Hein, Overton Moore Properties, stated they recently acquired the 6.2 acre site adjacent to the new transit center. The site is currently utilized by Verizon which will be vacating within the next year. Mr. Hein stated his company is interested in building a transit oriented development on the property with high density residential and complementary to the new uses being redeveloped at the Galleria site. He asked GPAC to consider this site for high density residential use rather than office space, as Hawthorne Blvd is saturated with office space, making this site more ideal for residential development adjacent to transit.

There being no further speakers, Chair Biro closed the Public Comment portion of the meeting.

In response to Chair Biro, Mr. Jones stated the comments on the Draft Vision Statement will be presented to City Council on December 19th, along with a GPAC progress report and contract amendment with PlaceWorks for the additional scope of work and meetings.

Discussion took place among the group regarding the public outreach for the Draft Vision Statement, and future outreach during the General Plan update process.

III. ADJOURNMENT: 10:00 P.M.
Moved and seconded to adjourn the meeting at 10:00 p.m. to an Adjourned Special Meeting to be held on December 21, 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
1. OPENING SESSION
An Adjourned Special Meeting of the Redondo Beach General Plan Advisory Committee was called to order by Chair Biro at 6:32 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 Eller, Hannon, Kilroy, Lamb, Light, Ludwig, Moses, Nafissi, Pinzler, Samaras, Simpson, Solomon, Stodder, Szymanski, Turner, and Voisey
Members Absent: Chrzan, Funabashi, Gaddis, Glad, Hashmi, Kartounian, McKenzie, Sanchez, Shaer, and Waller
Officials Present: Bill Brand, Mayor
Aaron Jones, Community Development Director
John La Rock, Community Services Director
Ted Semaan, Public Works Director
Sean Scully, Planning Manager
Stacey Kinsella, Associate Planner
Antonio Gardea, Senior 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 Adjourned Special Meeting of December 21, 2017.

   Moved and seconded to approve the Consent Calendar. Motion carried unanimously.

5. ANNOUNCEMENTS AND UPDATES
Aaron Jones, Community Development Director, stated that on December 19th the City Council approved a contract amendment with Placeworks for the updated scope of work and expanded number of meetings. City Council also considered the Draft Vision Statement and made no changes.

Mayor Bill Brand thanked all the members for their participation and effort. He stated he met with SCAG regarding Redondo Beach’s RHNA allocation moving forward. He also attended a Metro meeting regarding the transportation infrastructure being built and addressed them on the unique density issues to Redondo Beach, and the ratio of housing and jobs imbalance. He stated the issue lies not with adding more housing but addressing transportation and job needs. Lastly, he stressed that GPAC’s plan will have to go to a public vote, so it should be something the community will support, and develop the plan through a community process.
Chair Biro suggested splitting public comment into two sections, one at the beginning of the meeting after the Consent Calendar, and the second at the end prior to adjournment.

Member Pinzler expressed concern with having two 30-minute sessions and time constraints.

Motion by Member Simpson and seconded, to split public comment into two 15 minute sections, the first after the Consent Calendar and the second at the end prior to adjournment and that each speaker can only speak once. Motion carried, with 4 opposed.

PUBLIC COMMENT

Chair Biro opened the first Public Comment session.

Wayne Craig, District 1, thanked the GPAC members for their service and the importance of this process. He expressed concern with donations to certain members from developers including CenterCal.

Rod Ramos, resident, expressed concern with overdevelopment in the City. Thanked Members Nafissi and Light, Mr. Craig, and Mayor Bill Brand.

Moved and seconded to close first Public Comment session. Motion carried unanimously.

5. ANNOUNCEMENTS AND UPDATES (continued)

Wendy Nowak, PlaceWorks, provided an overview of the upcoming tasks and timeline, including the expanded scope of work approved by City Council.

In response to Member Simpson to whether traffic safety will be assessed in the Safety Element, Ms. Nowak stated the Safety Element assess environmental hazards such as flood zones and earthquake faults, not traffic or accident analysis. Those are addressed in the Circulation Element, which is not part of this update authorized by City Council.

In response to Member Pinzler regarding election timeline, Mr. Jones stated that the election timeline will be monitored as the update process continues to avoid a long delay between completion of the update and the election.

Woodie Tescher, PlaceWorks, noted the plan will also require environmental review under CEQA.

In response to Member Lamb, Ms. Nowak stated there will be four community workshops.

Discussion occurred among the members regarding outreach options.

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

a. Mixed-Use Overview and Discussion

Mr. Tescher presented the different types of mixed-use options.

Discussion occurred among the members regarding the various options.

a. Small Group Exercise: Confirmation of Mix of Uses Identified for Areas of Land Use Change

Ms. Nowak explained the exercise which will review the areas of enhancement and change to clarify and ensure that the input was captured correctly in each area.
Small group exercise commenced at 7:53 p.m.

RECONVENE - 9:15 P.M.

7. LARGE GROUP DISCUSSION: OTHER LAND USE CONSIDERATIONS

Mr. Tescher mentioned the following future land use considerations:
- Neighborhood serving commercial within the residential zones
- Current Multi-family zones
- The original downtown area along Catalina Avenue which is currently developed with small commercial buildings but zoned Residential, consideration of possibly a mixed-use designation to encourage retention of the existing buildings with historic character

II. PUBLIC COMMENT

Chair Biro opened the second public comment portion of the meeting.

A Hollywood Riviera resident spoke stating he served on the 1988 General Plan Advisory Committee and his experience with the process and the City.

There being no further speakers, Chair Biro asked for a motion to close the Public Comment portion of the meeting.

Moved and seconded to close the public comment portion of the meeting. Motion carried unanimously.

III. ADJOURNMENT: 9:36 P.M.

Moved and seconded to adjourn the meeting at 9:36 p.m. to a Regular Meeting to be held on Thursday February 22, 2018 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