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
Members Present: Chair Biro, Members Chrzan, Eller, Funabashi, Glad, Hannon, Kilroy, Lamb, Light, Ludwig, McKenzie, Moses, Pinzler, Samaras, Sanchez, Simpson, Solomon, Stodder, Szymanski

Members Absent: Gaddis, Hashmi, Kartounian, Ludwig, Nafissi, Shaer, Turner, Voisey, Waller

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 noted 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/Airport 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 1/2 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