I. OPEN THE MEETING

1. CALLING MEETING TO ORDER
A Regular Meeting of the Redondo Beach General Plan Advisory Committee was called to order by Chair Biro at 6:33 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 Bajaj, Eller, Funabashi, Gaddis, Glad, Hannon, Hashmi, Kartounian, Kilroy, Lamb, Light, Ludwig, McKenzie, Nafissi, Pinzler, Samaras, Sanchez, Simpson, Solomon, Stodder, Szymanski, and Voicey

Members Absent: Chrzan, Moses, Turner, and 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
Maria Herrera, Planning Technician
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 Solomon led those assembled in a salute to the flag.

II. APPROVAL OF THE ORDER OF AGENDA
It was moved and seconded to approve the order of the agenda as presented. Motion carried unanimously.

III. CONSENT CALENDAR

5. APPROVAL OF MINUTES for the General Plan Advisory Committee Regular Meeting of November 30, 2017 and Adjourned Special Meeting of December 21, 2017.

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

IV. PUBLIC COMMENT – 1ST SESSION
Chair Biro invited members of the public to provide comment. There were none at this point.
V. ITEMS FOR PRESENTATION

6. ANNOUNCEMENT AND UPDATES

Wendy Nowak, PlaceWorks, summarized what took place at the last meeting and the purpose of this meeting is to consolidate the Land Use Plan options so that the options can be taken out to the public for feedback. Ms. Nowak also introduced draft Guiding Principles that GPAC will edit and refine. She stated community input will take place when the Land Use Plans options and Guiding Principles are in place.

In response to Member Pinzler, Aaron Jones, Community Development Director, stated that if at the end of the process the community does not accept the options the GPAC must work on it again.

Chair Biro stated that GPAC members were picked to be representative of the entire City and the members have many different views, so that ultimately the plan GPAC agrees upon will likely be reflective of and supported by the community.

Member Nafissi questioned making decisions without enough community input and stated the members and staff have not done due diligence to reach out to the public. She encouraged community engagement throughout the entire process.

Ms. Nowak confirmed that a robust outreach process is imperative to the process and that when GPAC goes out to the public it must have a clear plan as to what the public can provide input on and how. The input must be representative of the specific questions GPAC has for the community.

Member McKenzie stated that her understanding is the GPAC members are representative of the community, and it is each individual member's duty to get the word out. She further stated she informs everyone she speaks with about the General Plan update process and hands out the information cards.

Ms. Nowak summarized outreach efforts through social media, the City newsletter, e-blast subscription, and community events.

7. LARGE GROUP DISCUSSION: REVIEW AND CONFIRM GENERAL PLAN UPDATE GUIDING PRINCIPLES.

Woodie Tescher, PlaceWorks, introduced the exercise for Guiding Principles.

Member Pinzler expressed concern with the timing of developing the Guiding Principles and felt they should have been discussed earlier.

Member Light expressed concern with the generalities of the statements and true intended meanings.

Mr. Tescher stated the principles are general concepts and the methods for implementation are developed in the goals and policies within the General Plan.

In response to Member Lamb, Mr. Tescher confirmed the Guiding Principles will be viewed by the community and be incorporated into the General Plan. Member Lamb requested examples from other cities for comparison and stated that language which resonates with residents would be more ideal, from a resident perspective not a planning perspective. Member Lamb went on to
state that the current draft language of the Guiding Principles is written from a Planning perspective, not the community perspective.

Member Solomon stated that the language is drafted in a way that seems to lead GPAC to specific conclusions that may not be what the members actually envision.

Member Glad commented as to whether the Guiding Principles can also address legislation imposed on cities related to development. She stated the importance that the principles reflect the community’s value.

Member Pinzler stated the principles should be focused on how the community will be in 20 years.

Discussion began among the GPAC members on the Guiding Principles presented regarding language, concepts, applicability in the future, and process.

In the interest of time, this discussion concluded at approximately 7:50 p.m. with group consensus that the principles would be emailed to each member for their edits with the discussion continued at the next meeting.

8. LARGE GROUP DISCUSSION: REVIEW AND CONFIRM LAND USE OPTIONS IDENTIFIED FOR AREAS OF LAND USE CHANGES.

Group discussion began on selecting three options for each sub-area covered in previous group exercises to present to the public at the future community meetings, highlighting the GPAC priority option along with an additional two options.

In the interest of time, the discussion concluded at approximately 8:50 p.m. with consensus to continue the discussion on remaining areas to the next meeting.

Discussion began among the members about holding a separate or special working group meeting on a Saturday to allow for more time to complete the exercises.

It was commented that the small group format seems to be more effective.

Consensus was reached to have a Saturday meeting in March with the format being small groups.

9. TOPICS FOR MARCH MEETING/NEXT STEPS

i. DRAFT OUTREACH PLAN

Ms. Nowak presented a brief overview of the outreach plan, including City newsletter, online survey, press releases, social media, and two community workshops.

ii. PARKS AND OPEN SPACE

Ms. Nowak stated this item is scheduled for the March meeting, but can be rescheduled should the members prefer to continue the current discussions.

This concluded items presented by staff/consultant.

General open discussion among the members commenced.
Member McKenzie stressed the need to move discussions in a positive and productive direction and for members to provide ideas for what will work in this community rather than what will not work.

Chair Biro welcomed new member Bhuvan Bajaj and asked that he provide a brief background of himself to the group.

VI. PUBLIC COMMENT – 2nd SESSION

Chair Biro invited speakers for the second session of Public Comment.

Tom Bauer, resident, thanked the members for their efforts. He addressed the members on how zoning affects property values. He gave the example of his property which is a residence but zoning is now commercial, however he does not intend to ever develop it as commercial. The zoning limits what he can do to improve the existing residence and he has difficulty securing financing. He asked members to keep these types of issues in mind and that there should be flexibility when rezoning so that properties do not become stagnant.

Holly Osborne, resident District 5, addressed the members on parking problems with mixed-use projects, where the residents use the commercial parking for their extra vehicles creating a parking issue for the businesses. She stated this would be a problem with the new Galleria project and the new residential units using the commercial parking spaces.

She also stated that any new zoning should specifically define parking that goes with it. She pointed out the new state regulations for accessory dwelling units with no parking requirements and feels it will negatively impact neighborhoods.

She also expressed disagreement with parking lots counting towards open space requirements.

Jacob Varvarigos addressed the members on the current industrial district in North Redondo and stated it could serve as an area for an active transportation corridor, key area to connect the City to other areas to create a regional network, with open space and greenbelt incorporated.

A member of the public asked members to consider the incorporation of trees when designing open space, and consider types of trees.

There being no further speakers, moved and seconded to closed the Public Comment session. Motion carried unanimously.

VII. ADJOURNMENT: 9:40 P.M.
Moved and seconded to adjourn the meeting at 9:40 p.m. to a Regular Meeting to be held on Thursday March 29, 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.

Aaron Jones
Community Development Director