Minutes
Regular Meeting
Planning Commission
April 19, 2018

CALL TO ORDER

A Regular Meeting of the Planning Commission was called to order by Chair Ung at 7:00 p.m. in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

ROLL CALL

Commissioners Present: Elder, Glad, Mitchell, Rodriguez, Strutzenberg, Toporow, Chair Ung
Commissioners Absent: None
Officials Present: Aaron Jones, Community Development Director
                 Sean Scully, Planning Manager
                 Stacey Kinsella, Associate Planner
                 Cheryl Park, Assistant City Attorney
                 Tyson Sohagi, Sohagi Law Group, CEQA Legal Consultant
                 Lina Portolese, Planning Analyst (recording secretary)

SALUTE TO THE FLAG
At the request of Chair Ung, Commissioner Strutzenberg led the Commissioners and audience in a Salute to the Flag.

APPROVAL OF ORDER OF AGENDA
Motion by Commissioner Toporow, seconded by Commissioner Elder, to remove Item 9 from the Agenda. Motion carried unanimously.

CONSENT CALENDAR #4 THROUGH #7


5. APPROVED THE FOLLOWING MINUTES: Regular Meeting of March 15, 2018.


7. RECEIVED AND FILED WRITTEN COMMUNICATIONS

Chair Ung opened the Public Participation Section. There being no one wishing to comment, Chair Ung closed the Public Participation Section.

Motion by Commissioner Rodriguez, seconded by Commissioner Glad, to approve Consent Calendar items 4 through 7. Motion carried unanimously.

EXCLUDED CONSENT CALENDAR ITEMS – NONE
AUDIENCE OATH
Chair Ung asked that those people in the audience who wish to address the Commission on any of the hearing issues stand and take the following oath:

Do each of you swear or affirm that the testimony you shall give shall be the truth, the whole truth, and nothing but the truth?

People in the audience stood and answered, "I do."

EX PARTE COMMUNICATIONS
Commissioner Toporow disclosed meeting with the President of Friends of Redondo Beach Arts and with two representatives from Forest City regarding public art.

Commissioner Rodriguez disclosed conversations with residents.

Commissioner Elder disclosed speaking with the applicant’s representatives, District 4 and 5 Councilmembers, Commissioner Stratzenberg, residents from Redondo Beach, Torrance and Lawndale, the North Redondo Beach Business Association, Redondo Beach Neighbors for a Better Artesia Boulevard, various other residents, members of Residents Against Galleria Expansion, Next Door, SBCCOG, Larry Kosmont, the Police Department, Fire Department, RBUSD, Bond Oversight Committee, and staff.

Commissioner Glad disclosed speaking with various residents and City Councilmember Gran.

Commissioner Mitchell disclosed speaking with residents and a team member from the applicant.

EXCLUDED CONSENT CALENDAR ITEMS - NONE

PUBLIC HEARINGS

8. CONSIDERATION OF SOUTH BAY GALLERIA IMPROVEMENT PROJECT
1815 HAWTHORNE BOULEVARD

Motion by Commissioner Mitchell, seconded by Commissioner Glad, to open the Public Hearing regarding Case No. 2018-04-PC-003, the applicant being South Bay Center SPE, LLC, to consider certifying and adopting a Final Environmental Impact Report (FEIR), Findings, Statement of Overriding Consideration, a Mitigation Monitoring and Reporting Program (including potential modifications to the proposed mitigation measures), and to consider an application for Planning Commission Design Review, Conditional Use Permit, Variance, and Vesting Tentative Tract Map No. 74481 for the South Bay Galleria Improvement Project. Hearing no objections, Chair Ung so ordered.

Community Development Director Aaron Jones reviewed items received for the Commission. He also reviewed the project and objectives, and stated staff will be recommending approval.

Associate Planner Stacey Kinsella gave a report and discussed the following:
- Project Site
- Background
- Project Overview
• Access and Circulation
• Public Open Space
• Parking
• Public Art
• Architectural Design
• Sustainability
• General Plan – Land Use Policies
• Development Standards
• Entitlements Requested
• Conditional Use Permit
• Planning Commission Design Review
• Variance
• Vesting Tentative Tract Map
• Environmental Impact Report (EIR)
• EIR Resource Areas
• Traffic
• EIR Timeline
• Public Outreach
• Staff Recommendation

Kenneth Lee, QIC representative, spoke on the center, gave a history and introduced their team.

John Alderson, QIC Head of Development for the US, spoke on the following:
• Overview of QIC
• Asset Creation Strategy in Practice
• Environmentally Conscious and Sustainable Community Development

Geoff Maleman, QIC, gave a presentation on the Galleria project and discussed the following:
• Community Outreach, Timeline, Feedback and Solutions
  o Immediate Neighbors
  o Redondo Beach Police Department
  o South Bay Bicycle Coalition
  o Beach Cities Health District
  o The Community
  o Redondo Beach Unified School District

Annmarie Brittmall from Gensler, gave a report and discussed their vision of the SB Galleria transformation:
• Existing Site Plan
• The new South Bay
• Public art locations
• Redondo Beach Bicycle Master Plan
• Bicycle Access
• Pedestrian Access
• Entry Gateway
• Community Park
• Community Park Scale Comparison
• Pedestrian Pasco
• Neighborhood Park
• Neighborhood Park Scale Comparison
• Kingsdale Linear Park

In response to Commissioner Glad regarding the location of Uber and Lyft, Mr. Alderson stated there will be a dedicated pull out area on the property for Uber, Lyft and valet parking when driving into the property from Hawthorne Blvd. to the right.

Commissioner Glad also suggested encouraging employees to take transit. Mr. Alderson agreed and noted the proposed extension of the Green Line.

Commissioner Glad supported the project and the applicant responding to the community, the changes and the amount of green space as well. She also asked about the art structure and if it will be used as a play structure as well. Mr. Alderson said the art piece will be interactive and will add to the flavor of the open park.

In response to Commissioner Elder regarding the residential component, Mr. Alderson stated the focus will be on studios, one-bedrooms and two-bedrooms, allowing an affordable way to enter into the workforce while staying close to home. He also said the house rules will address the number of people allowed in a unit.

In response to Commissioner Rodriguez regarding the number of mixed-use projects the applicant has done with residential and commercial combined, Mr. Alderson stated he has done nearly two dozen with several being very successful.

In response to Commissioner Strutzenberg regarding the consideration of green roofs, Mr. Alderson stated they haven’t gotten this far on the design but supported the roofs be treated in an artistic way.

Commissioner Strutzenberg noted items listed by Council to include traffic and added population density as threats and sustainability of the City. Mr. Alderson agreed with the study and noted an additional threat is the urban decay of aged shopping centers.

Commissioner Strutzenberg asked if fully mature trees will be planted. Mr. Alderson stated part of the artistic expression in landscaping is done with mature trees. He also said Macy’s will remain in place and are currently working with them for a relocation of their building to allow for the open space proposed. He also said dogs will be allowed on leash.

In response to Commissioner Strutzenberg regarding the residential, Mr. Alderson stated all 300 residential units proposed will be market rate along with facilitating availability of housing for the Armed Forces (15 units) to include the military and the Redondo Beach Unified School District and intended to be the first option if they are in the market.

In response to Commissioner Strutzenberg, Mr. Alderson reviewed the community outreach, and up to 50,000 sf of office space in lieu of retail pending results of the study. He also said the plan is not to allow Nordstrom’s stay empty.

Commissioner Strutzenberg noted the anchor tenants and the big box are suffering the most and going away. Mr. Alderson noted opportunities to repurpose this real estate which exists at the
Galleria today. He also said there will be some above ground parking to be convertible, noting the parking ratios will be minimized due to technology.

Commissioner Strutzenberg suggested parking with a green roof for above ground parking such as the effort in the Riviera.

Commissioner Toporow did not see artificial grass as ecological and supported incorporation of solar on the property and rooftops. She also supported more palm trees.

In response to Commissioner Toporow regarding a performance stage, Mr. Alderson stated the open spaces will be available for programming of performances.

Commissioner Strutzenberg expressed concern with using artificial turf with dogs and noted it requires more watering to keep it clean. Community Development Director Jones stated turf will be limited to a maximum of 20% of the planted areas but noted real turf can be incorporated.

In response to Commissioner Elder regarding Condition #12, Community Development Director Jones stated there will be different percentages being used in multiunit projects regarding electric charging stations.

Commissioner Elder also referred to Condition #22 and asked about the massage businesses. Mr. Alderson stated these would be more like a day spa.

Commissioner Elder also noted complaints regarding recycling collection facilities and thrift shops. Mr. Alderson stated this would be meant as a service to the community as a convenience, and thrift shops would be more of an eclectic or fashion recycling of apparel which can be done very tastefully. He also said there are no plans for church facilities.

In response to Commissioner Elder regarding revenue, Community Development Director Jones stated the project will have Quimby fees for park improvement at $25K per unit, waste water and storm water, and recreation fees, as well as the standard community benefits of sales tax and property taxes.

In response to Commissioner Elder regarding the cost of the EIR process and design phases, Community Development Director Jones stated the initial EIR fee estimate is approximately $1M for environmental. He also said the City bears the cost of re-noticing. He also said that Quimby fees can be used for extending the bike path and right-of-way improvements.

In response to Commissioner Mitchell regarding battery storage, Mr. Alderson noted there will be great opportunities available to avoid having the power go back on the grid and come back.

In response to Commissioner Mitchell regarding direction for riders and walkers, Mr. Alderson stated signage will be very important and to be clear and direct, starting on the curb base.

In response to Commissioner Strutzenberg regarding Condition #22 and opening up everything on the list use classifications, Mr. Alderson stated they would be willing to define some of the uses which would be more applicable. He also said the proposal is family-oriented in nature, being a reflection of a safe environment for all ages. He also did not support striking them at this point and would like the opportunity to redefine them and work with staff to a use that is consistent with the direction of the General Plan and the Commission.
Community Development Director Jones reviewed the uses in the table and recommended the activities to remove.

Commissioner Toporow suggested that the 5% for the military and school be higher, encouraging teachers and aerospace workers.

In response to Commissioner Toporow regarding the four spaces at the hotel, Mr. Alderson stated this is intended for quick access and said there will be access straight up from underneath.

Commissioner Toporow expressed concern with the residential right on Hawthorne due to noise and pollution, and noted a great opportunity on Kingsdale with an ocean breeze and being next to residential and closer to bus station. She said it is important to look at the quality of life for the future residents.

In response to Commissioner Toporow regarding the State requirements and this huge development opportunity, Mr. Sohagi stated the Resolution currently has a finding meeting the City’s RHNA allocation which is part of the State requirements.

In response to Commissioner Rodriguez regarding bars and lounges and including the hotel, Community Development Director Jones stated the hotel typically has a Type 52 ABC License which is a bona fide eating place for food and bar service, and suggested an amendment could include bars and lounges except in conjunction with restaurants and hotels.

Commissioner Glad also expressed concern with the residents on Hawthorne, and the entry and exiting for the parking for the residential also being on Hawthorne. Community Development Director Jones stated there is a resident entrance/exit on 177th which is internal through the site. He also explained that the movement of the residential away from Kingsdale to Hawthorne resulted in benefits to include views of the L.A. basin, and the building wrapping around a center for the residents to enjoy.

Commissioner Elder pointed out that Condition #3 addresses the 5%.

Chair Ung opened the public comment period.

Bruce Szeles supported 100 units of housing, and seeing the commercial/retail reduced by one-third to go towards a dedicated area for the Green Line Station and dedicated area for young people to gather.

Bob Pinzler, District 4, stated it is important to see in the future but noted the changes will not provide the solution needed in Redondo Beach. He said a key issue is residential versus office, noting California doesn’t have enough affordable housing. He also said there is a lack of quality office space in Redondo Beach, and additional office space may reduce the number of people commuting. He said it is important that the Commission look beyond the plans and make a decision for the City in the future. He supported creative planning and suggested including a scale in the renderings.

Arlene Pinzler, District 4, believed the project is far too dense and reviewed the changes by the developer. She reviewed her concerns and believed the developer has created an open air
version of the densely built and failed Westside Pavilion rather than the welcoming look and feel of The Pointe in El Segundo.

Lona Layman, City of Lawndale, noted General Plan inconsistency problems with the entitlements present with the final EIR, and stated a variance cannot be used to resolve a General Plan inconsistency. She also did not believe the project would meet the variance thresholds since the property is not unique. She said Lawndale would like to work with Redondo Beach and suggested best practices demand recirculation of the EIR to allow for the public to have meaningful comments on the changes.

Sean Moore, City of Lawndale, Community Development Director, noted deficiency, ineffectiveness and inadequacy of the filed EIR as well as the draft EIR. He said staff has not contacted Lawndale, and yet Lawndale will receive the mass majority of the traffic impact from this project. He referred to the General Plan regarding the project and said new buildings cannot exceed the General Plan height with a variance. He also said the project is deficient in aesthetics, air quality, biology, green house gases, land use, noise, population, houses, traffic, parking, and water supply assessment.

Marna Smeltzer, Redondo Beach Chamber of Commerce, stated the Galleria is important to the local economy and local vitality, and reviewed the Chamber’s support for the project. She asked for approval of the project.

Don Szerlip, Redondo Beach, stated the project was highlighted at the SBCCOG’s General Assembly, discussing the future of retail. He noted freeway access and rail is moving forward, being the hub where true transit-oriented development will be built. He believed the project transforms beyond this, being a business center. He stated there will be $7.5M in Quimby fee available, and supported approving the project and planning for the future of the City.

William Wynder, Aleshire and Wynder LLP, stated he is representing the City of Lawndale. He stated an honest evaluation of the impacts of the project should be taken and on the broader regional community. He said Lawndale will be impacted and traffic impacts have not been adequately analyzed in the EIR. He said the 4.1 alternative is new to the process and requires additional study and analysis along with an evaluation on its impact. He stated the environmental documents are insufficient and moving the process forward without recirculation or further study is not warranted, and any decisions will be appealed along with litigation.

George Rhyner, PE, Craine & Associates, stated the project as designed is not transit oriented. He said the site plans show a lot of parking but there is no bus stop. He also discussed mixed use and noted there is no grocery store or pharmacy, the theatre is reduced, and said the project is not a mixed use development.

Dion Chao, General Manager AMC Theatres at the South Bay Galleria, supported the project and having people living, working, dining and shopping in the center, and he encouraged approval.

Cindy Hazard supported the project which is needed in the City.

Jason Gateleym, Teamsters Union, asked what will happen to jobs after the project is completed and asked this be part of the discussion as well.
Josh Bourgeois, Golden State Environmental Justice Alliance, stated they have submitted a letter and believe the draft EIR is inadequate and should be redrafted and recirculated.

Yelena Zeltser, Local 11, believed there are issues with the project’s qualifications as well as the final EIR. She read her letter and reviewed her concerns, and urged the City to deny discretionary approval and require the full consideration of potential significant impacts under a recirculated EIR.

Lisa Lei did not support the developer and expressed concern with the project adding more retail space for an industry that is already struggling. She believed the developer should spend more time listening to the desires of the residents so that the project better reflects the needs of the City for good well-paying jobs in a hospitality sector. She asked for denial of the project as proposed.

Doug Boswell, North Redondo, stated the current Galleria is in need of improvement and something different is needed. He questioned it being deteriorated but expressed concern with the proposal having residential. He supported eliminating residential and increasing production office space. He also expressed concern with impacts from traffic by having residential.

Laura Zahn, North Redondo, reviewed the requirements for improvements which is a complete transformation (office space, residential, open space, hotel, increased retail space already closing). She did not support the proposal, and stated the exact criteria is at The Point in El Segundo and the revamped Del Amo Mall.

Sean Guthrie supported the revitalization of the center and being a critical revenue generator to the City. He said he has worked with the BCSD Livability Committee for the past seven years and supported a pedestrian and bicycle plan within the site. He also suggested better connectivity for the bicyclists on Grant Avenue.

Motion by Commissioner Elder, seconded by Commissioner Toporow, to receive and file a document presented by Mr. Guthrie. Motion carried unanimously.

Jordan Chechitelli, Local 105 Sheet Metal Workers, supported the project which provides many benefits to the community. He said the benefits outweigh the costs and encouraged the Commission to approve the project.

Jose Pina, Creed LA, thanked staff for their work involved in the project and supported the project.

Godfrey Wachira, Creed LA, supported the project and the changes made.

Chris Cheek, Plumbers Local 78, stated the project allows workers to advance their careers while earning middle class wages and benefits. He said the hotel rooms and commercial space will provide long-term job opportunities for the residents, and office space for new businesses to help the local economy. He supported approval of the project.

Paul Miller, Torrance, supported the project and revitalization and development of the mall. He suggested connectivity with the biking community, Metro, Torrance and Lawndale and suggested a diagram showing this connectivity. He also suggested landscaping to help reduce pollution and asked about mitigation with construction.
Mark Bell stated he has been a long-term resident and supported the project and noted a lot of traffic at Christmas time. He also suggested upgrading the offramps at Inglewood, Hawthorne, Prairie and Artesia.

Chris Hannon noted the quality of the labor and careers used to construct the project built by the highest trained labor and supported the staff recommendation to approve the project.

Nathan Stanton supported the mall and the proposed project.

Gus Torres, Local 250, supported the project and the applicant committed to providing good paying jobs and using responsible contractors. He said there will be a safe working environment for the workers, minimizing health and safety hazards. He urged approval.

Sam Kartounian, District 3, stated he has a small business in the mall where he can share experience with the customer, and stated this project will provide this interaction, and he supported its approval.

Eugene Solomon, District 2, suggested working with the City of Lawndale regarding their concerns, and supported real open space and parks in projects. He asked if there is affordable housing as part of the project or Section 8 housing, and stated Redondo Beach does not have any office space that is Class A. He said residential and retail are the highest profit centers for any developer, and office space would activate the sites of the people living in the units, living and working and playing in the same place. He suggested serious consideration when balancing out square footage, and supported focusing on keeping people living in the City and reducing traffic.

Tony Czuleger suggested doing posting in the street as community outreach and opposed some of the design characteristics of the proposal such as on the Hawthorne side where the structures should be stepped slightly. He also believed that Kingsdale should be wider, and suggested mitigating noise issues with the parking on the south side. He also said the building to the south just to the east of the new two-story parking structure should be stepped as well.

Jess Money expressed concern with inappropriate projects in terms of traffic and density and did not support the EIR. He also noted a lack of community involvement and expressed concern with a referendum or initiative.

Sheila Lamb, District 4, stated the improvements must serve the interest of the communities first and not come at the expense of the community's quality of life and well-being. She noted the Blue Zones Livability Plan and now it is time to make the right choices and take action in line with that commitment. She said the Commission should not support the inclusion of 300 rental housing units because of its negative impact on the quality of life. She noted significant traffic congestion and public safety issues and believed that the new Galleria residents will be adding to the commuting and not use public transportation. She also said more housing puts a drain on City services, and said more office space is needed to accommodate the employment needs of the residents. She urged that the Commission place a priority on the common good of the community, its well being and residents' quality of life.

John Hough believed the project is a tremendous opportunity and supported something positive in the area.
John London, Lawndale, expressed concern with traffic impacts, and supported removing the residential from the project, and supported office, open retail, bicycles and people.

Jan London, Lawndale, expressed concern with impacts with the intersection and traffic issues, and stated the project will have a major effect on Lawndale. She also did not support residential in the project and pointed out that the Galleria is adjacent to another city.

A resident of Lawndale expressed concern with lack of response from the City of Redondo Beach, expressed concern with the EIR based on what was said tonight, and suggested checking with legal before moving forward.

Motion by Commissioner Toporow, seconded by Commissioner Mitchell, to close the public comment period. Motion carried unanimously.

RECESS: 10:00 P.M.

Motion by Commissioner Rodriguez, seconded by Commissioner Elder, to recess at 10 p.m. Motion carried unanimously.

RECONVENE: 10:25 P.M.

ROLL CALL

Commissioners Present: Elder, Glad, Mitchell, Rodriguez, Strutzenberg, Toporow, Chair Ung
Commissioners Absent: None
Officials Present: Aaron Jones, Community Development Director
                  Sean Scully, Planning Manager
                  Stacey Kinsella, Associate Planner
                  Cheryl Park, Assistant City Attorney
                  Tyson Sohagi, Sohagi Law Group, CEQA Legal Consultant
                  Lina Portolese, Planning Analyst (recording secretary)

Mr. Sohagi addressed comments from the City of Lawndale and clarified that the City is not approving a variance for the General Plan. He said there are two variances proposed to include in the northwest corner a variance for height for an existing structure to 67 Feet which is permissible and the other variance being for stories in the southeast corner of the project’s site. He said the building meets the height limits laid out in the General Plan with no story limits for this structure. He also noted that the City explained to Lawndale that the end user of the project site does not need to be identified to have an adequate EIR. He also noted an Alternative 4.1 was disclosed in the draft EIR Chapter 4.0.

Associate Planner Kinsella addressed the issue working with Lawndale and attempting to meet with them. She said she has corresponded with Director Moore directly since February and a meeting was scheduled for March 8 at 3 p.m. when they cancelled last minute. She said another meeting was rescheduled and the City met with Lawndale earlier this week. They discussed Lawndale’s perceived impacts and welcomed suggested mitigation measures, however, Lawndale didn’t have any additional suggestions.

Community Development Director Jones stated that staff works cooperatively with the adjacent cities and the opportunities for Lawndale’s involvement have been included from the initial day of
the scoping meeting throughout the entire environmental process. He said Lawndale submitted a multipage comment letter that staff responded to, including in the response to comments in the EIR. He also said that Lawndale had not adopted any thresholds of significance for traffic impacts, and indicated that staff will need meaningful information from Lawndale in order to address their concerns.

Mr. Sohagi also noted that Lawndale suggested that the site did not have transit access, but he clarified there is an existing transit center in place that is being relocated to just south of the project’s site.

Community Development Director Jones clarified that there are bus stops on Hawthorne Boulevard, transit center existing on the back of the site, and five transit providers with separate lines serving this facility. He also said there are three grocery stores within the CR zone immediately adjacent to the property to include Ralphs, Sprouts and Target. He informed that all traffic worksheets are contained in the appendices to the EIR which are all available for public review, and that the clarifications and response to comments issued adequately respond to the questions raised by Lawndale and other comments received tonight.

In response to Chair Ung regarding the criteria for having to submit the EIR, Mr. Sohagi explained that criteria laid out under CEQA Guideline Section 15088.5 speaks on new significant impacts and a considerably different alternative that the City declines to adopt, and Alternative 4.1 was fully disclosed in the draft EIR.

Commissioner Toporow questioned having seven submissions from Lawndale and no submissions from Torrance.

In response to Commissioner Rodriguez regarding eliminating residential altogether, Mr. Sohagi noted there could be issues with the State Housing and Accountability Acts, forcing the City to upzone in other locations that may have more detrimental impacts in order to meet the RHNA allocation. He said this would also greatly limit consideration of other residential projects in the City.

In response to Commissioner Rodriguez regarding traffic from residential versus commercial, Community Development Director Jones stated this type of residential would generate only 5 trips per residence and in the mixed-use environment, some residents do not generate trips at all. In terms of commercial, the traffic is approximately 4 to 10 times the amount of traffic per square foot.

In response to Commissioner Rodriguez regarding the continuation of the bike lanes on Grant, Community Development Director Jones said the City is considering this continuation. He also said the project does provide a free flow right turn lane for the full length of Kingsdale from Grant to Artesia in addition to the open space and bike path along the street.

In response to Commissioner Rodriguez regarding sidewalks, Community Development Director Jones explained that pedestrian, bike and vehicle circulation will be well-defined and well-signed. He also said there will be extensive articulation in the building designs and pointed out that the Kingsdale side is 23.5 feet high with a 30-foot setback fully landscaped, with no need to step it back. He said the Hawthorne side is a little more vertical but is the right scale for the street which is of sufficient width.
In response to Commissioner Mitchell, Mr. Sohagi believed that staff has addressed many of the issues in the series of response to comments regarding the EIR and the need for recirculation.

In response to Commissioner Mitchell regarding pharmacies in the area, Community Development Director Jones stated there is one in Walgreen's and Target.

In response to Commissioner Mitchell, Mr. Alderson stated there would be the same quality of workers during construction and deconstruction, and said there will be a point of contact for issues. Community Development Director Jones also stated demolition and construction activity is thoroughly studied in the EIR. He also said staff would be willing to meet with the teamsters and embrace all forms of labor.

Commissioner Strutzenberg referred to Page 26 of the Statement of Overriding Considerations regarding references to Government Code 65963C2 and said he couldn't find this code. Mr. Sohagi clarified this should be 65963C2 and recommended this be a correction.

In response to Commissioner Glad regarding if the property owned by QIC is only the 29.85-acre block. Community Development Director Jones stated this is correct.

Commissioner Strutzenberg also pointed out that the rest of the surrounding area is zoned CR. Community Development Director Jones stated the other properties in the CR zone under current zoning would have rights to develop. He also said regarding the sites that have been recently redeveloped as mixed-use with no residential, the City loses these sites from the inventory and they will most likely no longer count toward the housing allocation.

In response to Commissioner Glad regarding the Frontier site, Community Development Director Jones stated this is an industrial site and not a CR zone.

Commissioner Strutzenberg asked if QIC would be precluded in the future from developing further density that would still be within the limits prescribed. Community Development Director Jones stated the applicant would have to come back before the Commission regarding being underbuilt and requesting further development.

Commissioner Strutzenberg asked about the actual residential limit for this development. Community Development Director Jones stated the maximum development potential is 650 under current conditions. Mr. Sohagi stated theoretically, the entire site could be raised and developed at the maximum residential density but that's not what the developer requested.

Commissioner Strutzenberg asked if there a breakdown between the contributors to the peak hours between commercial and residential. Traffic Engineer Spencer Reed of Fehr and Peers explained that Table 9 of the traffic study has a trip generation estimate for the entire project and retail space is the largest generator in both the am and pm hours. He said the am hour corridor is approximately half of the raw trip generation for the entire site. He also said that the residential makes up about one-quarter, and there is also the theatre, restaurant, hotel and other aspects.

In response to Commissioner Strutzenberg, Mr. Sohagi stated the standard of review for general plan consistency is as a whole and the standard overview for General Plan consistency is consistency with the overall arching objectives of the plan. He also said there is some case law which states not being consistent with a policy that is fundamental, mandatory and clear which means an uncertainty at the discretion of the court.
Commissioner Strutenberg referred to Table 2, page 29 of the Land Use Element of the General Plan for the CR, Section B, which shows what is allowed and states impacts have to be mitigated. Mr. Sohagi reviewed two cases and recommended focusing on the actual entitlement findings themselves which is what is before the Commission tonight. He said the impacts in Table 2 are defined by the City’s previous interpretation of these policies.

Community Development Director Jones noted this site has had significant unavoidable traffic previously but the applicant proceeded with the project. The impacts included CEQA impacts, and a statement of overriding considerations was adopted weighing the balance of economic, physical and social benefits to the project to the impact that could not be fully mitigated. He said when finding General Plan consistency, there are a dozen General Plan policies that the project meets.

Mr. Sohagi referred to the proposed project and informed that an individual policy inconsistency was disclosed regarding the height because it wasn’t in addition to an existing structure, which is not the case with Alternative 4.1.

In response to Commissioner Elder regarding the 177th Intersection, Traffic Engineer Reed stated there are currently no plans regarding this intersection which currently operates on a signalized location with a stop control on three of the four approaches, but could be reviewed and monitored as time goes on.

In response to Commissioner Elder, Community Development Director Jones stated there are plans for signalization on Kingsdale but no plans to straighten the curving of the street. He also said widening of Kingsdale would not be the preferred way to slow down traffic on the south end.

Commissioner Elder suggested addressing the southbound left turn at 182nd and Inglewood during peak hours. Community Development Director Jones stated the City is undertaking a study on Inglewood from Artesia south to 190th and peak hour restrictions on left turns will be reviewed.

Commissioner Elder suggested signage addressing parked cars on Inglewood between Manhattan Beach Boulevard and Grant.

In response to Commissioner Strutenberg regarding the residential, Mr. Sohagi explained that the applicant clarified that residential is proposed for renters and it was added in the final EIR disclosure.

In response to Commissioner Strutenberg regarding the RHNA numbers, Planning Manager Sean Scully referred to Page 87 of the Housing Element and explained this refers to residential development potential on underutilized sites in Redondo Beach and are housing sites for capacity for meeting the RHNA obligations with specific sites as well as the densities, and the number of units that can be generated from the sites. He said there is a total capacity of 640 units and the requirement for affordability adds up to 595. He also said these sites are affordable and don’t include the proposed site. He explained if no residential were put into the Galleria, the other capacity would meet RHNA. He also said there is nothing allocated for affordable at the proposed site at any level, and the calculations are based on the realistic net capacity which is considerably lower than the maximum.
Community Development Director Jones explained that the State Department of Housing and Community Development doesn't accept the maximum and only accepts the reasonable. He said the realistic is based on the default density imposed by HCD.

Planning Manager Scully stated there is a 45-unit buffer for RHNA for the affordable.

Commissioner Strutzenberg referred to interaction with Measure DD which is Article 27, and asked if any of the issues lead to an interplay with DD to upzone the area. Mr. Sohagi stated there would be issues with State preemption with this question. Community Development Director Jones also stated there are clauses in Article 27 that speak to affordable housing development and projects.

Mr. Sohagi stated the current RHNA allocation is 1397 which is down to 1,184, but Table H44 in the current Housing Element in terms of the total number of units potentially built out are 1,658 including the Galleria site at 298 units.

Commissioner Strutzenberg referred to the Quimby Fees which is $25K per net new units and asked when it is payable. Community Development Director Jones stated it is usually on issuance of permits, and any in lieu fees need to be used of benefit to the property within five years, for maintenance, improvements, acquisition, expansion.

Commissioner Strutzenberg asked about the GPAC (General Plan Advisory Committee) input to the Galleria area. Community Development Director Jones stated there are only draft plan recommendations at this point and nothing is formally adopted. He also said the Galleria has been a topic of great discussion by the Committee. He explained in general, GPAC sees this site for revitalization and a draft recommendation is to increase some residential densities in the area but only as a way to transfer density from other areas in the community. He also said there is a strong desire to develop office use surrounding the site.

Commissioner Glad reiterated that the Galleria site has indeed been a part of the GPAC discussion.

In response to Commissioner Strutzenberg regarding the residential and the number of lots, Associate Planner Kinsella stated the Tract Map 74481 shows about six lots for the structure and there will be two other lots for the retail component.

In response to Commissioner Strutzenberg, Mr. Alderson supported more lots existing on the tentative tract map rather than fewer to avoid a process down the road. He also said it is not their intent to convert the residential to condominiums or to create condominium units.

Community Development Director Jones explained that the City has for the last 30 years had a restriction on conversion of rental units to condominium purposes.

Commissioner Strutzenberg referred to the Statement of Overriding Considerations, government code and assembly bills which are severely truncated from the full text of the references, appearing in a way to favor the Statement of Overriding Considerations which should be fact based. Mr. Sohagi provided the language for the provisions for Statement of Overriding Considerations under CEQA Guideline Section 15093. He also said the comment letter from Unite was mixing the discussion of CEQA findings with Statement of Overriding Considerations.
In response to Commissioner Strutzenberg, Community Development Director Jones stated the applicant has had extensive discussions with the Chief of Police on safety and security and the project has very innovative crime prevention strategies and technologies, using direct dollars.

Commissioner Strutzenberg referred to Condition No. 19 and suggested a live person be answering the hot line 24 hours, and suggested more definition regarding having a project information officer.

Mr. Alderson explained the protocols implemented for the duration of the job and outside of the construction and there will be signage available as well for the community regarding the QIC website.

Community Development Director Jones stated the City has regulations and an ordinance that requires construction information signage be posted at all times with a live number to call regarding complaints, one for the City and the other for an onsite manager at all times.

Planning Manager Scully read the new language for Condition No. 19 to be replaced with language from Condition No. 31 of the Northrop Grumman project Resolution (2018-01-PCR-001). Commissioner Strutzenberg also suggested adding language related to listing the project website address, and to include that “the officer shall provide weekly community updates through a project website page as well as periodic email blasts.”

Commissioner Strutzenberg referred to Condition No. 20 and asked how it will be enforced. Community Development Director Jones stated this is a condition of a permit to do work on the site which is followed up with and enforced proactively.

Commissioner Strutzenberg referred to Condition No. 25 and expressed concern with the verbiage “the applicant shall encourage employees.” Community Development Director Jones stated the next step component is the TDM plan which needs to be submitted and to specify measures the applicant will undertake.

Commissioner Elder supported more creative office space but did not want to create traffic impacts. Traffic Engineer Reed stated it was determined that 175,000 SF of office in exchange for retail space could be installed on the site before generating additional impacts.

Commissioner Elder also supported walking spaces over to Sprouts. He expressed concern with the major retail on the corner being very box-like which is a major gateway to the City. Mr. Alderson stated the intent is to deliver articulated architecture providing relief from the big box. He also said the landscape buffer between the face of the curb and the face of the building is significant which will also help.

Commissioner Elder supported the open space and community park and suggested a food hall at major retail 3 on the south side on the bottom floor. He also noted that proposed major retail #11 cut off the park space and blocked off access.

Mr. Alderson clarified that the green space goes in a linear fashion to either side of the property and tentacles out into different parts of the property. He also said that the integration between the existing shopping center and what is new, and the open space and restaurant/food hall is really critical and has to be done right to feel authentic.
Commissioner Elder also suggested having exercise equipment at the linear park on Kingsdale.

Commissioner Glad noted that the Natural History Museum in downtown Los Angeles has a beautiful outdoor garden space that is very welcoming for families and children and suggested using some of this vision into the landscaping and design of this project.

Commissioner Strutzenberg asked about the definition for a Vesting Tentative Map. Community Development Director Jones stated the City needs to update the local Subdivision Ordinance to conform with the State's Subdivision Map Act. He believed the vesting map law probably came along after the adoption of the section of the City's code, and State law preempts local law.

Mr. Sohagi clarified Article V that addresses tentative maps which is hidden in Article IV.

Commissioner Strutzenberg referred to the Statement of Overriding Considerations and Code Section 65589.5 which takes out some significant parts of the true text, taking it out of character.

Commissioner Glad believed that the relevant portion is still being included, including the citation of what the City is required to comply with, and believed the ellipses do not make a difference.

Commissioner Strutzenberg expressed the need for more time to review the materials.

Motion by Commissioner Strutzenberg to continue the Public Hearing to the next Planning Commission meeting on May 17, 2018. Motion did not pass due to no second.

Commissioner Glad referred to Condition No. 3 and asked if there are similar concerns regarding Police and Fire. Mr. Alderson stated they would be happy to add Police and Fire.

Commissioner Elder referred to Condition No. 1, last sentence, and requested it state "This resolution allows up to ‘175,000’ SF of commercial office uses in place of ‘175,000’ SF of commercial retail uses to be constructed and operated."

Motion by Commissioner Elder, seconded by Commissioner Rodriguez, to receive and file a memorandum from Fehr and Peers reflecting the 175,000 square feet. Motion carried unanimously.

Traffic Engineer Consultant Reed summarized the memorandum.

In response to Commissioner Toporow regarding archeological items, Community Development Director Jones stated it is not anticipated to have any discoveries on the site and the depth of excavation is not substantially into a layer that would contain fossil remnants.

Mr. Sohagi stated there is a mitigation measure to address paleontological.

Commissioner Toporow asked about the of the City of Lawndale and litigation and the lack of response from Torrance. Community Development Director Jones stated staff has fully responded to the questions raised and met with both cities. Assistant City Attorney Park stated staff believes that the EIR is defensible, complete and supports the staff recommendation.

Motion by Commissioner Elder, seconded by Commissioner Glad, to:
- Adopt the Draft Resolution certifying the Final EIR, approving the Water Supply Assessment, Environmental Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program, granting the requests for a Conditional Use Permit, Planning Commission Design Review, a Variance, and approving Vesting Tentative Tract Map No. 74481 subject to the following modifications:
- Condition No. 1 – last sentence to state: “This resolution allows up to 175,000 SF of commercial office uses in place of 175,000 SF of commercial retail uses to be constructed and operated.”
- Condition No. 3 – add Redondo Beach Police and Fire Departments to the 5% market rate residential units.
- Overriding Considerations document – correct reference to Government Code Section from 65963 to 65863.
- Page 14 – elimination of “draft” to be replaced with “this”.
- Condition No. 29 - to be eliminated and subsequent conditions renumbered.
- Condition No. 22 - to state “that bars, cocktail lounges, liquor stores and massage businesses be eliminated from the Master Conditional Use Permit except for alcohol beverage sales and services as part of a hotel, restaurant, wine shop or wine tasting with a wine shop, that massage businesses may be utilized within a spa’s beauty shops and barber shops. That vintage stores may be allowed selling clothing and other used high-quality goods within the site.”
- Condition No. 19 - to read “that a project information officer shall be assigned to the site during construction, the officer shall provide community weekly updates through a project website page as well as periodic email blast interested parties. A construction hotline phone number shall be dedicated for the project with a live person 24 hours, seven days per week” and to include Resolution No. 201A-01-PCR-001, Condition No. 31, “that a construction sign shall be posted with construction days and hours listed along with a 24-hour contact name and phone number clearly listed on the sign. The signage will also include the names, phone numbers, project websites and email addresses of the assigned City of Redondo Beach Community Development Department staff. Signage will also include Redondo Beach Police Department contact information in the event the reportable action occurs during non-business hours. The content, number, and location of construction information signage shall be reviewed and approved by the Community Development Department prior to the issuance of grading and/or building permits. If noise, traffic, vibration, air quality/odor, and air or other construction related complaints are reported, the Building Division/Code Enforcement Department will investigate and follow standard due process procedures for mediation that may include, but is not limited to, the immediate issuance of a stop work notice until corrective measures, as determined by the Community Development Department, are completed. In the event that complaints are registered with the Redondo Beach Police Department during non-business hours, they will be referred to the Building Division/Code Enforcement Department at the start of the next business day for investigation.”
- Condition No. 8 – add “that the maximum amount of real turf possible shall be utilized.”

Motion carried, with Commissioner Strutzenberg voting no.

OLD BUSINESS - NONE

NEW BUSINESS - NONE

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
Chair Ung opened the Public Participation Section.
Holly Osborne noted the City recognizing the importance of the military base to the entire South Bay economy and providing housing on a temporary and flexible basis, and she believed this was diluted in the Galleria project by adding other items. She also supported the public being able to address any errors in real time.

There being no one else wishing to comment, Chair Ung closed the Public Participation Section.

**COMMISSION ITEMS AND REFERRALS TO STAFF – NONE**

**ITEMS FROM STAFF – NONE**

**COUNCIL ACTION ON PLANNING COMMISSION MATTERS – NONE**

**ADJOURNMENT:**
There being no further business to come before the Commission, Motion by Commissioner Elder, seconded by Commissioner Glad, to adjourn at 12:30 a.m. to a regular meeting to be held at 7:00 p.m. on Thursday, May 17, 2018 in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California. Motion carried unanimously.

Respectfully submitted,

Aaron Jones
Community Development Director