I. OPENING SESSION

1. CALL MEETING TO ORDER
A Regular Meeting of the Redondo Beach General Plan Advisory Committee was called to order by Chair Biro at 6:30 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: Members Bajaj, Eller, Gaddis, Glad, Hannon, Kilroy, Lamb, Ludwig, McKenzie, Moses, Nafissi, Pinzler, Samaras, Sanchez, Simpson, Solomon, Szymanski, Turner, Voisey, Waller, Chair Biro

Members Absent: Chrzan, Funabashi, Hashmi, Kartounian, Light, Stodder

Officials Present: Aaron Jones, Community Development Director
John La Rock, Community Services Director
Sean Scully, Planning Manager
Antonio Gardea, Senior Planner
Marianne Gastelum, Assistant Planner
Lina Portolese, Planning Analyst
Diane Cleary, Recording Secretary

Consultants Present: Wendy Nowak, PlaceWorks
Suzanne Schwab, PlaceWorks

3. SALUTE TO THE FLAG
Chair Biro led those assembled in a Salute to the Flag.

II. APPROVAL OF THE ORDER OF AGENDA
Motion by Member Glad, seconded by Member Eller, to approve the Order of Agenda as presented. Motion carried unanimously.

III. CONSENT CALENDAR

4. APPROVAL OF AFFIDAVIT OF POSTING for the General Plan Advisory Committee Regular Meeting of September 27, 2018

5. APPROVAL OF MINUTES FOR THE GENERAL PLAN ADVISORY COMMITTEE SPECIAL MEETING: June 28, 2018 and July 26, 2018.

Motion by Member Sanchez, seconded by Member Moses, to approve Items 4 and 5, with Chair Biro abstaining from the June 28, 2018 minutes and Member Sanchez abstaining from the July 26, 2018 minutes. Motion carried unanimously.

IV. PUBLIC COMMENT – 1ST SESSION

Motion by Chair Biro, Seconded by Member Kilroy, to receive and file a letter presented by Barbara Epstein. Motion carried unanimously.
Barbara Epstein supported open space, parkland and public land for public use. She reviewed a comprehensive design for the pier, waterfront and harbor to connect with the AES site and Edison power line corridor to form a new historic park with funding available. She advocated for acquiring and preserving public land to benefit the public.

Gary Mylnik, District 5, stated the City Council had a moratorium on high density which expired and stated the RHNA numbers are set too high. He supported making a decision and sticking with it. He also opposed buying property and making it open space with no income provided to the City.

V. ITEMS FOR PRESENTATION, DISCUSSION OR ACTION

6. Beach Cities Health District CEO Tom Bakaly, “Blue Zones”

Tom Bakaly, CEO of Beach Cities Health District, spoke on Blue Zones and the following:

- BCHD Environmental and policy goals
  - Priorities mental and physical health
  - Community connectedness – physical and social
  - Intergenerational accessibility and safety
- The Challenge:
  - We’re healthy but we aren’t happy
  - High stress levels – 43%
- Solution:
  - Collective Impact Model
  - Community approach
  - Case Study: RB childhood obesity
- Vision for the future...
  - Incorporate community approach through the General Plan
  - Draft General Plan vision
  - Active, health oriented
  - High quality of life
  - Revitalize corridors
- Values
- City of Hermosa Beach Decision Making Tool
  - Vision and innovation
  - Environmentally conscious community
  - Business friendly community
  - Safe and mindful community
  - Small Beach Town
  - Healthy active lifestyle
  - Economic and environmental sustainability
- Reviewed pictures of vision of connectiveness and how it could be built into the General Plan
- Health-Oriented and Quality of Life
  - Engineer community environments
  - Weave health and wellness into the fabric of public policy to create:
    - Livable streets
  - Open/Green Space
    - Accessibility of parks is associated with greater life satisfaction while reducing stress and social isolation
      - Open space should
        - Be designed for all
  - Reimagined and revitalized corridors
  - Reduced Reliance on Cars
• Commuters report higher levels of stress, anxiety and social isolation
• Solutions to consider
  o Connected Residents
    • Spaces that facilitate face to face interactions have been linked to reduced levels of psychological stress
    • Surgeon General – "We tend to believe that America's health problems are too big and intractable. You have proven that communities can take charge and reverse the turn."
• Livability Committee
• How can we help?

In response to Member Pinzler regarding what is causing the stress, Mr. Bakaly stated it comes back to quality of life to continue what we've had, commuting, high mortgages, etc.

In response to Member Pinzler, Mr. Eric Gardner stated stress starts to drop off at age 65, but then feelings of sadness, isolation, etc., are going up at that age group.

In response to Member Bajaj regarding the national average for stress, Mr. Bakaly stated LA County is 40 national and Redondo Beach is 44.

In response to Member Eller, Mr. Bakaly stated the Case Study: RB childhood obesity video is available on their website.

In response to Member Solomon, Mr. Bakaly believed things start and end with the community and what it wants. Once this is established, the environmental or policy issues then create the ability for these things to happen.

In response to Member Moses regarding what identifies a small beach town, Mr. Bakaly said there were focus groups, pictures, and noted it was said that Hermosa is a little more in the sand. He noted it's the people and a feeling regarding having a small beach town.

Member Ludwig asked about being dog friendly. Mr. Bakaly stated this would be a policy decision and where this would fit in.

In response to Member Pinzler, Mr. Bakaly noted a struggle in the South Bay has been a disconnect regarding where people live and work.

Member Moses asked about the percentage of people commuting out of Hermosa Beach on a daily basis to work. Mr. Bakaly believed it would be way above 50%.

It was noted that 93% of employees commute out of the City.

In response to Member Moses, Mr. Bakaly believed that Pier Plaza is an example of an evolution brought about by environmental changes.

Member Solomon asked which programming was most successful in creating the results of public spaces and types. Mr. Bakaly stated the space has to be activated first in a way that meets the policy goals and what to accomplish.

Member Gaddis asked if there is any support to convert Pier Avenue back to the way it was before 1995. Member Pinzler stated what happened in 1995 was a reaction and noted a law of unintended consequences, with the space not being what everyone wanted. Mr. Bakaly stated it is important to be forward looking and understand what happens when making policy and environmental decisions.
7. Announcements and Updates

a. GPAC Ambassador Outreach Updates: Member Feedback, Upcoming Events

Member Ludwig stated the Riviera Village has invited the GPAC to speak at their October meeting specific to the Riviera.

Member Voisey noted that Member Waller presented to some of the Chamber members including the new CEO.

Member Sanchez announced a free block party this Saturday.

Member Lamb noted that people don’t really know how to be engaged and supported offering concrete engagement opportunities. She said people want to give feedback and give their view on how they want to see Redondo, and the surveys don’t give the full dimensions.

Member Solomon suggested hosting a table at the October 2, 2018 City Council meeting where the Galleria project appeal will be discussed.

b. General Outreach Updates: Facebook Ads, E-Mail Subscribers, Parks and LHMP Survey, City 2018 Fall Newsletter

Ms. Nowak gave an update on the following:
- Facebook and E-mail Subscribers have increased
- Parks Survey went out with a good response
- Local Hazard Mitigation Plan Survey
- City’s 2018 Fall Newsletter went out
- Cable Crawl Updated
- Press Release to the Beach Reporter will be prepared when date of Community Meeting is confirmed

Member Simpson suggested including the Easy Reader.

8. Large Group Discussion: Overview of Draft Land Use Designations

Ms. Nowak gave a report on the Draft Land Use Designations:
- Land Use Designations
- Land Use Definitions
- Current Designations
- Residential: Single Family
- Residential: Multi-Family
- Commercial
- Mixed-Use
- Industrial
- Public, Institutional & Open Space

Member Lamb asked how the designations will translate into the final document. She noted very developmental oriented language and not really resident friendly.

Ms. Nowak explained a General Plan will have planner language, being able to tie the high level planning into the zoning code, but the goal of the General Plan is to be as user
friendly as possible. She suggested having more clarification tonight and to clean any language up for the next round.

In response to Member Pinzler, Ms. Nowak explained the designation names and codes and stated the implementing zone. She also said the CFC general plan designation combines the C1 and C2 only.

Ms. Nowak explained the difference between the General Plan and Zoning.

Member Lamb asked about the zoning and MC changed or modified. Ms. Nowak stated the General Plan is done first and than an implementation action item of the General Plan is to update the Zoning Code to reflect the new changes in the General Plan.

In response to Chair Biro regarding accessory dwelling units, Community Development Director Jones stated the City has been preempted from including or classifying any accessory unit as an increase in density per state law. He suggested this provision could flow into the General Plan or a zoning provision with language such as “including allowable accessory units per state law.”

In response to Member Solomon, Community Development Director Jones confirmed that accessory units are not referenced at all in the General Plan but simply by inertia because of the state requirements. He also said state law can change.

Member Szymanski recommended that the City’s General Plan should not reference “according to” or “per” state law, since state law can fluctuate. He referenced Hermosa Beach’s plan which has a limitation regarding minimum lot size for ADUs and Manhattan Beach’s plan that ADUs have to be attached to the existing main structure. If the state chooses not to have this specificity and does not enact conflicting restrictions then The City’s plan should not refer to them per state law, but according to our own characterizations, restrictions, and additional restrictions.

In response to Member Pinzler regarding the corner commercial, a business being a dwelling unit and the zoning. Ms. Nowak stated direction can be provided regarding any limitations, it could be an existing zone district and the zoning would have to be reviewed. She also said a new land use could change the underlying zoning for a specific property.

Member Samaras suggested staff providing a list of neighborhood serving uses.

Community Development Director Jones suggested direction from the Committee could include to define neighborhood serving uses.

In response to Member Moses, Community Development Director Jones stated this can also be done through permitting or to designate what shouldn’t be allowed.

Member Solomon suggested staying up to 30,000 feet with a more broad description of type of commercial rather than specific commercial.

Member Moses stated the goal is to keep people out of cars and allow people to walk.

Ms. Nowak suggested putting a list together in a group which can be described in the General Plan.

Ms. Nowak reviewed R2, R1A, R3, RMD, and RH.
In response to Member Lamb regarding 35 units, Ms. Nowak stated this will be in the Mixed-Use category and stated 30 is being recommended.

Member Solomon suggested a better definition for appropriately scaled public open space.

In response to Member Eller, Ms. Nowak stated the density was not changed.

a. Small Group Breakout Discussions of Land Use Categories

The Committee suggested the following:

Residential
- Take out all references to accessory dwelling units
- That neighborhood serving or community serving be subject to performance standards and/or a conditional use permit
- Ability to reduce traffic trips
- R-1 rename to single family residential
- R-2 rename to residential low density
- R-1A rename to single family small lot
- R-3 rename to multifamily residential medium
- RMD rename to multifamily residential high
- RH rename to residential high
- Add description regarding corner commercial
- Calling out open space
- Take out “appropriately scaled” in front of “public space”
- Spreadsheet be resident friendly with intuitive format and language

Commercial
- All could be a maximum and take minimums out – up to 0.50 for C1 and up to 1.0 for C-2
- Make sure there is enough square footage for parking
- Not preclude a movie theatre
- C-4 and C-5 could potentially be combined
- Taking out specific office primary opens up to interpretation
- Leave as general as possible – not strictly office
- Up to 1.0 FAR – broke out into commercial flex retail and office primary
- Intent - allow some flexibility – avoid General Plan amendment

Industrial
- Combining all designations into one – not doing a minimum
- Ancillary government facilities – yards, courtyards, etc.
- Corner of Kingsdale and 182nd – area for straight industrial at the corner
- Hours of operation maintained, etc. – subject to performance standards be included as part of industrial use of the areas

9. Project Progress/Next Steps: Tentative Schedule and Meeting Topics, Community Meeting

Ms. Nowak discussed and reviewed the tentative schedule and upcoming meetings to include:
- Keeping the October 25 meeting – finish discussion on Mixed Use
- Community Meeting on November 17
VI. PUBLIC COMMENT – 2nd SESSION
Holly Osborne expressed concern with combining .5 or 1 and the developer taking advantage of the increased FAR.

VII. GPAC MEMBERS REFERRALS TO STAFF
Member Lamb noted the General Plan document from Hermosa Beach which is a great model to look at, especially in terms of formatting and resident friendly language and organization, and being a great model of a final product. Community Development Director Jones stated staff can work with the consultants.

Member Hannon suggested Hermosa Beach provide an overview. Community Development Director Jones stated there would be time constraints and noted it is online.

Chair Biro asked about the attendance of Member Kartounian. Community Development Director Jones stated a member is removed from the Committee after three unexcused absences. He also did not recommend bringing in a new member at this point. Planning Analyst Lina Portolese stated absences will be sent to the City Clerk which will go to City Council for action.

VIII. ADJOURNMENT: 9:47 P.M.
Motion by Member Eller, seconded by Member Glad, to adjourn the meeting at 9:47 p.m. to a Regular Meeting to be held at 6:30 p.m. on Thursday, October 25, 2018 in the Redondo Beach Public Library, Second Floor Meeting Room, 303 N. Pacific Coast Highway, Redondo Beach, CA 90277. Motion carried unanimously.

Respectfully submitted,

[Signature]
Aaron Jones
Community Development Director