I. OPENING SESSION

1. CALL TO ORDER

A Regular Meeting of the Redondo Beach General Plan Advisory Committee was called to order by Chair Biro at 6:36 p.m. in the Redondo Beach Public Library Second-Floor Meeting Room, 303 N. Pacific Coast Highway, Redondo Beach, California 90277.

2. ROLL CALL

Members Present: Bajaj, Chrzan, Eller, Funabashi, Gaddis, Glad, Hannon, Lamb, Light, McKenzie, Moses, Nafissi, Pinzler, Samaras, Sanchez, Simpson, Solomon, Szymanski, Turner, Waller, and Chair Biro

Members Absent: Kartounian, Kilroy, Ludwig, Stodder (Excused), and Voisey (Excused)

Officials Present: John LaRock, Community Services Director
Brandy Forbes, Community Development Director
Sean Scully, Planning Manager
Lina Portolese, Planning Analyst
Maria Shafer, Recording Secretary

Consultants Present: Wendy Nowak, Placeworks
Halley Grundy, Placeworks

3. SALUTE TO FLAG

Member Sanchez led the assembly in the Salute to the Flag.

II. APPROVAL OF THE ORDER OF AGENDA

III. CONSENT CALENDAR

4. APPROVAL OF THE AFFIDAVIT OF POSTING for the General Plan Advisory Committee Regular Meeting of December 11, 2019

5. APPROVAL OF MINUTES for the General Plan Advisory Committee Regular Meeting of September 26, 2019

Members Eller, Glad, Light and Nafissi indicated they will abstain from the minutes of the September 26, 2019 meeting as they were unable to attend.

Motion by Member Szymanski, seconded by Member Waller, to approve the Order of the Agenda and the Consent Calendar, as presented. Motion carried unanimously, with Members Eller, Glad, Light and Nafissi abstaining from the minutes of September 26, 2019.

IV. PUBLIC COMMENT – 1st SESSION
Don Szerlip, District 4 resident, commented on the closure of Kurt True Value Hardware Store and reported potential investors in the property found City parking requirements, onerous; noted the parking problem is stifling reinvestment in the Artesia corridor; suggested the City consider a parking overlay district and discussed other potential solutions such as parking meters to generate revenue to build parking lots or offset liabilities.

Tim Green, resident, discussed solutions for challenges on Artesia Boulevard; reported he has an investment group interested in Artesia Boulevard and asked for references of owners of large portions of land.

V. ITEMS FOR PRESENTATION, DISCUSSION OR ACTION

6. Announcements and Updates
   a. General Updates

Consultant Wendy Nowak, Placeworks, provided updates on the LHMP; announced an AACAP public meeting in early 2020 to obtain public input and reported the Safety and Noise Elements will kick off first quarter of 2020.

7. Presentation: Draft Open Space and Conservation Element

Consultant Wendy Nowak, Placeworks, addressed the purpose of tonight's meeting, provided an overview of progress and discussed Elements and Implementation and next steps. She mentioned the GPAC will have an opportunity to review the with implementation actions after review by the Parks and Recreation Commission. She deferred to Halley Grundy for a presentation.

Ms. Grundy addressed the methodology and discussed Open Space and Recreation Considerations.

Member Light discussed conservation of breezeways and parkways and Community Services Director LaRock asked for suggestions as to how to describe wellness and the park and recreation system providing wellness in terms of quality of life, adding that Blue Zones do the same thing.

Ms. Nowak noted now is the time to be discussing such issues.

Ms. Grundy continued with her presentation addressing the need to define Blue Zones, the need for new acreage, proximity to parks, amenities facilities and programs that meet the needs of the public, adapting facilities and programs to changing community needs and how parks are funded. Part of the process includes creating an inventory of facilities including right-of-way parks and exploring opportunities to create open areas. She discussed existing park acres per 1,000 residents, the City's target ratio of parks acres per 1,000 residents and details of the Quimby Act. Ms. Grundy addressed calculation of existing parkland ratio.

In response to Member Szymanski's question regarding the Quimby Act not typically yielding enough land or revenue to increase the amount of parkland per resident, Ms. Grundy noted the Quimby Act is one tool in the available arsenal to provide additional parkland and stated the Quimby Act is intended to maintain the status quo.
Member Solomon suggested consideration of why the matter is relative to the Quimby Act, how and why parks are funded and what is not working.

Ms. Grundy listed parks and beaches counted in the existing parkland ratios and areas not counted toward the existing parkland ratios.

Member Light noted there is nothing in the document relative to the water, asked what counts as parkland and what counts as open space and stated there are no policies are referenced.

Ms. Nowak discussed active and passive open spaces, including beaches and consideration of the current data.

Discussion followed regarding beaches that are publicly available, areas that are open but not publicly accessible, areas and used afterhours and schools considered as open space.

Ms. Nowak reported the City is currently at 2.6 acres per 1,000 and 200 acres are needed to arrive at 3 acres per 1,000.

Member Glad asked about County versus City Beaches in the calculations and it was noted the County’s ratio is 3.3; does not count beaches and the City needs more parkland.

Ms. Grundy addressed GPAC input and Community input via an online community survey.

Member Light asked about the Circulation Element and Ms. Grundy confirmed connectivity is related to the Circulation Element.

Community Services Director LaRock stated the goal is to let the community know all ways to get to a park.

Member Hannon liked the idea of putting the burden on developers of new developments as they add to traffic and asked whether the City has considered adding safer walking and biking facilities to developers' responsibilities.

Ms. Nowak discussed mitigating traffic and developer fees.

Discussion followed regarding development fees as being similar to public art fees.

Ms. Grundy discussed evaluating park needs criteria, priorities in terms of increasing the quantity of parklands and increasing parkland acres.

Member Waller reported the City created the EIFD and suggested the document should reflect it.

Discussion followed regarding negative responses, creating other opportunities, some boundaries shown that extend beyond City boundaries and the possibility of taking credit for park immediately south of the Galleria.

Ms. Nowak indicated people will use par that are closest to them.

Ms. Grundy addressed a location analysis, population density and where the City should be targeting the addition of park acreage.
Discussion followed regarding neighboring parks as additional resources, defining parks and parkettes, land-use defined by zoning and setting policies to define parks and parkettes.

Member Pinzler discussed the issue of extra acreage and Ms. Nowak noted their use of standard practices.

Member Light commented on changes in figures being made without explanations.

Member Szymanski discussed the ration of 3 acres per 1,000 people; addressed the need to determine how much vacant land exists in the City and what can and cannot be done. He spoke in support of practical solutions versus theoretical solutions.

Brief discussion followed regarding extending the SCE right-of-way and the City’s acquisition of the AES property as adding acreage. It was noted that a target of 3 acres per 1,000 people is not unreasonable.

Ms. Gundry continued with the presentation addressing traveling to parks and recreation facilities as priorities in the draft element and providing high-quality facilities. She discussed the importance of programming and events and funding options.

Member Light suggested exploring setting up a Parks Foundation.

Community Services Director LaRock stated it would be in the implementation and it would be City-based or a regionally-based foundation.

Ms. Gundry discussed conservation considerations, noting it is a regional issue and presented related elements and documents and coordination with other agencies. She explained the City will continue to work with other agencies to look at conservation goals. She addressed King Harbor priorities, beaches and bluffs and coastal resources as well as water, biological and other resources including mineral and oil.

Discussion followed regarding water release, gray water, de-salinization, water infiltration and permeable parking zones.

Member Simpson spoke about the Circulation Element update of 2009 and commented elements that will be updated.

Discussion followed regarding protecting habitat areas such as those for the Western Burrowing Owl on the SCE right-of-way and the AES property.

Member Solomon mentioned precluding extractions of minerals, preventing future possibilities of extraction and suggested including it in the General Plan.

Brief discussion followed regarding the location of the three wells in the City.

Ms. Novak reported on implementation and addressed the methodology and what counts and what does not count as parks.

Member Light stated there is no existing policy defining parks, private open spaces and private developments and noted the need to establish them.
Brief discussion followed regarding ways to achieve open space and the need for policy direction.

Member Lamb noted the need to add a page of definitions to the document, including a definition of open space.

Discussion followed regarding consideration and incorporation of changes from the GPAC to the final document.

Ms. Novak stated GPAC recommendations will be considered by the Planning Commission and City Council and noted this is the time for the GPAC to discuss them.

Member Simpson referenced an inconsistency relative to walking pets in neighborhood parks/parkettes.

Ms. Novak discussed the number of GPAC meetings left but noted that because of a need to revisit the Land Plan, in light of adoption of SB 330 and the number of matters left to address, it will be necessary to ask for Council approval of additional meetings. It was noted there will be a meeting dedicated to review of the final document.

Member Light spoke about the need for policy to avoid leaving things up to interpretation; taking into account changes occurring in the future. He stressed the importance of spelling things out in policies or goals.

Brief discussion followed regarding the pros and cons of forming a smaller working group; the need for everyone to be part of the conversation and other opportunities for the GPAC for discussions.

Community Development Director Forbes spoke about the possibility of requesting Council approval for additional meetings.

Member Moses asked for clarification in terms of the definitions of parklands versus open space and Member Light explained parklands can be activated by trails and other amenities. Member Moses noted there are amenities, such as baseball diamonds, that are not public open space and cautioned against “getting into the weeds”.

In terms of the methodology, discussion followed regarding areas that are open space but not parkland, avoiding diminishing areas, public open space versus parks, the artificial inflation of parklands and the need for including details and explanations in the document. It was noted the goal is to increase park acreage and brief discussion ensued regarding advantages of showing reduced parking spaces and the City’s ability to obtain grant funding.

Community Services Director LaRock reported governmental funding have predetermined criteria to be met in terms of risk. The City falls in the middle of the range based on population per capita, area median income and the amount of acreage. He spoke about the need to apply creatively to enhance existing park spaces, considering the community’s needs, to determine how to best improve what the City has.

Member Light agreed it is necessary, but not sufficient and noted the City has full rights-of-ways other cities use as parkland and there are other opportunities for expansion.
Community Services Director LaRock added Council will be considering rights-of-ways and removing the lines at an upcoming meeting but that is just one step in many that need to be taken.

Ms. Grundy continued presenting the methodology for calculating the amount of City parkland.

Member Lamb noted the integrity of legal definitions for open space and park space should be honored, without ambiguity.

Discussion followed regarding the need to have the flexibility; maintaining the integrity of open space; considering practices of neighboring cities and the need for further discussions on definitions.

Member Chrzan agreed with the need for additional meetings to address definitions.

Chair Biro suggested doing a hard stop of the meeting at 9:30 p.m. and scheduling another meeting (possibly on a Saturday) focused on definitions, because of the complexity of the subject. He believed City Council would be amenable to approving an additional meeting.

Member Gaddis suggested beginning with legal definitions.

Member Samaras discussed limiting parking and issues with sidewalks/public rights-of-way.

Ms. Grundy completed her presentation on the methodology.

Discussion followed regarding amenities counting and not counting as open space.

Motion by Member Szymanski, seconded by Member Gaddis, to direct staff to schedule a GPAC workshop, date to be determined, to discuss open space and park space. Motion carried unanimously.

8. Legislative and Regional Housing Needs Assessment (RHNA) Update

Planning Manager Sean Scully presented details of the report.

Brief discussion followed regarding SB 330.

9. Next Steps: Tentative Schedule and Topics for Remaining Meetings

Ms. Nowak addressed upcoming meetings and their respective topics for consideration.

VI. PUBLIC COMMENT – 2nd SESSION

Chair Biro opened public comments.

David Fahrney, resident, thanked the GPAC for its work; discussed undervaluing City beaches; felt a measurement of usage is lacking and suggested the need to consider where there are needs, ways to get open space, user fees, land value/cost and the reality of what is not being valued.
Holly Osborne, resident, agreed with the previous speaker and discussed minor discrepancies in the presentation regarding population and RHNA numbers (Slide 19), density (Slide 31) and spoke about the City’s seniors.

VII. GPAC MEMBERS REFERRALS TO STAFF - None

VIII. ADJOURNMENT

Community Development Director Forbes reported she will advise when the contract amendment for additional GPAC meetings will be considered by Council.

Motion to adjourn by Chair Biro, seconded by Member Glad, at 9:32 p.m. to a meeting, date, time and location to be determined. Motion carried unanimously.

Brandy Forbes, AICP
Community Development Director