

A. CALL TO ORDER

A Special Meeting of the Redondo Beach Planning Commission was called to order by Chair Hazeltine at 6:35 PM, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, and teleconference.

B. ROLL CALL

Commissioners Present: Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine

Commissioners Absent: Boswell, Conroy

Officials Present: Marc Wiener, Community Development Director
Sean Scully, Planning Manager
Jamal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Chair Hazeltine led the Commissioners in a Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to move approve order of agenda. Motion carried unanimously, with no objection:

AYES: Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell and Conroy

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to receive and file Blue Folder Items. Motion carried unanimously, with no objection:

AYES: Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell and Conroy

F. CONSENT CALENDAR

Chair Hazeltine opened the floor to public comments.

Staff confirmed there were no eComments or Public Comments.

Seeing no requests to speak, Chair Hazeltine closed the floor to public comments.

Motion by Commissioner Craig, seconded by Commissioner Gaddis, to approve the Consent Calendar Items. Motion carried.

AYES: Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell and Conroy

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF AUGUST 1, 2024

G. EXCLUDED CONSENT CALENDAR ITEMS

None.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Chair Hazeltine opened the floor to public comments.

Staff confirmed there were five eAttendies and no Public Comments.

Seeing no requests to speak, Chair Hazeltine closed the floor to public comments.

H.1. RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

None.

I. EX-PARTE COMMUNICATION

Secretary Lamb spoke with Community Development Director Wiener, Planning Manager Scully, Mayor Light, Chair Hazeltine, and members of the public regarding Public Hearing Item J.1.

Commissioner Craig spoke with Commissioner Light, Mayor Light, several Councilmembers and School Board members, and members of the public regarding Public Hearing Item J.1.

Chair Hazeltine spoke with Secretary Lamb, Mayor Light, administration, and members of the public regarding Public Hearing Item J.1.

Commissioner Light spoke with Commissioner Craig regarding Public Hearing Item J.1.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING INTRODUCE UPDATES TO THE CITY'S GENERAL PLAN LAND USE, OPEN SPACE & CONSERVATION, NOISE, AND SAFETY ELEMENTS

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell and Conroy

Planning Manager Scully provided the staff presentation regarding the City's General Plan Land Use, Open Space and Conservation, Noise and Safety Elements. The PowerPoint presentation included the following details:

- Announcements - DEIR - DGPU
- Announcements - Schedule Forward
- Layered Outreach Program
- General Plan update Stats
- General Plan Advisory Committee
- GPAC Ambassadors: Who They Talked To
- General Plan Update - GPAC
- Redondo Beach GP Vision 2050 & Guiding Principles
- What is a General Plan?
- Elements Being Updated
- How HE Affects GP Update
- Housing Sites
- Housing Element
- Proposed Land Use Definitions
- How is it Different from the Current General Plan?
- Goals, Policies, And Implementation Actions
- Land Use Elements Highlights
- Goal LU-1 Balance
- General Plan Update - Special Policy Areas
- Special Policy Areas - North Redondo Tech District (SPA-1)
- Special Policy Areas - Artesia Boulevard (SPA-2)
- Special Policy Areas - Aviation's Boulevard (SPA-3)
- Special Policy Areas - Galleria (SPA-4)
- Special Policy Areas - PCH North (SPA-5A), PCH Central (SPA-5b), and Torrance Boulevard. (SPA-5C)
- Special Policy Areas - PCH South (SPA-6)
- Special Policy Areas - Riviera Village (SPA-7)
- Open Space & Conservation Element Highlights

- Goal OS-1 Quantity, Location, and Access
- Noise Element Highlights
- Goal N-1 Noise
- Safety Element Highlights
- Goal S-1 Emergency Preparedness, Response, and Recovery
- Recommendations

Chair Hazeltine administered the Audience Oath for individuals wishing to address the Planning Commission on the following Public Hearing.

Chair Hazeltine opened the floor to public comments.

The following individuals addressed the commission via teleconference:

1. Mark Nelson spoke in support of the 0.75 FAR as the base for public institutional land use and 1.25 FAR on the two parcels where City Hall and the Annex are located and spoke regarding the benefits to the community that City Hall and the Annex provide in support of his position.

The following individuals addressed the commission via in person:

2. Jim Mueller spoke regarding chronically vacant properties in the City and stated he submitted a code change proposal and has not received a response.

Chair Hazeltine recommended submitting his proposal as a blue folder item for the Commission to review at the next meeting.

3. Rosanne Taylor spoke in opposition to the 1.25 FAR commercial development proposed near her neighborhood.
4. Joseph Larson stated the General Plan affects the Beach City Health Districts campus. He noted specifically that the impact of the proposed .75 FAR limits the ability of the District to upgrade and modernize their facility. He requested the .75 FAR be eliminated and the 1.25 FAR be universally applied to all properties with the similar designation of public institutional.
5. Joan Brand spoke regarding the .75 FAR on public institutional properties and read her email that she submitted to the City Council in March.
6. Lisa Bennet spoke regarding the lack of open space and stated the FAR should not be changed.
7. Jacklyn Sun spoke regarding the impacts of the proposed FAR upon the Health District and requested a 1.25 FAR designation.
8. Jane Deal spoke regarding the disparate floor to area ratio and requested a 1.25 FAR designation.

9. Holly Osborne spoke regarding open space and related tree canopy issues and design standards for multi-family units, R2 and R3.
10. Mary Ule spoke in support of City's proposal for .075 FAR for public institutions, spoke in opposition of modifying the FAR for the health district and spoke regarding areas of improvement.
11. Deny Nelson spoke in support of the 1.25 FAR for all city institutions and modernization of the health district.
12. Susan Brilliant spoke in opposition of the .75 FAR cap on the health district and stated it would compromise the ability of the health district to provide health services to the community.
13. Theia Bel spoke in support of the .75 FAR in order to keep the quality of life under control.
14. Bob Pilzer spoke in support of the .75 FAR.
15. Georgette Ganner spoke regarding phase 2 of the hospital development.

The following individuals addressed the commission via teleconference:

16. Maria spoke in support of the 1.25 FAR.
17. Laura Duke spoke in support of the .75 FAR and in opposition of the Health District's development.
18. Mary Drummer spoke in support of the of the city's health district initiatives including the campus and in opposition of the .75 FAR.

The following individuals addressed the commission via in person:

19. Bing Cho spoke regarding the letter he submitted and requested mis-categorization of properties be corrected.
20. Ann Wilson spoke in support of the .75 FAR and spoke regarding the preservation of the land.

Commissioner Craig asked for clarification regarding the approval of the ordinances.

Planning Manager Scully stated the deadline of February 12, 2025 is only applicable to the implementation of the housing element, and the sites and programs associated with the housing element.

Community Development Director Wiener spoke regarding the General Plan and the public institutional zones FAR issue and suggested additional analysis and study. He spoke regarding concerns related to school sites and their land use designation being changed.

Secretary Lamb asked whether the .75 FAR and the school sites new designation are part of the EIR.

Community Development Director Wiener stated the designations are part of the EIR and briefly spoke regarding the FAR.

Discussion ensued regarding land use designations, the EIR, criteria and calculations for FAR, and an FAR analysis.

Chair Hazeltine asked for clarification regarding zone changes for school districts.

Community Development Director Wiener and Planning Manager Scilly spoke regarding FAR and school site zoning changes.

Commissioner Light spoke regarding the FAR related to the hospital and open space designations and requested the identification of open space and public institutional areas.

21. Raymer Flynn spoke regarding mis-categorization of properties.

Planning Manager Scully briefly spoke regarding the buildout methodology within Appendix B of the EIR.

Commissioner Craig asked for clarification regarding the request for a 1.25 FAR for school sites.

22. Raymer Flynn spoke regarding the requested 1.25 FAR for public institutions.

Brief discussion ensued regarding the 1.25 FAR for public institutions.

Commissioner Gadis requested having additional data regarding fire station facilities for the next meeting.

Secretary Lamb expressed concern regarding FAR designations and non-compatibility in surrounding areas.

Discussion ensued regarding changing the FAR for institutional uses, compatibility and the potential effects to the surrounding neighborhoods, and the proposed zoning ordinance amendments.

Commissioner Craig provided a PowerPoint presentation concerning FAR on the following:

- Kensington Site
- 801 S Pacific Highway, Redondo Beach CA
- Floor Area Ratio Comparison “FAR”

Secretary Lamb provided a PowerPoint presentation on the following:

- Land Use Element Goal: Balance
- Land Use Element Goal: Identity
- Land Use Element Goal: Compatibility
- Land Use Element Goal: Health and Vitality.
- Land Use Element Goal: Environmental Sustainability
- Land Use Element Goal: Economic Sustainability
- Land Use Element Goal: Historic Preservation

Discussion ensued regarding proposed areas of priority, applicable policies, standards, and programs related to compatibility, health and vitality, environmental and economic sustainability and historic preservation.

23. Bob Pinsler spoke regarding tree canopies and stated the need for there to be an incentive to reestablish trees into the environment. Discussion continued on the purpose of planting trees and the possible incentives for planting them.

Commissioners reached a consensus to add Secretary Lamb’s proposals to the General Plan Update.

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to continue the public hearing to the August 15, 2024 Planning Commission meeting. Motion carried unanimously, with no objection.

AYES: Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell and Conroy

Motion by Secretary Lamb, seconded by Commissioner Gaddis, to direct staff to incorporate the modifications discussed and implement the recommendation on the proposed goals and policies. Motion carried unanimously, with no objection.

AYES: Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell and Conroy

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

None.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

None.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Craig asked for an update on the amendment to the plan at the Galleria.

Community Development Director Wiener stated the update would be provided in September.

O. ADJOURNMENT

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to adjourn the meeting at 10:06 PM. Motion carried unanimously, with no objection.

AYES: Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell and Conroy

The next meeting of the Redondo Beach Planning Commission will be a Regular Meeting to be held at 6:30 PM on August 15, 2024, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California, and via teleconference.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted:

Marc Wiener
Community Development Director