

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach Planning Commission was called to order by Chair Hazeltine at 6:30 PM, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, and teleconference.

B. ROLL CALL

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

Commissioners Absent: None

Officials Present: Marc Wiener, Community Development Director
Sean Scully, Planning Manager
Cheryl Park, Assistant City Attorney
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 Conroy, to move approve order of agenda. Motion carried unanimously, with no objection:

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

NOES: None

ABSENT: None

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

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

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

NOES: None

ABSENT: None

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

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

NOES: None

ABSENT: None

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF JUNE 20, 2024

G. EXCLUDED CONSENT CALENDAR ITEMS

None.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Chair Hazeltine opened the floor to public comments.

1. Jim Mueller expressed concern regarding vacant properties in his neighborhood.

Staff confirmed there were no additional eComments or Public Comments.

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

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

Motion by Commissioner Gaddis, seconded by Secretary Lamb, to receive and file submitted public comment by Jim Mueller. Motion carried.

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

NOES: None

ABSENT: None

Brief discussion ensued regarding the location of the vacant properties.

I. EX-PARTE COMMUNICATION

None.

J. PUBLIC HEARINGS

None.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

None.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. OVERVIEW OF THE DRAFT GENERAL PLAN UPDATE AND ASSOCIATED ZONING ORDINANCE AMENDMENTS

Community Development Director Wiener and Planning Manager Scully provided the staff presentation regarding the overview of the draft General Plan update and ordinance amendments. The PowerPoint presentation included the following details:

- What is the General Plan?
- Elements Being Updated
- How Housing Element Affect General Plan Update
- RHNA Sites
- Housing Element
- Project Schedule
- General Plan Update – GPAC
- Special Policy Areas
- Zoning Ordinance Amendments
- Staff Recommendation

Secretary Lamb briefly spoke regarding RHNA sites in the City of Redondo Beach.

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 Gaddis, seconded by Commissioner Craig, to receive and file the report. Motion carried unanimously, with no objection:

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

NOES: None

ABSENT: None

Secretary Lamb asked for clarification regarding the implementation process of the General Plan Update and policy implementation and spoke regarding 3-D examples related to Floor Area Ratios (FAR).

Community Development Director Wiener spoke regarding policy implementation and process.

Planning Manager Scully spoke regarding implementation measures.

Commissioner Boswell asked for clarification regarding state regulation impacts to the City related to housing and park space.

Community Development Director Wiener spoke regarding state housing priorities and potential park space solutions.

Commissioner Conroy asked for clarification regarding new zoning amendments changes, and the implementation of the updates.

Community Development Director Wiener and Planning Manager Scully spoke regarding zoning ordinance amendments requirements, potential policies, and the implementation process.

Commissioner Light asked for clarification regarding low incoming housing units.

Community Development Director Wiener spoke regarding density bonus incentives, inclusionary housing ordinance, state mandates, and enforcement.

Discussion ensued regarding affordable housing units.

Commissioner Gaddis asked for clarification regarding the changes to the zone map.

Planning Manager Scully spoke regarding the changes to the zone and land use map.

Secretary Lamb spoke regarding overlay zones and design standards.

Commissioner Craig spoke regarding the FAR in commercial.

Chair Hazeltine requested having some visualization examples for the 1.5 FAR to help illustrate the massing of a building with a FAR of 1.5.

Discussion ensued regarding the visualization for the 1.5 FAR within the Artesia and Aviation Corridors, parking, and land use designation changes, court actions, housing element deadlines, GPAC recommendations, and artificial turf.

Community Development Director Wiener and Planning Manager Scully answered the Commissioners' questions and provided clarification.

M. ITEMS FROM STAFF

None.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Conroy asked when GrubHouse would open.

Community Development Director Wiener and Planning Manager Scully provided the status.

O. ADJOURNMENT

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to adjourn the meeting at 8:25 PM. Motion carried unanimously, with no objection.

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

NOES: None

ABSENT: None

The next meeting of the Redondo Beach Library Commission will be a Regular Meeting to be held at 6:30 PM on July 18, 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