

In response to Mayor Brand regarding ACA7 being constitutional, City Attorney Webb believed it would be worth the time to review, write a memo, etc.

Motion by Councilmember Obagi, seconded by Councilmember Loewenstein, to adopt by title only Resolution No. CC-2104-038 subject to any amendments made by the Mayor to reflect the appropriate tone and language of the City, and to direct the City Attorney to investigate information on the ACA7. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Obagi, Emdee
NOES: None
ABSENT: None

City Clerk Eleanor Manzano read by title only Resolution No. CC-2104-038.

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

N.1. DISCUSSION AND POSSIBLE ACTION REGARDING AN AGREEMENT WITH THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, ON BEHALF OF THE UCLA HEALTH SYSTEM AND THE AVID GEFFEN SCHOOL OF MEDICINE AT UCLA, DEPARTMENT OF NEUROLOGY AND THE CITY OF REDONDO BEACH FOR EMERGENCY STROKE TRANSPORT SERVICES AT NO COST TO THE CITY FOR THE TERM APRIL 20, 2021 THRU APRIL 19, 2023 WITH THE OPTION TO RENEW FOR ONE ADDITIONAL ONE-YEAR PERIOD UPON MUTUAL WRITTEN AGREEMENT.

APPROVE AN AGREEMENT WITH THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, ON BEHALF OF THE UCLA HEALTH SYSTEM AND THE DAVID GEFFEN SCHOOL OF MEDICINE AT UCLA, DEPARTMENT OF NEUROLOGY AND THE CITY OF REDONDO BEACH FOR EMERGENCY STROKE TRANSPORT SERVICES AT NO COST TO THE CITY FOR THE TERM APRIL 20, 2021 THRU APRIL 19, 2023 WITH THE OPTION TO RENEW FOR ONE ADDITIONAL ONE-YEAR PERIOD UPON MUTUAL WRITTEN AGREEMENT.

CONTACT: KEITH KAUFFMAN, POLICE CHIEF

This item was tabled.

N.2. DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

Consultant Wendy Nowak of Placeworks gave a PowerPoint presentation and discussed the following:

- Purpose of tonight's meeting
- General Plan Advisory Committee and meetings
- The role of the GPAC
- GPAC Members/City Staff
- Overview: What is the General Plan
- The General Plan represents the community's view of its future
- Eight required GP elements
- Required Content
- What it is not
- Why Update? Issues important to the community (as directed by City Council)
- Progress to Date
- Community Workshop

- Drafted General Plan Vision 2040
- Drafted Guiding Principles
- Prepared and adopted Artesia Aviation Corridors Area Plan
- Conducted Market Studies
- Prepared and adopted local hazard Mitigation Plan
- Outreach
- General plan Advisor Committee
- Workshop Overview
- Brief Review:
 - Population Growth
 - Aging population/loss of working-age residents
 - Housing Affordability
 - Changes in the retail environment
 - Availability of jobs in the City
- New state laws affecting housing
- New laws made it necessary to revisit GPAC's original recommendations (no net loss)
- SB 330 – Housing Crisis Act
- SB166 and AB72
- What is RHNA
- How does RHNA apply in Redondo Beach
 - Regional Housing Needs Assessment
 - City's RHNA = 2,490 units
- What a Housing Element does:
- What a Housing Element Does not do:
- Solving RHNA: Considerations
 - Only some sites qualify for RHNA
- Affordability Breakdown of City's RHNA Allocation
- Breakdown of Draft Allocation
- RHNA Strategy (Estimates)
- Summary Table
- Potential Sites
- Potential Low & Very Low Income Sites
- GPAC Approach to Land Use
- Foundation for Recommendations
- Recommended Land Definitions
- Public designation – three categories
- Staff add after GPAC revisions
- Focus areas
- Total Acres & Types of Changes
 - Land Use Change
 - Administrative Change
 - Definition Change
 - Requires Additional Consideration
 - Total Areas affected – 470 ac, 11.8% affected
- Compared to the current General Plan, the recommended LU Plan
 - Allows more housing
 - Reduces the amount of housing allowed
 - Eliminates mixed use designations on Artesia and at PCH/Diamond
- Examples of 20 du/ac, 35/ac, 58/ac, 24/ac, 40 ac, 33 ac avg housing
- Examples of horizontal Mixed Office/Residential
- Overview of focus areas: Recommended Land Use Changes

- 190th Overlay Area
- Kingsdale
- PCH Central South of Ruby
- Tech District Residential Overlay: Compatibility with Northrop
- Galleria – Mixed Use Transit Center, designation for Kingsdale neighborhood, residential overlay 35 to 45 dwelling units per acre
- Recommended Land Use Plan
- Planning Commission recommendations
- Distribution by zip code
- Next steps
- Timeline of remaining tasks
- Future GPAC Meetings

In response to Councilmember Obagi regarding no overlay district in the tech district focus area, Community Development Director Forbes explained the property is further from the Metro stop and owned by Northrop Grumman, and the purple area is a leased area.

In response to Councilmember Obagi, Community Development Director Forbes referred to the AES site being rezoned to residential, residents commuting to work at 92.5% from the site, and people flowing away from the City from the properties on Kingsdale and the proximity of the transit.

Councilmember Obagi asked about overlays allowing both either industrial/commercial and residential and what can be done to ensure or promote mixed development coming in existence. Community Development Director Forbes suggested looking at examples of incorporating into the zone of having the same look and feel.

Councilmember Emdee asked if staff has had discussions with the City of Lawndale regarding their additional zoning. Ms. Veronica Tam stated that Lawndale is going through rezoning as well with commercial areas with low intensity single story and now may be interested in mixed use.

Councilmember Emdee also observed a lot of people from the south actually working in the offices along Torrance Blvd. and Lomita Blvd. and suggested looking at all cities as a whole.

Councilmember Loewenstein asked about the actual start date of the eight-year cycle. Ms. Tam stated July 1, 2021. Councilmember Loewenstein suggested obtaining maps of the current grade of the intersections citywide. He also asked about the maximum allowable density per acre. Ms. Nowak stated 460/acre by Kingsdale, and the next level being 45/acre with the overlay.

Mayor Brand called for public comment via Zoom and eComment.

Wayne Craig believed the plan has been a failure from the start and expressed concern with wasting time and money. He asked if the full capacity has been taken into account in the City such as bonus additions, and noted some highest density in the City in parts of South Redondo. He supported letters to the State to allow the City to develop itself.

Wally Marx gave a history of the City and their site in District 4, reviewed the Galleria Kingsdale zone, and urged Council to apply the land use for collective as a mixed use transit center. He supported bridging both the Planning Commission and GPAC recommendations and asked Council to approve the mixed use. He pointed out that they are walking distance from the Green Line Center, across the street from the Galleria and strong mobility with buses along Artesia Blvd. with connection to other cities. He also supported housing units including affordable units in the very low, moderate and market rate. He supported owning real estate and taking care for the communities that they serve.

Alisa Beeli, Dow Johnston triangle, spoke on the Tech District and expressed concern with 950 housing units and impacts to her neighborhood and the schools, traffic, property values, and 40% of the new required affordable housing in one area of District 5. She suggested considering other sites in the City.

Matthew Hinsley, District 3, Planning Commission, suggested more time to consider this item, did not support dividing north and south, supported fighting against Sacramento, suggested Council disclose Brown Act buddies, supported bridging the gap, supported solving the problem and everything on the table, welcomed any Councilmembers work with Planning Commissioners, supported the General Plan update and believed there are sites that may never be developed at the current zoning.

Minh Nguyen, District 5, Dow Johnston triangle, believed as soon as the zoning is changed, the market will go there. He spoke on the Tech District and being next to Manhattan Beach Boulevard and Inglewood Avenue and traffic impacts, which will increase if 1,000 units were installed, jeopardizing the residents. He also expressed concern with turning office space into residential and killing jobs. He expressed concern with impacts to North Redondo and questioned having discussions at this point and supported having an equitable plan.

Eugene Solomon, Redondo Beach, asked about adequate site credits in the HCD presentation such as the mobile home park, stated the materials were presented to the GPAC only two hours beforehand at the December 3 GPAC meeting and given ultimatums and not choices with limited time for discussions, asked why mixed use was not favored at the GPAC meeting and inclusionary zoning not favored and considered market rate, 7 properties to get a half acre at 3,000 square feet or less, suggested taking more risk in presenting alternatives should be up to Council and not up to the consulting firm, dismissing a site that didn't have transit, and noted the HCD presentation indicating that the AES site might be problematic.

Jean Matthieu, Dow Johnston Triangle, noted the neighborhood is against the plan proposed by the GPAC, expressed concern with the traffic and asked why Metro is the only thing being considered for public transit, supported an equitable distribution of housing, supported getting everyone involved, expressed concern with a north versus south city, and did not support the GPAC recommendation.

Kimberly Brook, Dow Johnston Triangle, expressed concern with a north versus south city, traffic, school impacts, and said more senior housing is needed.

Paul Moses, District 2, member of the GPAC, stated the GPAC wasn't forced on the deliberations and voted and approved by at least 6 to 7 votes on a 27-vote body, with the majority approving the recommendations. He recommended a land use change at AES and the dirt farm at the Sea Lab for 30 units an acre to accommodate new housing requirements. He supported getting the numbers into RHNA and supported housing throughout the City which would make it equitable with unity, and questioned 15% in South Redondo and 85% in North Redondo.

Carol Epton Johnson, Dow and Johnston Triangle, also expressed concern with the plan presented and addressed the equity. She questioned adding value to the area and improvement to the community and believed the GPAC did not explore all options for zoning, specifically in single detached neighborhoods. She also noted concerns with traffic, especially at Manhattan Beach Boulevard and Inglewood Avenue, and she believed an additional 1,000 units would impact the area. She also believed all options were not considered regarding expanding homes for single detached neighborhoods.

Jim Light stated the GPAC was focused on job and workforce imbalance and not increasing housing in the City, but were limited in choices, and could not deliberate. He said the GPAC recommendations were not north versus south and the vote came out to those who agreed with the process of voting in one night versus those who imposed it and the RHNA number. He also said the comments on the AES site mostly were about north versus south which is flawed, failing to recognize the currently buildout throughout Redondo. He said South Redondo has absorbed a lot of development and the highest density is South Redondo. He also

noted another concern is the location of jobs, access to transportation and freeways and traffic generation. He said 40% of traffic goes north outside the City everyday to work which will come through North Redondo. He noted 1992 zoning has proven it has failed, which was never corrected. He also said there are other sites that should have been considered but the GPAC was prohibited. He noted votes against Heart of the City, 600 units on the site in Measure D and a large park in 2005, ignoring three previous votes on the site. It also is in proximity to one of the worse intersections in Redondo at PCH, 190th and Herondo, backing up traffic, due to more red lights along PCH. He also opposed the unfair RHNA allotment but is a policy decision for Council.

Maricela Guillermo opposed south versus north and suggested exploring the different comments from members in the community. She said Redondo Beach is a beach town which needs to be kept in place from north to south. She said South Redondo is very crowded with cars and pedestrians. She supported unity and said South Redondo has plenty of land to share for senior housing. She also opposed SB 9 and SB 10.

Holly Osborne stated rezoning commercial to residential will take away the tax base, local grocery store, and supported emailing Ben Allen and voting against SB9 and SB10 and any other bills that come along. She suggested finding out which developers are backing which legislators, and also said paving over everything will increase the heat index in the state.

Khatirah Nazif read the comments submitted via eComment by:

Dawn Thompson, Mariam Butler, Mark Gaynor, Susan Andrade, Oren Yuen, Michael Garlan, Imelda Schoenoff, Niki Negrete Mitchell, Lezlie Campeggi

There being no further comments, Mayor Brand closed the public comment period.

Councilmember Obagi asked if there is a breakdown of the current density by district available. Community Development Director Forbes stated no, but there is a zip code comparison.

Councilmember Obagi stated it's important to watch the density and suggested discussing the resources that flow into North Redondo for public safety. He stated that District 4 has little single family housing and noted the Dow Johnston Triangle neighborhood is a single family zone with single family homes and questioned the residents' opposition of adding more density. He also noted dense residential development and no open space if they are not aggregated parcels. He asked about having open space with separate property owners owning the parcels. He further believed that all the areas should be transit oriented if there is Metro either on Hawthorne Boulevard or Kingsdale. He further said the FAR on Artesia needs to increase beyond .6. He also asked if the AES site being eligible to serve the RHNA purposes and being used as a power plant to at least 2023.

Ms. Tam suggested criteria to meet regarding the AES site to include being rezoned and remediated to start construction, in order to count the site.

Councilmember Obagi asked why this exercise is taking place when everyone is protesting what HCD is requiring, and the repercussions for not getting the housing plan in on time.

Community Development Director Forbes explained that HCD could now bring in the Attorney General and challenge in court the municipality, and has the ability to issue fines as well.

City Attorney Webb also said the court could just order projects to be approved and the City permitting would stop. He said legal options were discussed in closed court to challenge inaccurate RHNA numbers and an administrative appeal was filed. He said cities that have challenged the RHNA number have not been successful.

Councilmember Obagi expressed concern with these requirements but the state is not giving any resources to now service the new residents.

City Attorney Webb also said discussions regarding challenges through the court can take place in Closed Session if requested by Council.

Councilmember Emdee clarified that GPAC was not a waste of time and were lowering the housing units and it's not GPAC's fault that the state came in and said the City cannot lower housing units as of 2018. She said GPAC is much more than the Housing Element and decides open space, circulation, hazards and a range of items on the General Plan. She informed there is a website regarding density by census tract, and said this is an equity issue but there is a deadline to meet. She also referred to the Kingsdale area which are all half lots at 3,000 square feet presented by Ms. Tam, and noted that inclusionary doesn't count until the property is entitled. She also said the zoning was changed in the north to make it more dense, and mixed use can be fixed through FAR. She said the choice is now where to put the housing because it is mandated and supported educating everyone regarding having to take on the extra 2600-2700 zoned housing, and equity is the goal, distributing the 1245 throughout the City. She also spoke on the housing to job balance and questioned taking away industrial land for housing and spoke on statistics and the methodology of the numbers. She said if there are no jobs in Redondo Beach and all in El Segundo, the jobs will all be in one place and the movement will be impacted. She also supported jobs in the North Tech area which will be a great place for the Metro stop which is in Lawndale. She also supported that her District 5 residents are represented and heard.

Councilmember Nehrenheim asked if HCD discounts mixed use in favor of multi-use housing. Ms. Tam stated when relying heavily on mixed use, HCD does want to see a bigger buffer.

Councilmember Nehrenheim asked if high density maximal amount of residential and minimal commercial in South Redondo can be used to the City's credit. Ms. Tam stated yes and cited recent development trends based on average capacity.

Councilmember Nehrenheim reviewed recent projects built in South Redondo which were all maxed developments. He also asked about discounts on zoning if build out to certain levels. Ms. Tam stated the HCD does not allow jurisdictions to calculate density bonus or inclusionary to get credits unless it becomes a project.

Councilmember Nehrenheim asked about getting credit regarding the mobile home park on 190th which is extremely affordable. Ms. Tam stated RHNA is almost entirely based on new units and only credits can be received for new units, but credits can be obtained when legalizing illegal units as well but a program needs to be in place.

Councilmember Nehrenheim also referred to the City zoning map and R1 in certain neighborhoods with none in District 4. He noted older buildings on Avenue G and questioned if HCD would accept going out to 80 to 100 units/acre knowing properties were already built at 60 units/acre. Ms. Tam believed no but with property owner interest there would be a better chance. She also said there is a new state law that requires replacement if the property currently has units that are occupied by low income households.

In response to Councilmember Nehrenheim regarding the traffic study being part of the EIR and level of service. Community Development Director Forbes stated once the City Council decides on the land plan to move forward, the EIR will kick in to evaluate, and noted that Council did decide on the methodology.

Councilmember Nehrenheim believed the HCD is targeting commercial and industrial areas to be converted. Ms. Tam stated single family residential sites have to be either vacant or severely underutilized, and suggested looking at redeveloping the mobile home park and preserving numbers.

In response to Councilmember Nehrenheim, Ms. Tam said if the plan can be adopted by October 15, the City will not be subject to the four year any longer.

Councilmember Loewenstein asked if strip malls along major thoroughfares would be a candidate for putting in residential in terms of RHNA. Ms. Tam stated a lot of communities are targeting strip malls.

Councilmember Horvath stated this body has been doing everything it can to fight against the overreach by Sacramento, and noted traffic has been an issue in the City. He suggested having discussions, and supported housing being equitable throughout the City. He also suggested considering points made about HQTAs, stated neighborhood oriented development has been discussed at the CCOG level for awhile because TOD doesn't provide the benefits that a community such as Redondo Beach would need where people are commuting out. He pointed out that there is not a lot of people who want to come here and create businesses and campuses. He also said he would not consider redeveloping the mobile home site which is for those 55+ and the only one in the City, and the people that live there want it preserved. He said it is important to figure out where to put more affordable housing in general.

In response to Mayor Brand regarding the inclusionary zoning status, Community Development Director Forbes stated a report should be coming back from the consultant this week which will be brought forward for finalizing the ordinance.

Mayor Brand stated he was part of the Growth Management and Traffic Committee in 2008 made up of 25 people and it was unanimous to downzone the mixed use zoning. He then sat on Council in 2009 and noted a committee, consultants and Planning Commission and nothing ever happened and Council never acted. He said this is about affordable housing and suggested focusing on this. He referred to SB9 with no affordable component but will double the capacity of the single family neighborhoods. He also said City Council has taken no action and is having hearings now and supported this participation and input. He suggested looking at the level of service grades for the important intersections and density of each district.

Councilmember Obagi asked if the commercial flex will allow the Von's to remain in place and get housing built over the supermarket. Community Development Director Forbes stated yes, noting goals and policies and zoning to ensure the correct zoning.

Councilmember Obagi clarified he is not Brown Act with anyone on Council on this subject, and disclosed those he has met with.

Motion by Councilmember Horvath, seconded by Councilmember Obagi to continue the discussions to the May 4th meeting. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Obagi, Emdee
NOES: None
ABSENT: None

O. CITY MANAGER ITEMS

This item was continued.

P. MAYOR AND COUNCIL ITEMS

P.1. DISCUSSION AND POSSIBLE ACTION TO APPROVE SENDING A LETTER IN SUPPORT OF SB 612 TO ENSURE THAT RESOURCES HELD IN INVESTOR OWNED UTILITY PORTFOLIOS ARE MANAGED TO BENEFIT CLEAN POWER ALLIANCE ENERGY CUSTOMERS IN REDONDO BEACH AS WELL AS SOUTHERN CALIFORNIA EDISON CUSTOMERS