

City Attorney Webb stated he found a section in the state law that allows the City to allow by permit the owner or lessee of real property to park in front of a private driveway. He also suggested giving direction to work collaboratively with the owner regarding an area with a parking pad to allow for installing an apron under City rules. He further advised that this will have to be specific to the property, and that the police will have to be able to tie it to that particular residence in order to enforce it.

Councilmember Emdee asked if this ordinance will allow a driveway to nowhere. City Attorney Webb explained that the City can restore an apron because it is no longer to nowhere and a parking pad will be installed. He said this will resolve the conflict of driveways to nowhere since this is an apron to a parking pad.

Councilmember Emdee stated there is no garage and expressed concern with pulling up on the apron to the parking pad, not going to a garage. City Attorney Webb stated the parking pad will be entirely on the Reed's private parking and won't be leading to a garage but the apron will lead to the pad.

Community Development Director Brandy Forbes stated this circumstance is a reasonable accommodation for allowing the parking pad, noting they don't have the space on their property for a garage. She also said they have a handicap accessibility issue, and allowing the parking pad in lieu of a garage can be allowed through the Fair Housing Act as a reasonable accommodation.

Councilmember Emdee noted examples of this being used in North Redondo, and the allowance of parking pads have to be looked at in a bigger context. She also said there would be a definite demand for this type of ordinance throughout the City.

City Attorney Webb clarified that there is nothing in the motion that changes the rules regarding when and if you can put in a parking pad. He advised a motion will direct him to return with an ordinance that allows permit parking in front of a private driveway, and would only apply in R1, avoiding giving permits to two different people living 2-on-a-lot.

In response to Mayor Brand regarding parking across a driveway without a permit system being legal, City Attorney Webb stated this would be illegal under state law and referred to the ordinance stating "A local ordinance adopted pursuant to this section may not authorize parking on a sidewalk in violation of subdivisions (f) of Section 22500."

Mayor Brand called for public comment via Zoom and eComment.

Wayne Craig noted a car parked in the driveway blocking the street access on Knob Hill for over a decade and expressed concern with selective enforcement.

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

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, to approve the Parking Permit Program as well as re-installing the design build for the driveway apron at 525 South Francisca Avenue, late July/early August. Motion carried unanimously, with the following roll call vote:

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

**N.2. DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN**  
**CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR**

Community Development Director Forbes gave a report on the recommended Land Use Plan.

Wendy Nowak of PlaceWorks gave a report and discussed the following:

- Purpose of Tonight's Meeting
- Recommended Land Definitions
- Planning Manager Scully gave a report on residential care facilities for the elderly
- Ms. Nowak provided examples
- Community Development Director Forbes spoke on the Residential Overlay and a horizontal mixed-use large site example
- Ms. Nowak spoke on transportation-fiscal Impacts-EIR FAQs
- GPAC Recommendations

Mayor Brand called for public comment via Zoom and eComment.

Mr. Pournamdari, 750 Francisca Avenue by the beachfront and asked for Council input on the site.

Wayne Craig spoke on the AES site and the Heart of the City remake, reviewed the density in the City and equity and requested a state audit regarding the calculations being assessed properly. He encouraged people to write Mayor Brand, Council, Senator Ben Allen and Assembly Member Al Muratsuchi to oppose this effort to force housing on the City and to provide nothing by market rate housing.

Valerie Hernandez addressed the North Tech area and adding RHNA or increasing the numbers in the Galleria area which will increase the RHNA forced on us in the future and eliminate jobs in the North Tech.

Amy Josefek supported all residents to contact Senator Ben Allen to vote no on the rezoning bills SB9 and SB10. She also expressed concern with increasing density around the beach and having another Legato project.

Jane Abrams noted a State of California density bonus law which keeps getting amended and noted a small project north of Emerald and Catalina which has been commercial. She said the zoning is R3A which is low density residential, but the developer is applying for the density bonus law and is asking for 30 units of residential with up to seven bedrooms.

Holly Osborne opposed changing the definitions of R1, R2 and R3 and supported they be left the way they were.

Minh Nguyen expressed concern with having apartments at the expense of the City's financial health, and said the City's revenues cannot survive on property taxes alone. He said residential can be done, but the infrastructure was not designed to support high density residential. He asked to include a portion of the AES site as recommended by the Planning Commission and said a plan is needed for the entire City of Redondo Beach.

Brian Hurley expressed concern with inequitable density throughout the City and suggested looking beyond where to put the houses and congestion. He also suggested engaging the public and awareness.

Mark Nelson spoke on N2 and the RCFE issue and believed it to be public RCFE and cost based, not market price.

Eugene Solomon spoke on the AES site and the HCD guidelines which shows no proximity transit, no access to amenities, the location to available infrastructure is low, no infrastructure other than the power plant on the site, the site does not require environmental mitigation, and said a letter was sent to the CA State Water

Resources Board noting that the AES sites requires excessive remediation when asking for the extension through 2023. He also spoke on the 2017 election and Legado project and a lawsuit, and noted a hometown voter guide funded by the developer putting up the Legado project, noting high density in South Redondo.

Motion by Councilmember Obagi, seconded by Councilmember Nehrenheim, to forego reading the comments via eComment and to receive and file.

Motion carried with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Obagi  
NOES: Horvath, Emdee  
ABSENT: None  
VETO: Mayor Brand

Administrative Specialist Khatirah Nazif read the comments submitted via eComment by:

Renee Sorgen  
Kathy Mazza  
David B.  
Mickey Marraffino  
Alexander Martin  
Alisa Beeli  
Ronson Chu  
Michell Cohens  
Shabnam Shams  
Mariam Butler  
Patrick Hopkins  
Pennie Fien  
Dick Tam  
Kimberly Brooke  
Doug Boswell  
Susan Andrade  
Neelofar Abde  
Haji Smith  
Mark Nelson  
Peter Aziz  
Paul Moses  
Brianna Egan  
Grace Peng  
Oren Yuen  
Sheila Lamb

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

In response to Councilmember Obagi, Community Development Director Forbes explained that the area at Northrop Grumman FAR was a recommendation from the Planning Commission, to allow for industrial and commercial to continue in the area, and to consider increase in FAR at the Artesia/Aviation plan for City Council to consider. Ms. Nowak reviewed the public institutional and the ones designated as parks and open space are City owned property and reviewed the current General Plan Land Use Designation and utility corridor.

Councilmember Obagi agreed the City has a social responsibility from a global climate change standpoint to minimize the amount of greenhouse gases emitted and plan accordingly. He opposed RHNA at Artesia and

Aviation as voted by the Planning Commission causing more traffic to get to the freeway. He said Northrop Grumman has been the City's biggest employer and suggested providing them more ability to build on their property and to make way for space park jobs. He supported increasing the FAR on the industrial and office site.

Motion by Councilmember Obagi, seconded by Councilmember Nehrenheim to:

1. Increase the FAR in the Industrial area from Manhattan Beach Boulevard to Marine from Aviation to Inglewood to 1.5.
2. Increase FAR AACAP area to 1.5.
3. North of 405 to have 60 dwelling units per acre, residential overlay. If the owners maintain or replace the existing commercial space with the same or greater commercial square footage, they will get a 20% increase in density, with a 60' maximum height as to what can be built.
4. Same conditions to apply at the property immediately south of the Transit Center 70 dwelling units per acre, residential overlay. If the owners maintain or replace the existing commercial space with the same or greater level, they will get a 20% increase in density, with a 60' maximum height.
5. If necessary, Living Spaces, Nordstrom Rack, Sprouts, Total Wine and parking areas 35-dwelling units per acre. If the owners maintain or replace commercial space at same or greater level, they will get a 20% increase in density, 60' maximum height.

Councilmember Emdee reviewed the numbers and the breakdown of her motion as follows:

Substitute Motion by Councilmember Emdee, seconded by Councilmember Horvath,

- 240 ADUs
  - 153 Very Low/Low & 87 Moderate/Above Moderate
- 788 Residential Recycling – All above moderate
- 32 Vacant Residential – All Above Moderate
- 300 Galleria North (Entitled)
- 148 Units: Artesia/Kingsdale Corner 55 du/acre Mixed Use, 1.5 FAR with park buffer
- 300 Galleria South 30 du/acre, for up to 20% overlay
- 200: PCH Central & Commercial Neighborhood Zone, 30 du/acre
- 45: Sea Lab site mixed-use, 45 du/ac
- 787: AES Site 45 du/acre for up to 35% overlay

Councilmember Nehrenheim asked about the alternative checklist regarding 25% credit for low income household and affordable housing costs. Ms. Tam stated the requirements are very stringent and is a rare piece of the law and specific projects have to be identified and funding has to be secured ahead of time. She believed it is counterproductive and state law requires the developer to replace existing unit occupied with lower household.

Councilmember Nehrenheim reviewed densities, RHNA numbers, RHNA comparison, Legado project, One South Project, typical South Redondo and apartment development on the Avenues, harbor zoning, dense projects in South Redondo, Extreme density along Catalina, tallest residential building in Redondo, Esplanade wall, Catalina walls, Esplanade with existing, non-conformity, full block construction, Redondo's newest affordable housing, AES site, modern day zoning wants, need direct access to mass transit and close to work centers, Modera West for Air Force Housing, and the Galleria Project. He thanked Councilmember Obagi regarding addressing density and supported setting the RHNA buffer at 10%.

After discussion, Substitute Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, to:

1. Increase the FAR in the Industrial area from Manhattan Beach Boulevard to Marine from Aviation to Inglewood to 1.5.
2. Increase FAR AACAP area to 1.5.

3. North of 405 to have 60 dwelling units per acre, residential overlay. If the owners maintain or replace the existing commercial space with the same or greater commercial square footage, they will get a 20% increase in density, with a 60' maximum height as to what can be built.
4. Same conditions to apply at the property immediately south of the Transit Center 70 dwelling units per acre, residential overlay. If the owners maintain or replace the existing commercial space with the same or greater level, they will get a 20% increase in density, with a 60' maximum height.
5. If necessary, Living Spaces, Nordstrom Rack, Sprouts, Total Wine and parking areas 35-dwelling units per acre. If the owners maintain or replace commercial space at same or greater level, they will get a 20% increase in density, 60' maximum height.
6. Accept the above, utilizing the spreadsheet provided by Councilmember Obagi.
7. Accept GPAC recommendation for PCH South with 30 dwelling units per acre Mixed Use.
8. Reduce buffer to 10% or in line with the buffer represented in the Councilmember Obagi proposal (items 1-5 above).
9. Refer housing overlay to GPAC to consider goals and policies for development.
10. Continue definition discussion.
11. Accept GPAC recommendation for PCH North.
12. Accept GPAC recommendation for PCH Central Option B.
13. Accept GPAC recommendation for Torrance.
14. Accept GPAC recommendation for Kingsdale, adding a residential overlay of 30 dwelling units per acre over the commercial parcels.
15. Staff have the authorization to revise the densities by 10% up or down to meet the RHNA obligations.

Councilmember Emdee noted North Redondo density is much higher with much more traffic than South Redondo, noted the motion on the floor has lower PCH from 35 units/acre to 30 units/acre, and PCH central from 162 units down to 0, and said she didn't have anything higher than 45 units/acre in her motion and anything else was at 30 units/acre because that HCD of 30 units/acres is affordable. She questioned densifying and expressed Councilmember Obagi's motion putting in 60 units/acre and 70 units/acre next to a freeway in a little corner of North Tech across the street from Lawndale High School, and 897 units in this corner of Redondo Beach. She also expressed concern with a 2.0 FAR on commercial which commercial is five times more traffic than residential. She also expressed concern with 900 units at a density with 897 units over the Vons Shopping Center and will be driving through the neighborhood. She expressed concern with more traffic and said the area has leases that can go there until 2044 and these areas are unlikely to be developed. She said there is a developer is ready to build and can be housing ready within the RHNA cycle. She said there is a public alley driveway at Kingsdale and Artesia and suggested taking that land value on the Condon site and do a land swap and then have a park and have a buffer. She expressed concern with 897 units at the Vons Shopping Center which is a 12-minute walk to the Green Line picking up the Beach Cities Bus to get to the high school which is a 43 minute bus ride. She said free lunches are in the northern school and affordable housing, ignoring hundreds of comments in the name of taking away housing from the south, putting in 900 units in the Vons Shopping Center next to a freeway the farthest away from the school and adding a 2.0 commercial and totally gridlock the area. She also said industrial zoned areas are not conducive to having residential right next to them, and believed there is no interest at this time from the owner of Kingsdale and 182<sup>nd</sup> to develop for housing.

Councilmember Loewenstein noted schools are overcrowded in South Redondo as well and that Anita and PCH is an F versus putting the same thing next to 405/Greenline/bus lines with almost same acreage. He also said that 90278 is pretty much three districts and can't be compared. He further reviewed the density in South Redondo, believed in urban planning which is fair, and believed the density numbers are not accurate in District 3 presented by Councilmember Emdee.

Councilmember Horvath thanked the Planning Commission and GPAC, expressed concern with state compliance, expressed concern with attacks against he and Councilmember Emdee who has done a great job and focused in the housing issue following the issue with SCAG, stated it is important to make his residents aware of issues, noted numerous North Redondo Beach resident comments and their concerns

and shouldn't be dismissed, trying to express how they feel. He said their motion was trying to be equitable and thoughtful, stated he has worked on the AES subcommittee with some component parkland and some small component of residential on the property, stated this body has the ability to make good decisions as it relates to that property, stated he didn't support the Legado project at the time, noted complicated matters and said he didn't feel comfortable making these decisions and getting blamed later, and also pointed out there is no one to the west of Councilmember Loewenstein's district and there are three districts and are complaining and want to be heard.

Mayor Brand called for public comment via Zoom and eComment.

Bob Pinzler expressed concern with GPAC not having enough time and not being in an easy position, stated the change for the RCFE needs to be codified and will not be included in the PCF zoning.

Robert Gaddis noted passionate arguments based on false information, especially about issues that have been voted on multiple times by the entire City over many years. He also said residents from their single family homes in the least densely housed neighborhood and City district complaining to elected officials who live on 2 or 3 on a lot and being unfairly carrying the housing density burden in the City and attacking elected officials and staff for votes not taken and motions not made on issues not yet discussed. He expressed concern by a Councilmember with no positive agenda and sees political gain in dividing the City, such as rezoning the AES property from parkland to high density residential. He said the AES power plant is zoned parkland and is in another district, and the entire City voted six times against placing residential development on the AES site and the City voted four times to put a park on the AES site. He also reviewed his other concerns regarding not making good land use decisions.

Administrative Specialist Khatirah Nazif read the comments submitted via eComment by:

Michael Garlan  
Melanie Cohens  
Monique Mitchell

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

Councilmember Emdee clarified it is her job to inform residents of what is happening to them and look up the facts, such as accepting population density by block group done by the census. She also supported having an equitable discussion and expressed concern with putting in 2500 of the units in North Redondo.

Motion carried, with the following roll call vote:

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

#### **O. CITY MANAGER ITEMS**

City Manager Hoefgen stated staff is in the final stages of the budget preparation which will be out over the next few days. He also said staff is approaching capacity in terms of referrals from Council.

#### **P. MAYOR AND COUNCIL ITEMS – NONE**

#### **Q. MAYOR AND COUNCIL REFERRALS TO STAFF - NONE**