

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

- Motion by Councilmember Obagi, seconded by Councilmember Horvath, to receive and File FY 2021-22 Proposed Budget and Five-Year CIP and
- Set June 1st as the Date of the Public Hearing

Motion carried unanimously, with the following roll call vote:

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

N.4. DISCUSSION AND POSSIBLE ACTION ON THE CITY OF REDONDO BEACH LAND USE PLAN AND MAP

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

Wendy Nowak, PlaceWorks, gave a report and discussed the purpose of tonight's Meeting.

Veronica Tam gave a report and discussed the following:

- AB 1397 and assumptions used in estimating capacity
- Sites Strategy Option 1
- Sites Strategy Option 2

Wendy Nowak gave a report and discussed the following:

- Confirm Land Use Changes
 - Tech District
 - Galleria
 - Vons
 - Artesia & Aviation
- Recommended Land Use Plan
- Residential
- Mixed Use

Mayor Brand called for public comment via Zoom and eComment.

Paul Moses, District 2, spoke on the residential overlay, corner commercial in residential areas, and limiting the FAR on public institution lots.

Wayne Craig, District 1, supported not adding in the BCHD, and suggested checking out a more accurate say at the GPAC meeting.

Holly Osborne asked about being 13 short on alternatives on RHNA, and asked what would happen with not building out to max and having extra units. She also suggested asking the Planning Commission regarding dog boarding.

Sheila Lamb, District 4, supported keeping many of the land use definitions from the existing GP, commented that the LUDD provides simple clean up and argued the proposed changes were significant policy changes and may change the way R1 zones with more density drives RHNA to take away local power and zoning and land use to increase density such as Santa Monica. She also supported distinct neighborhoods and exclusive for single family dwelling.

Alisa Beeli expressed concern with adding more density to North Redondo, spoke on concerns regarding Councilmembers 1, 3 and 4, representing density numbers, and expressed concern with impacts to the elderly who are not aware of the proposals.

Matthew Hinsley, District 3, asked what happens if the people vote the proposal down, and HCD rejects, opposed regional commercial below the Galleria, R2 lots going back to R1s, developer incentives, dog boarding and did not support the proposal and people not being able to participate.

Minh Nguyen, supported transparency and opposed suppressing e-comments last week, opposed 2500 units in North Redondo, voting with no regard to the public voices, and not including studies and asked that this plan not be passed. He also reviewed his concerns and asked if Northrop Grumman had been consulted.

Wally Marks 2810 to 2860 Artesia Blvd. spoke on the Kingsdale area and reviewed his concerns/requests.

Bob Pinzler suggested agenda management take place.

Doug Boswell, District 3, opposed north versus south debates, opposed the plan and supported avoiding more traffic issues, expressed concern with adding more traffic which will create more west and northbound traffic, and supported RHNA housing in the far north of Redondo Beach which would support access, avoiding increased traffic.

Chief Deputy City Clerk Vickie Kroneberger read the comments submitted via eComment by:

Susan Andrade
Mark Nelson
Susie Kim
David Russell
Brian Clark
Mary Louise Quinn
Monique Mitchell
Mariam Butler
Pennie Fien
Oren Yuen
Colleen Otash
Alexander Martin

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

Councilmember Emdee referred to Holly Osborne's question and said the buffer to be added has to go onto the very low, low which is 1,444 units x 10% making it 1589 plus the moderate and above moderate is 1,046 units, ending up the lowest being 2635 even though the RHNA is 2490. She also said there is more capacity in the moderate and above moderate than required to have at the 1,046. She also clarified that the 405 Marine Inglewood triangle is no longer the North Tech and the units will be 700.

Councilmember Obagi supported his motion last week and explained that this underutilized property is ideal next to the Transit Center for new residential development and doesn't impact the residents in District 4. He also said he met with the School Board President who noted they have the ability to expand Adams and Washington and more residents to District 3. He said there is a high school across the street from the triangle which would be closer for the residents. He also did not support dense housing at Artesia and Aviation in the middle of District 4 presented by Commissioner Hinsley and the Planning Commission. He opposed more congestion in the City and streets which is why his motion was to put people on the east side of the district and north side of the district where they can hop on the freeway and Metro and get to their work destination.

Councilmember Nehrenheim agreed with the 80% formula as calculated by Ms. Tam and required by the state.

In response to Councilmember Emdee, Ms. Nowak explained the timeline and Mayor Brand believed the General Plan Environmental will come back to Council at the regular Municipal Election in March 2023.

Mayor Brand stated the problem is the state and RHNA requiring these numbers and asked about SB9 passing. He also pointed out that placing new housing by the freeways and Transit Center is in the HCD guidelines promoting infill development which is where additional housing belongs. He also said equity will make the traffic worse.

In response to Councilmember Obagi, Community Development Director Forbes stated the cap of 10% is remaining in place and said regional commercial (industrial flex) is existing which allows for residential and commercial with different FAR's.

Motion by Councilmember Obagi, seconded by Councilmember Nehrenheim, with Friendly Amendments:

1. Kingsdale North area at 45 du/acre residential overlay over the commercial land use and Kingsdale residential at 45 du/acre.
2. Walgreens site change land use to Mixed Use Transit Center (if needed to meet RHNA).
3. Add density at the 190th Street/MaryAnn and 190th Street/Meyer Lane residential overlay over the industrial at 45 du/acre and Lamps Plus site residential overlay at 45 du/acre.
4. Remove Industrial Flex Alternative (Living Space).
5. Staff have the authorization to revise the densities by 10% up or down to the above to meet the RHNA obligations.
6. Commercial neighborhood on Artesia at the 1.5 FAR to include hotel and kenneling as conditional uses. *
7. Definitions for residential uses, keep the titles and densities the same as current General Plan, except RH at 30 dwelling units/acre from 28 dwelling units/acre. No language about the commercial in the corners in residential except that it will be deemed legally non-conforming.
8. Mixed-Use three categories at the densities recommended.
9. Definition for industrial uses, keep the titles the same as current General Plan, all industrial areas at 1.0 FAR.
10. Commercial neighborhood approved at .5 FAR.
11. Commercial C-3, C-4, C-5, and C-C uses definitions remain the same as current General Plan.
12. Public/Institutional approve recommended except remove the RCFE. Revise the OS Parks and Open Space to FAR 0.20. For PI the maximum FAR at 1.25 at the site on west side of PCH/Broadway/Carnelian/Diamond Street City Hall and the Annex site at east side of PCH/Vincent at 1.25 FAR, but the other PI sites at a maximum at 0.75 FAR.
13. List BCHD only for SB 330 Compliance.

14. List the Alcast Foundry to the RHNA spreadsheet and for SB 330 Compliance.
15. Tech District underlying land uses to remain same as current General Plan. **
16. Galleria underlying land uses to be Industrial Flex definition, but removing incubator space use, keeping creative office space use. ***
17. Vons land uses to remain the same as the current General Plan. ****

* For the portion of the Artesia and Aviation Boulevard Focus Area along Artesia

Confirm Land Use Changes

Artesia & Aviation

Recommended Land Use Plan



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****For the Tech District Focus Area**

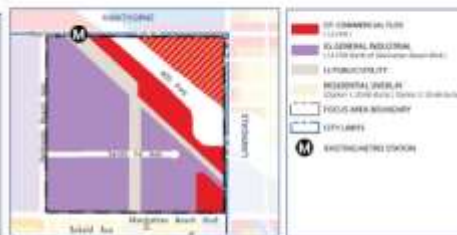
Confirm Land Use Changes

Tech District

Current General Plan



Recommended Land Use Plan

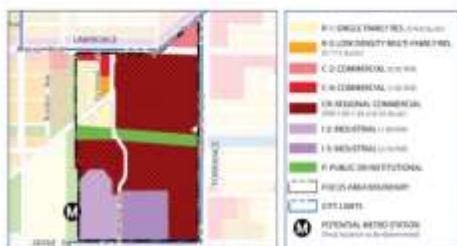


*** For the portion of the Galleria Focus Area south of Southern California Edison Right of Way

Confirm Land Use Changes

Galleria

Current General Plan

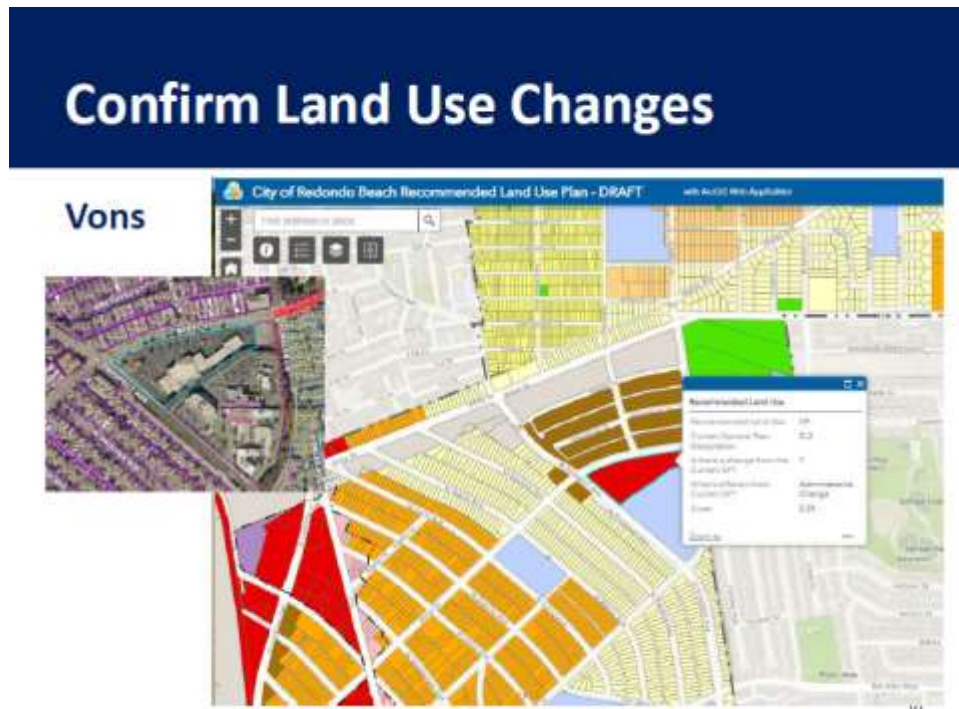


Recommended Land Use Plan



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**** For the Vons site located on Beryl Street and N Prospect Avenue



Motion carried with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Obagi

NOES: Horvath, Emdee

ABSENT: None

K. EX PARTE COMMUNICATIONS

Councilmember Nehrenheim disclosed discussions with the public and Mayor Brand.

Councilmember Loewenstein disclosed discussions with Mayor Brand, Councilmember Nehrenheim, and met with the proponents.

Councilmember Horvath disclosed discussions with the proponents, appellants, and spoke with staff and Councilmember Emdee.

Councilmember Obagi disclosed discussions with the Mayor, proponents and appellants.

Councilmember Emdee disclosed discussions with Lisa, the proponents, and Councilmember Horvath and read the report.

Mayor Brand disclosed discussions with Councilmember Obagi, Councilmember Nehrenheim, Councilmember Loewenstein and read the report.

L. PUBLIC HEARINGS