

property and adjacent right-of-way to accommodate all businesses".

Motion by Commissioner Godek, seconded by Commissioner Ung, to waive further reading of and adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUESTS FOR AN AMENDMENT TO A CONDITIONAL USE PERMIT, OVERLAP PARKING REVIEW, AND COASTAL DEVELOPMENT PERMIT EXEMPTION TO ALLOW THE OPERATION OF A PERSONAL IMPROVEMENT SERVICE WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN A COMMERCIAL (C-2) ZONE IN THE COASTAL ZONE AT 423 S. PACIFIC COAST HIGHWAY, as amended with the addition of Condition No 17 as stated by staff. Motion carried unanimously, by roll call vote.

J.3. A PUBLIC HEARING FOR CONSIDERATION OF THE CITY OF REDONDO BEACH 6TH CYCLE 2021-2029 DRAFT HOUSING ELEMENT OF THE GENERAL PLAN AND CERTIFICATION OF THE ASSOCIATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENT INITIAL STUDY/NEGATIVE DECLARATION

RECOMMENDATION:

1. Open public hearing;
2. Take testimony from staff and interested parties;
3. Close public hearing and deliberate; and
4. Adopt a resolution by title only subject to the findings contained therein:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE CITY'S 6TH CYCLE 2021-2029 DRAFT HOUSING ELEMENT OF THE GENERAL PLAN AND ASSOCIATED CALIFORNIA ENVIRONMENTAL QUALITY ACT DOCUMENTATION, INITIAL STUDY/NEGATIVE DECLARATION

CONTACT: SEAN SCULLY, PLANNING MANAGER

Motion by Commissioner Ung, seconded by Commissioner Hinsley, to open the public hearing. Motion carried unanimously, by roll call vote.

Planning Manager Sean Scully and Housing Consultant Veronica Tam narrated a PowerPoint presentation of the Administrative Report with a breakdown of the City's 6th Cycle 2021-2029 Housing Element including background, recent steps, public comments, and responses, HCD comments, next steps, environmental considerations, and recommendations.

Housing Consultant Tam explained requirements relative to AB 1597 and the need to amend Finding No. 3.

Vice Chair Toporow administered the Audience Oath to those wishing to comment on this item.

Holly Osborne referenced SB 9 in terms of allowing the City to challenge anything that would have a negative effect on public health and safety; noted the need to invoke it relative to setbacks and keeping green spaces and reported SB 9 does not let cities enforce guidelines.

Motion by Commissioner Hinsley, seconded by Commissioner Boswell, to extend the speaker's time for comment. Motion carried unanimously, without opposition.

Ms. Osborne reported forwarding her comments and additional information to Members of the Commission for review.

Gregory McGinity urged the Commission to reject the draft Housing Element; spoke about the severe lack of water to serve any new housing development in the City; referenced his written comments; noted more severe droughts in the future; asked the Commission to return the plan for reconsideration by City Council recommending the City adopt a Housing Element similar to the one adopted by the City of Cambria until new sources of water are identified.

Motion by Commissioner Gaddis, seconded by Commissioner Boswell, to extend the speaker's time for comment. Motion carried unanimously, without opposition.

Mr. McGinity referenced a presentation at a recent City Council meeting by Robert Thompson, Cal Water and comments made by Mayor Brand regarding the possibility of mandatory water rationing in the future; believed residents will be disproportionately hurt by water rationing and urged the Commission to protect residents from future injury.

Sheila Lamb spoke about the positive aspects of the proposed draft Housing Element; discussed addressing homelessness; addressed challenges within the current document relative to housing unit types; talked about governmental constraints to housing production and commented on the AES power plant and the possibility of reconsidering the site for a desalinization plant.

Motion by Commissioner Gaddis, seconded by Commissioner Boswell, to extend the speaker's time for comment. Motion carried unanimously, without opposition.

Ms. Lamb felt a desalinization plant may be the best use for the AES site; suggested creating a 2021 complete map of existing housing units in the City, by zone; asked that the information be included in any supporting documents when reviewing the Housing Element and commented on senior housing and RCFEs, asking that the City be consistent in the Municipal Code.

Planning Analyst Portolese read an eComment Alisa Beeli requesting that the Commission reject the draft Housing Element and listing specific concerns with the assigned units in North Redondo Beach.

In reply to Commissioner Hinsley's question, Planning Manager Scully reiterated staff's recommendations. Community Development Director Forbes added that the document is an official planning document; reported City Council was considering recommendations on land use

and in terms of the Housing Element, it is up to the Planning Commission to make its recommendation to Council.

In response to Commissioner Gaddis's request, Planning Manager Scully discussed the negative declaration. Regarding a section under Governmental Constraints, Section 2.2.3, Commissioner Gaddis requested removing the sentence, "Redondo Beach residents, however, have become increasingly concerned over the impacts of new housing on neighbor character, public services and infrastructure consequently, land use controls related to housing and residential development have been strengthened over recent years". Commissioner Gaddis felt such subjective statements do not help in getting the HCD to approve the City's Housing Element; noted examples of them throughout the document; referenced additional language including under Blue Folder Items, Page D-3 regarding race and ethnicity in relation to Measure DD and noted Measure DD has nothing to do with race and ethnicity.

Ms. Tam reported HCD asked the City to explain why there is a concentration of races and ethnicities; noted affordable housing would, most likely, be developed as high-density housing and Measure DD makes it difficult to change land use. She offered to revise the language before presenting the document to City Council.

Commissioner Ung spoke about the AFFH and the need to provide substantiation as to why it does not promote segregation; discussed high resource areas and considering low and very low in those area and asked about the criteria used to choose those areas. Community Development Director Forbes noted the entire community is considered a high resource area. Ms. Tam added the City is not building low-income house, but rather zoning in a higher density to increase the financial feasibility of low-income housing.

Recess/Reconvene

Motion by Commissioner Hinsley, seconded by Commissioner Godek, to take a recess at 10:31 p.m. Motion carried unanimously, without opposition.

The meeting reconvened at 10:36 p.m., with all Commissioners, present.

In reply to Commissioner Ung's question regarding the process if what is proposed is not approved by voters, Community Development Director Forbes explained City Council would need to consider how it expects to meet the City's RHNA obligations.

Discussion followed regarding the possibility of not approving the document and challenging the State.

Community Development Director Forbes stated as a Planner, she must recommend following the law and the City's obligation is to comply with the requirements of the Housing Element that includes demonstrating how the City will meet its RHNA obligations.

Commissioner Ung spoke about the City's responses to comments by HCD. In reply to his question regarding the timeline, Ms. Tam reported the Housing Element is an 8-year plan and

commented on committing to the plan within the time requirement.

Community Development Director Forbes reported HCD comments will be addressed in the draft Housing Element when it is returned to City Council for approval.

Commissioner Gaddis referenced liquefaction and hazards and asked about potential constraints on development. Ms. Tam noted the City is already developed and there are no new constraints.

There were no other public comments.

Motion by Commissioner Gaddis, seconded by Commissioner Boswell, to close the public hearing. Motion carried unanimously, by roll call vote.

Motion by Commissioner Gaddis, seconded by Commissioner Berg, to receive and file the documents presented. Motion carried unanimously, by roll call vote.

Commissioner Ung suggested adding language to the resolution that the City needs to adopt the Housing Element by October 15, 2021.

Motion by Commissioner Gaddis, seconded by Commissioner Boswell, to approve the negative declaration; waive further reading and adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE CITY'S 6TH CYCLE 2021-2029 DRAFT HOUSING ELEMENT OF THE GENERAL PLAN AND ASSOCIATED CALIFORNIA ENVIRONMENTAL QUALITY ACT DOCUMENTATION, INITIAL STUDY/NEGATIVE DECLARATION, with the provision to include Sheila Lamb's suggestion of the H-22 schedule with a bar chart comparing the City to neighboring cities on the breakdown/detail of the types of dwellings to show HCD regionality; to remove language in Page 35, the section under Governmental Constraints, Section 2.2.3, "Redondo Beach residents, however, have become increasingly concerned over the impacts of new housing on neighbor character, public services and infrastructure consequently, land use controls related to housing and residential development have been strengthened over recent years", remove language under Blue Folder Items, Page D-3 regarding race and ethnicity in relation to Measure DD, add the finding suggested by staff and adding language as a "Whereas", that the City needs to adopt the Housing Element by October 15, 2021, HCD deadline. Motion carried 4-3, by roll call vote, with Commissioners Hinsley and Ung and Vice Chair Toporow, opposed.

Vice Chair Toporow noted that the document is flawed; felt it is detrimental to the City and that it is a loss of freedom; added there are severe issues including water shortages and other issues as addressed by the public and believed the matter should be litigated.

J.4. A PUBLIC HEARING FOR CONSIDERATION OF AMENDMENTS TO THE REDONDO BEACH MUNICIPAL CODE (RBMC) TITLE 10, CHAPTER 2 ZONING AND LAND USE AND TITLE 10, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE PERTAINING TO SETBACKS FOR