

A. CALL MEETING TO ORDER

A Virtual Meeting of the City of Redondo Beach Planning Commission was called to order by Chair Elder at 7:00 p.m.

B. ROLL CALL

Commissioners Present: Hinsley, Rodriguez, Strutzenberg, Toporow, Ung, Vice Chair Glad,
Chair Elder

Commissioners Absent: None

Officials Present: Brandy Forbes, Community Development Director
Sean Scully, Planning Manager
Stacey Kinsella, Associate Planner
Lina Portolese, Planning Analyst
Eleanor Manzano, City Clerk
Vickie Kroneberger, Chief Deputy City Clerk
Maria Shafer, Recording Secretary

C. SALUTE TO THE FLAG AND INVOCATION

Commissioner Ung led in the Salute to the Flag.

D. APPROVAL OF ORDER OF AGENDA

Commissioner Hinsley asked to interchange the order of Items M and N.

Motion by Commissioner Hinsley, seconded by Commissioner Rodriguez, to approve the Order of Agenda as amended. Motion carried unanimously, by roll call vote.

E. CONSENT CALENDAR

E.1. APPROVAL OF AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF May 21, 2020.

E.2. APPROVAL OF THE MINUTES FROM THE REGULAR PLANNING COMMISSION MEETINGS OF February 20, 2020 and March 19, 2020.

E.3. RECEIVE AND FILE STRATEGIC PLAN UPDATE OF March 17, 2020.

E.4. RECEIVE AND FILE WRITTEN COMMUNICATIONS AND BLUE FOLDER ITEMS.

Commissioner Hinsley pulled Item No. E.2 from the Consent Calendar for separate discussion and action.

Motion by Commissioner Rodriguez, seconded by Vice Chair Glad, to approve the Consent Calendar with the exception of Item No. E.2, as presented. Motion carried unanimously, by roll call vote.

F. EXCLUDED CONSENT CALENDAR ITEMS

F.1 (E.2) APPROVAL OF THE MINUTES FROM THE REGULAR PLANNING COMMISSION MEETINGS OF February 20, 2020 and March 19, 2020.

Commissioner Hinsley referenced the minutes of February 20, 2020 and submitted suggested edits to minutes.

At Commissioner Ung's request, Commissioner Hinsley clarified one of his suggested edits.

Motion by Commissioner Hinsley, seconded by Commissioner Ung, to approve the Planning Commission minutes of February 20, 2020, as amended and the minutes of March 19, 2020, as presented. Motion carried unanimously, by roll call vote.

Chief Deputy City Clerk Kroneberger reported there were no emails or e-comments received from the public on the Consent Calendar.

G. AUDIENCE OATH

Chair Elder administered the Audience Oath for the Public Hearing applicant in the meeting.

H. EX PARTE COMMUNICATIONS

Commissioner Hinsley reported speaking with one member of the public and staff regarding Item No. I.1.

Chair Elder reported speaking one member of the public regarding Item No. I.1.

I. PUBLIC HEARINGS

I.1 Consideration of an Exemption Declaration and Lot Line Adjustment to restore three underlying lots to the original subdivision configuration, creating three legal conforming parcels on properties located in a Single-Family Residential (R-1A zone.)

PROPERTY OWNER:	LA19A, LLC
APPLICANT:	Same as owner
LOCATION:	1731-1735 Armour Lane
CASE NO:	LLA-2021-01

RECOMMENDATION: Adopt resolution approving the Exemption Declaration and Lot Line Adjustment subject to the findings and conditions contained therein.

Motion by Commissioner Rodriguez, seconded by Commissioner Ung, to open the Public Hearing. Motion carried unanimously, by roll call vote.

Associate Planner Kinsella presented details of the staff report addressing the subject sites, existing lots, lot standards, zoning, lot line adjustment and staff recommendations. She responded to questions from Commissioners regarding the zoning; reported there are no design guidelines for R-1A lots and stated if the item is approved, the applicant would have to provide detailed drawings showing they meet the development standards.

Commissioner Rodriguez corrected a minor typographical error in the report.

Chair Elder invited the applicant to comment on the project.

Stacy Straus, Srour and Associates, representative for the property owner, thanked the City and staff for its help; addressed concerns from the surrounding neighborhood; summarized the proposed project and offered to respond to questions from the Commission. She added this is simply a request to adjust the lot lines back their original configuration; discussed the developer and other projects the developer has completed in the City; offered to respond to questions from the Commission and indicated the developer accepts all the Conditions of Approval in the Resolution.

Commissioner Hinsley asked whether the developer has built other homes on R-1A lots in the City and Ms. Straus stated they have been detached condominiums, which look similar to the single-family homes and noted designs for this property are conceptual.

In reply to Commissioner Strutzenberg's questions regarding generation of a Quimby fee, Assistant Planner Kinsella reported Quimby fees get applied during the plan-check permit phase with the Building Department.

Community Development Director Forbes stated she would need to check if the project qualifies for a Quimby fee, but usually the fee is paid when pulling building permits.

Planning Manager Scully confirmed the project would be assessed Quimby fees.

Chief Deputy City Clerk Kroneberger reported there were no e-comments received from the public on this item.

Planning Analyst Portolese declared there were no new emails from the public on this item but called attention to one Blue Folder Item distributed to the Commission prior to the meeting. Per Commissioner Hinsley's request, Planning Analyst Portolese read the comment from resident Warren Paul, declaring opposition to building three-story houses.

Commissioner Hinsley noted there are no design guidelines in the neighborhood; opined what has been currently built in this area is not in character with other homes in the neighborhood and expressed concerns what may be built will not be in standing with the General Plan aesthetics of the neighborhood.

Motion by Commissioner Ung, seconded by Commissioner Toporow, to close the Public Hearing. Motion carried unanimously, by roll call vote.

Motion by Commissioner Ung, seconded by Vice Chair Glad, to adopt resolution approving the Exemption Declaration and Lot Line Adjustment subject to the findings and conditions contained therein. Motion carried 6 - 1, with Commissioner Hinsley, opposed, by roll call vote.

J. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

K. ITEMS FOR DISCUSSION, PRESENTATION OR ACTION

K.1. Discussion and consideration of briefing on State adopted Accessory Dwelling Unit related legislation

RECOMMENDATION: Receive and file

Community Development Director Forbes presented an update on State legislation regarding ADUs; reported the ordinances will be considered by the Planning Commission at a future meeting; addressed the designation of streamlined versus non-streamlined ADUs; noted they must be allowed in all areas zoned to allow residential, including multi-family and mixed uses; discussed Junior ADUs; stated owner occupancy restrictions are no longer permitted and reviewed the different categories of streamlined ADUs in single-family and multi-family units. She addressed parking, review by the Coastal Commission, requirements for Coastal Development permits and the need to comply with State standards.

Chief Deputy City Clerk Kroneberger reported there were no e-comments received from the public on this item.

Planning Analyst Portolese declared there were no new emails from the public on this item.

At Commissioner Hinsley's request, Planning Analyst Portolese read a comment from Holly Osborne as follows: "We used to have an ADU ordinance with owner occupancy requirements such that the owner had to live on the property if there was an ADU. This was added by people in the Paulina neighborhood who were upset that someone from another city has scooped up the house, then added an ADU and was renting out both. Well, as you know, the legislature does not allow the owner occupancy requirement anymore. The landlord occupancy feature was strongly objected to by the developers and investors. Although, if an owner does build a JADU on the property the JADU has to be attached to either the main property or the ADU in the back and the owner has to live in that building or

has to be in the JADU. One of the reasons the neighbors wanted a landlord occupancy requirement was to prevent an investor from buying the property, building an ADU in the back and then renting both to the max. Overcrowding, the more the merrier, the higher the rent, and it wrecks the parking in the neighborhood, etc. If a landlord had to live in one of the properties, he would less likely to destroy his own neighborhood. All that was pre-COVID-19; only now, if you cram down people into houses, you are also creating a COVID-19 petri dish. The question is, can there be a maximum number that a landlord could rent out his house to? What is to stop a slum lord from building an ADU with two bedrooms, putting in four bunkbeds and renting out to eight people and renting the main house to the max, as well? No, I am not talking about an owner who lives in the house and has a big family. Other states have requirements on the maximum number unrelated adults that can live in a house. California has very relaxed laws in this regard. I am just saying, in this pandemic world, restrictions on the number of people that a landlord can rent out to, should be considered.”

Commissioner Strutzenberg noted one parking space can be required per ADU unless on-street parking permits are required but not offered to ADU occupants and Community Development Director Forbes explained that, for Redondo Beach, the half mile from public transit would be an overriding determinant and addressed the sixteen-foot height limit.

Commissioner Ung discussed historic resource protection and asked whether there are any protections on the City’s historic structure.

Community Development Director Forbes reported an owner could convert a space within a historic structure as an ADU and stated she will need to investigate whether there are restrictions in terms of the Mills Act.

In response to Commissioner Hinsley’s question, Planning Manager Scully confirmed there are Historic Districts in the City. Additionally, Community Development Director Forbes reported the only provision that sunsets in 2025 is the owner occupancy provision and addressed size limits. Commissioner Hinsley asked for additional information on the topic of occupancy limits.

Motion by Commissioner Toporow, seconded by Commissioner Hinsley, to receive and file the briefing on State adopted Accessory Dwelling Unit related legislation. Motion carried unanimously, by roll call vote.

L. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

Chief Deputy City Clerk Kroneberger reported there were no e-comments received from the public on this item.

Planning Analyst Portolese declared there were no new emails from the public on this item.

M. ITEMS FROM STAFF

M.1. COVID-19 Emergency Orders Update

Community Development Director Forbes presented an update on the latest orders on COVID-19 and how it impacts topics within the Planning Commission's realm. The COVID-19 crisis has created severe hardships for local businesses, and many are eager to reopen as quickly as possible. She reported the City under the jurisdiction and is following the lead of the Los Angeles County Department of Public Health; addressed the various orders issued by the County and the Governor, essential and non-essential businesses and protocols for operation and reopening; discussed protocols for social distancing in restaurants including temporarily permitting expansion of dining areas into private parking lots for an expanded footprint within existing capacities and stated fees for temporary use permits would be suspended. Community Development Director Forbes stressed the City is doing everything it can to help businesses reopen as quickly as they can.

Vice Chair Glad discussed the need to look at options for childcare as there may be situations where businesses begin reopening but employees will not be able to return to work because of lack of childcare.

Community Development Director Forbes reported childcare is under the County's order as an essential business and childcare providers must have safety protocols in place.

Vice Chair Glad added it is only for essential workers; noted schools are closed and summer camps are being cancelled and opined there are limited options in terms of childcare. She understood the City's hands are tied but hoped as the City communicates with the County that the subject will be emphasized.

Community Development Director Forbes encouraged Commissioners to reach out to her with concerns.

Chief Deputy City Clerk Kroneberger reported there were no e-comments received from the public on this item.

Planning Analyst Portolese declared there were no new emails from the public on this item.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Toporow discussed the need to open space and hoped it will be on a future agenda.

Commissioner Hinsley indicated he would like to keep a running track of Planning Commission items which have been referred to staff or continued from previous meetings.

Motion by Commissioner Hinsley, seconded by Commissioner Toporow, to direct staff to create a matrix of items continued from previous Planning Commission meetings and previous referrals to staff to be included as a Consent Calendar item for each Planning

Commission meeting, starting with the meeting in July 2020. Motion carried unanimously, by roll call vote.

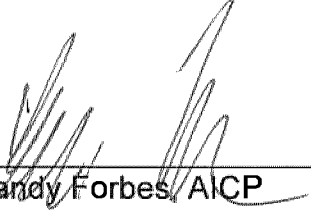
Chair Elder announced a free household hazardous waste and paper-shredding event at the Performing Arts Center on Saturday.

O. COUNCIL ACTION ON PLANNING COMMISSION MATTERS - None

P. ADJOURNMENT

There being no further business to come before the Commission, Commissioner Rodriguez motioned, seconded by Vice Chair Glad, to adjourn at 8:40 p.m. Motion carried unanimously.

Respectfully submitted,



Brandy Forbes, AICP
Community Development Director