

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, Toporow, Strutzenberg, Ung, Godek, Berg, Chair Elder

Officials Present: Brandy Forbes, Community Development Director
Sean Scully, Planning Manager
Lina Portolese, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Hinsley led in the Salute to the Flag.

Chair Elder introduced and welcomed new Commissioner Berg.

D. APPROVAL OF ORDER OF AGENDA

Motion by Commissioner Strutzenberg, seconded by Commissioner Toporow, to approve the Order of Agenda, as presented. Motion carried unanimously (7-0), by roll call vote.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS - None

E.1 Receive and File Blue Folder Items

F. CONSENT CALENDAR

F.1 Approve Affidavit of Posting of Planning Commission Regular Meeting of January 21, 2021

F.2 Approve Minutes of the Regular Planning Commission meeting of November 19, 2020

F.3 Receive and File Planning Commission Referrals to Staff Update

Planning Analyst Lina Portolese announced there were no e-Comments or written communications received regarding the Consent Calendar.

Motion by Commissioner Ung, seconded by Commissioner Strutzenberg, to approve the

Consent Calendar, as presented. Motion carried unanimously (7-0), by roll call vote.

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION NON-AGENDA ITEMS

H.1 Receive and File Written Communications for the Planning Commission on Non-Agenda Items

Planning Analyst Lina Portolese announced there were no e-Comments but there was written communication included in the agenda packet.

Motion by Commissioner Ung, seconded by Commissioner Hinsley, to receive and file written comments. Motion carried unanimously (7-0), by roll call vote.

I. EX PARTE COMMUNICATIONS - None

J. PUBLIC HEARINGS - None

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. Discussion regarding regulations related to outdoor living space and open space

CONTACT: SEAN SCULLY, PLANNING MANAGER

Planning Manager Sean Scully presented the staff report; reviewed site plan examples; referenced Commissioner Hinsley's comments and minutes from the prior Planning Commission meeting; addressed existing outdoor living space requirements and reported recommended changes by the Commission will be presented to the City Council for their consideration.

Planning Manager Scully reviewed the various scenarios and options under each; responded to questions from and provided clarification to the Commission and addressed impacts to unit sizes.

Commissioner Ung noted that consolidating the outdoor living space into a single area would yield the maximum square footage.

In reply Commissioner Strutzenberg's question, Planning Manager Scully confirmed that anything below 5' x 10' does not count and no credit is given.

Chair Elder provided a brief history of the item, noting projects that have come forward where developers maximize dimensions to build out projects that are inconsistent with the

neighborhood; discussed better defining the Municipal Code to better clarify expectations from the community and what is acceptable and for added consistency.

Planning Manager Scully continued addressing scenarios and options.

Commissioner Toporow asked whether there is a way to encourage use of the sunny side for the outdoor area and Commissioner Strutzenberg noted it could be encouraged as a guideline.

Planning Manager Scully addressed guidelines relative to overhangs noting the limit is 50% of outdoor living space must be open, with no structure above it, including a roof eave overhanging and discussed setbacks and accessways.

Commissioner Hinsley asked about the possibility of developers building underground garages and Planning Manager Scully reported grades would be difficult but suspected it would be attempted and discussed placing outdoor living space between two units.

In response to Commissioner Strutzenberg's question, Planning Manager Scully confirmed the front setback cannot be used.

Chair Elder opened public comments.

Holly Osborne noted most of the lots in North Redondo are 7500 square foot lots that are zoned R2 and not 6000 square feet.

There were no other public comments and Chair Elder closed public comments.

Commissioner Hinsley summarized suggestions for changes to the Municipal Code and development standards.

Commissioner Strutzenberg referenced the 20% criteria and stated he would like to see it tied to the building square footage in the development standards.

Commissioner Hinsley discussed proposed language relative to minimum dimensions, encouraging water-quality management practices in the coastal zone and counting side and rear setbacks as outdoor living space.

Commissioner Ung referenced the proposed minimum area at 300 square feet at 20%; agreed with Commissioner Strutzenberg; suggested setting it as a discreet number and reported the ultimate design would encourage developers to go with a larger value, anyways. Relative to 1.A, he questioned the purpose of having a distinction between private patios, decks and private balconies and suggested keeping it simple at 5'x10'; stated he likes number 2, regarding minimum dimensions and suggested providing a statement regarding the point at which it goes from 75% to 100%. In terms of required and non-required setbacks, he opined that if it is 10 feet or more, it should be counted as 100% and mentioned there are many configurations to consider.

Commissioner Strutzenberg suggested striking, "20% of the building square footage, whichever is greater"; noted 300 square feet was tied to a 10' x 15' with 100% bonus; proposed lowering it to 200 square feet, in one place, and provide better options to split outdoor living space in two areas, if desired.

Discussion followed regarding average and minimum rear setbacks in the various residential zones, decrementing the use of already-required setbacks, reviewing development standards relative to outdoor living space, Planning Commission points of agreement, examples of pervious surface requirements for Hoboken, NJ, keeping 800 square feet as minimum but tying it to lot size and complying with Brown Act requirements for public meetings.

Ensuing discussion pertained to developers gravitating to one larger location for outdoor living space, allowing flexibility to design usable outdoor living space, creating green space, defining "communal areas", areas of consensus, distinguishing between patios, decks and balconies, obtaining feedback from designers, architects and the public, eliminating bonuses that are being abused, porous pavement related to public exterior courts, pools and activity areas, impacts to setbacks from accessory structures, keeping rear setbacks as a buffer between properties and decrementing rear setbacks.

Relative to required and unrequired setbacks, Community Development Director Brandy Forbes suggested keeping the existing language and adding, "Use of required rear setbacks shall be counted at (a certain percentage) of the actual area for R2, R3 and RH, and at (another percentage) of the actual area for R1 and R1A."

Commissioner Hinsley suggested counting R2 and R3 at 50% but keeping R1 and R1A as it currently exists.

Commissioner Strutzenberg suggested 30% instead of 50%.

It was noted that the back setback cannot be used as visitor parking.

Commissioner Hinsley proposed language as follows: "You can achieve no more than 75% of the required outdoor living space with the rear setback".

Chair Elder expressed concern that would discourage single-story developments.

Community Development Director Forbes read the suggested language as, "Use of required rear setbacks may be counted at no more than 75% of the total outdoor living space required for that adjacent unit in R2 and R3 districts".

Community Developer Director Forbes summarized the changes per the Commission's discussion and consensus.

Commissioner Hinsley suggested adding language, "as required by the zoning development standards".

Community Development Director Forbes read the suggested language according to the Commission's suggestions as, "Use of the required rear setbacks may be counted for no more than 75% of the total required outdoor living space for that adjacent unit in R2, R3, R3A and RMD districts as required by the zone outdoor living space development standards".

Discussion followed regarding requirements for RH and mixed-use zones.

Community Development Director Forbes suggested the motion include direction to staff to present the recommended changes to City Council for consideration of revising the ordinance.

Commissioner Strutzenberg suggested providing an explanation as to why the Commission is recommending the proposed changes and the Commission concurred.

Commissioner Hinsley proposed the following:

- The Planning Commission has seen projects come before it that meet the letter of the outdoor living space requirement but are far from the intention, as seen by the Commission.
- The purpose of this change is to improve residents' quality of life and enjoyment of living in the City with new developments occurring.
- There are a number of projects that are inconsistent and incompatible with the neighborhood and affect quality of life, and the proposed changes are to better-align the letter of the regulations for outdoor living space but do not meet the intent, in the opinion of the Commission, to address quality of life.

Commissioner Toporow suggested referencing the City Charter and asked that the Commission receive notification of when the matter will be on City Council's agenda.

Chair Elder encouraged Members of the Commission to reach out to their individual Councilmembers.

Commissioner Strutzenberg added that given current building trends, the code has become antiquated.

Discussion followed regarding next steps, should City Council agree with the direction. It was noted that amendments to the ordinance will need to return to the Planning Commission for consideration. Continuing discussion pertained to waiting until after the election to present the item to City Council.

In response to Commissioner Berg, Planning Manager Scully reported the regulations were last updated in 1996.

Community Development Director Forbes summarized the reasoning behind the Commission's recommendations, as follows:

- The Planning Commission has seen a number of applications that meet the letter of the regulations for outdoor living space, but do not meet the intent, in the opinion of the Commission for addressing quality of life in the neighborhoods or within our City.
- The projects tend not to provide usable outdoor living space, maximize indoor space, and minimize outdoor space.
- This proposed change is to better-align the regulations with the intent and provide balance.
- With the trends in development the zoning code is antiquated (with over 25 years since the last revision) and clarifying language has been added.

Discussion followed regarding unintended consequences resulting from incentivizing certain elements such as balconies; prioritizing design over function.

Motion by Commissioner Strutzenberg, seconded by Commissioner Toporow, to direct staff to present the recommended changes to City Council for consideration of revising the ordinance. Motion carried unanimously (7-0), by roll call vote.

M. ITEMS FROM STAFF

Community Development Director Forbes announced ADU ordinances were adopted by City Council last week.


N. COMMISSION ITEMS AND REFERRALS TO STAFF

Motion by Commissioner Hinsley, seconded by Commissioner Strutzenberg, to direct staff to provide a status report on large projects the Commission has previously considered including the Galleria, the Legado Project, and the Northrop project, by the Commission's meeting in March. Motion carried unanimously (7-0), by roll call vote.

O. ADJOURNMENT

There being no further business to come before the Commission, Commissioner Berg motioned, seconded by Commissioner Godek, to adjourn at 10:17 p.m. to the next Planning Commission meeting on Thursday, February 18, 2021, at 7:00 p.m. Motion carried unanimously (6-0), by roll call vote.

Respectfully submitted,



Brandy Forbes, AICP
Community Development Director