

AGENDA – REGULAR MEETING
PLANNING COMMISSION
CITY OF REDONDO BEACH
THURSDAY JULY 17, 2014 – 7:00 P.M.
CITY COUNCIL CHAMBERS
415 DIAMOND STREET

I. OPENING SESSION

1. Call Meeting to Order
2. Roll Call
3. Salute to the Flag

II. APPROVAL OF ORDER OF AGENDA

III. CONSENT CALENDAR

Routine business items, except those formally noticed for public hearing (agendized as either a “Routine Public Hearing” or “Public Hearing”), or those items agendized as “Old Business” or “New Business” are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up immediately following approval of remaining Consent Calendar items. Remaining Consent Calendar items will be approved in one motion.

4. [Approval of Affidavit of Posting for the Planning Commission meeting of July 17, 2014.](#)
5. [Approval of the following minutes: Regular Meeting of May 15, 2014.](#)
6. [Receive and file the Strategic Plan Update of June 17, 2014](#)
7. Receive and file written communications.

IV. AUDIENCE OATH

V. EX PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.

VI. EXCLUDED CONSENT CALENDAR ITEMS

VII. PUBLIC HEARINGS

8. [A Public Hearing to consider an Exemption Declaration and Variance](#) to allow a reduced rear yard setback for the addition of an attached 2-car garage to an existing single-family residence on property located within a Low-Density Multiple-Family Residential (R-2) zone.

APPLICANT:	Bryan Winters
PROPERTY OWNER:	Chicaki and Stewart Hoffman
LOCATION:	2323 Clark Lane
CASE NO.:	2014-07-PC-008

RECOMMENDATION: Approve with conditions

9. [A Public Hearing to consider an Exemption Declaration](#), Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit, and Vesting Tentative Tract Map No. 72318 to allow the construction of a 6-unit residential condominium project on property located within a Low-Density Multiple-Family Residential (R-3A) zone in the Coastal Zone.

APPLICANT: Villa Catalina South I, LLC
PROPERTY OWNER: Same as applicant
LOCATION: 810 - 814 S. Catalina Avenue
CASE NO.: 2014-07-PC-009
RECOMMENDATION: Approve with conditions

VIII. OLD BUSINESS

Items continued from previous agendas.

IX. NEW BUSINESS

Items for discussion prior to action.

10. [Proposed 2014-2019 Capital Improvement Program](#): Finding of consistency with the General Plan.
RECOMMENDATION: Adopt a resolution finding consistency

11. Presentation and discussion on Mixed-Use Development.
[Blue Folder Item](#)

X. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

XI. COMMISSION ITEMS AND REFERRALS TO STAFF

Referrals to staff are service requests that will be entered in the City's Customer Service Center for action.

XII. ITEMS FROM STAFF

XIII. COUNCIL ACTION ON PLANNING COMMISSION MATTERS

XIV. ADJOURNMENT

The next meeting of the Planning Commission of the City of Redondo Beach will be a Regular Meeting to be held at 7:00 p.m. on Thursday, August 21, 2014 in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 415 Diamond Street, Door C, Redondo Beach, Ca. during normal business hours. In addition, such writings and documents will be posted, time permitting, on the City's website at www.redondo.org.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the City Clerk and during City Hall hours, agenda items are also available for review in the Planning Department.

CONSENT CALENDAR

The Planning Commission has placed cases, which have been recommended for approval by the Planning Department staff, and which have no anticipated opposition, on the Consent Calendar section of the agenda. Any member of the Planning Commission may request that any item on the Consent Calendar be removed and heard, subject to a formal public hearing procedure, following the procedures adopted by the Planning Commission.

All cases remaining on the Consent Calendar will be approved by the Planning Commission by adopting the findings and conclusions in the staff report, adopting the Exemption Declaration or certifying the Negative Declaration, if applicable to that case, and granting the permit or entitlement requested, subject to the conditions contained within the staff report.

Cases which have been removed from the Consent Calendar will be heard immediately following approval of the remaining Consent items, in the ascending order of case number.

RULES PERTAINING TO ALL PUBLIC TESTIMONY (Section 6.1, Article 6, Rules of Conduct)

1. No person shall address the Commission without first securing the permission of the Chairperson; provided, however, that permission shall not be refused except for a good cause.
2. Speakers may be sworn in by the Chairperson.
3. After a motion is passed or a hearing closed, no person shall address the Commission on the matter without first securing permission of the Chairperson.
4. Each person addressing the Commission shall step up to the lectern and clearly state his/her name and city for the record, the subject he/she wishes to discuss, and proceed with his/her remarks.
5. Unless otherwise designated, remarks shall be limited to three (3) minutes on any one agenda item. The time may be extended for a speaker(s) by the majority vote of the Commission.
6. In situations where an unusual number of people wish to speak on an item, the Chairperson may reasonably limit the aggregate time of hearing or discussion, and/or time for each individual speaker, and/or the number of speakers. Such time limits shall allow for full discussion of the item by interested parties or their representative(s). Groups are encouraged to designate a spokesperson who may be granted additional time to speak.
7. No person shall speak twice on the same agenda item unless permission is granted by a majority of the Commission.
8. Speakers are encouraged to present new evidence and points of view not previously considered, and avoid repetition of statements made by previous speakers.
9. All remarks shall be addressed to the Planning Commission as a whole and not to any member thereof. No questions shall be directed to a member of the Planning Commission or the City staff except through, and with the permission of, the Chairperson.
10. Speakers shall confine their remarks to those which are relevant to the subject of the hearing. Attacks against the character or motives of any person shall be out of order. The Chairperson, subject to appeal to the Commission, shall be the judge of relevancy and whether character or motives are being impugned.

11. The public participation portion of the agenda shall be reserved for the public to address the Planning Commission regarding problems, question, or complaints within the jurisdiction of the Planning Commission.
12. Any person making personal, impertinent, or slanderous remarks, or who shall become boisterous while addressing the Commission, shall be forthwith barred from future audience before the Commission, unless permission to continue be granted by the Chairperson.
13. The Chairperson, or majority of the members present, may at any time request that a police officer be present to enforce order and decorum. The Chairperson or such majority may request that the police officer eject from the place of meeting or place under arrest, any person who violates the order and decorum of the meeting.
14. In the event that any meeting is willfully interrupted so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals willfully interrupting the meeting, the Commission may order the meeting room cleared and continue its session in accordance with the provisions of Government Code subsection 54957.9 and any amendments.

APPEALS OF PLANNING COMMISSION DECISIONS:

All decisions of the Planning Commission may be appealed to the City Council. Appeals must be filed, in writing, with the City Clerk's Office within ten (10) days following the date of action of the Planning Commission. The appeal period commences on the day following the Commission's action and concludes on the tenth calendar day following that date. If the closing date for appeals falls on a weekend or holiday, the closing date shall be the following business day. All appeals must be accompanied by an appeal fee of 25% of original application fee up to a maximum of \$500.00 and must be received by the City Clerk's Office by 5:00 p.m. on the closing date.

Planning Commission decisions on applications which do not automatically require City Council review (e.g. Zoning Map Amendments and General Plan Amendments), become final following conclusion of the appeal period, if a written appeal has not been filed in accordance with the appeal procedure outline above.

No appeal fee shall be required for an appeal of a decision on a Coastal Development Permit application.

R2F
Planning
Commission
MTG
7-17-14

Legado Redondo, LLC – City of Redondo Beach Study Session Outline

Density Bonus Law (“DBL”), Government Code § 65915 et seq.

- The DBL is a state law that promotes the development of affordable housing by providing greater density and other incentives to qualified developments that include affordable housing units.
- The DBL was first enacted by the state legislature in 1979 to address the shortage of affordable housing in California.
- In 2004, Senate Bill No. 1818 amended the DBL by reducing the minimum percentage of affordable units needed for a density bonus and increasing the size of the density bonus based on a sliding scale of affordable units. These amendments increased the DBL's flexibility and made it easier for projects to qualify for a density bonus.
- Promoting and removing impediments to the construction of low income housing is an important state policy. Providing more affordable housing in the City of Redondo Beach is also a goal of the City's General Plan.
 - Land Use Element Goal 1P: “It shall be the goal of the City of Redondo Beach to [i]ncrease the supply of residential units which are available and affordable for households of very low, low, and moderate household incomes.”
- All cities, including charter cities, must follow the DBL and are required to adopt an ordinance that implements it. (Government Code § 65915(a)). Even if a city fails to adopt an ordinance, it still must comply with the DBL.
- A city cannot deny a density bonus to a qualifying project. The city must grant a developer's request if the developer agrees to construct a project that meets one or more of the statute's thresholds by providing the required percentage of affordable units. (Government Code § 65915(b) and (f); *Wollmer v. City of Berkeley* (2011) 193 Cal. App. 4th 1329, 1339).
- A project qualifies for a 20 percent density bonus if it dedicates 10 percent of the total units as lower-income or 5 percent as very low-income. The density bonus can be increased up to a maximum of 35 percent by providing more very low-income or low-income units as follows:

Percentage Very Low-Income Units	Percentage Density Bonus
5	20

6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35

(Government Code § 65915(f); *Friends of Lagoon Valley v. City of Vacaville* (2007) 154 Cal.App. 4th 807, 825).

- DBL income limits for low-income and very low-income households are set annually based on household size and location. For example, the 2014 income limits for a two-person household in Los Angeles County are \$52,500 for low-income households and \$32,600 for very low-income households. (Government Code § 65915(b) and Health & Safety Code §§ 50079.5, 50105).
- A developer can also receive up to three incentives for projects that qualify for a density bonus based on the following formula. (Government Code § 65915

(d)(2) and (k).) Incentives include a reduction in site development standards or a modification of zoning code requirements.

Number of Incentives	Percent of Total Units Dedicated as Affordable
1	At least 10 percent low-income or at least 5 percent very low-income
2	At least 20 percent low-income or at least 10 percent very low-income
3	At least 30 percent low-income or at least 15 percent very low-income

- The city must grant the incentive requested, unless it finds based upon substantial evidence that the incentive (i) is not necessary to provide for affordable housing costs, (ii) would have a specific adverse impact on public health and safety or the physical environment that cannot be feasibly mitigated without making the development unaffordable to low- and moderate-income households, or (iii) would be contrary to state or federal law. (Government Code § 65915 (d)(1)).
- The DBL project can also use the following reduced parking standards: 1 onsite space for a 0-1 bedroom unit; 2 onsite spaces for a 2-3 bedrooms unit; and 2.5 onsite spaces for a four or more bedrooms unit. (Government Code § 65915(p)(1).) These reduced standards do not count as an incentive and must be provided to a developer upon request. (Government Code § 65915 (p)).
- The developer can also request a waiver or reduction of any development standards that would physically preclude the construction of the project at the density or with the incentives provided by the DBL. (Government Code § 65915 (e) (1)). A waiver of development standards does not count as an incentive under the DBL and must be granted by the City unless it can make certain findings similar to those required to deny an incentive request. (Government Code § 65915 (e) (2).)
- Legado Redondo, LLC's proposed project at 1700 S. Pacific Coast Highway meets the goals of the City's General Plan for development at this site as follows:

- The project's affordable housing component satisfies General Plan Land Use Element Goal 1P, which calls for an increase in the City's supply of low-income and very-low income units.
- The project's mix of retail and residential uses also satisfies Land Use Element Objective 1.21, which provides for the development of mixed-use projects integrating residential with commercial uses in the primary activity center southeast of Palos Verdes Boulevard.
- Legado's plan to continue the existing hotel use on the project site meets Land Use Element Goal 1B, which encourages land uses that attract a regional customer base and contribute significant revenue to the City.

Traffic Analysis

When a project undergoes environmental assessment, a traffic study is required. Developments may result in a net traffic increase; and a traffic study identifies how the infrastructure of the streets can be altered to meet and even improve the quality of traffic flow in an area.

A **traffic study** is an engineering investigation to evaluate a transportation system. The **study** is a means of identifying and documenting any deficiencies or improvements - both operational and physical - necessary to accommodate current or projected **traffic** volumes.

A traffic study is a very technical engineering document. However, you can look at certain components of the report to understand what is being analyzed and what the results of the study are.

- Cover Sheet
- Nutshell Overview of the Project and Mitigation Recommendations
- Vicinity maps
- Description of Specific Mitigation Measures
- Levels of Service

In determining a study area the traffic engineers evaluate the number of trips the project would create and the traffic volume at the surrounding intersections. These factors determine the project site's influence on other intersections. The traffic engineers, the City and the State then come to consensus on which intersections to study.

Traffic volume studies are conducted to determine the number, movements, and classifications of roadway vehicles at a given location. These data can help identify critical flow time periods, determine the influence of large vehicles or pedestrians on vehicular traffic flow, or document traffic volume trends.

Level of service (LOS) is a qualitative measure used to relate the quality of traffic **service**. LOS is used to analyze highways by categorizing traffic flow and assigning quality levels of traffic based on performance measure like speed, density, etc.

Level of Service is the primary indicator of how traffic will move through intersections.