

DOCKETED

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Project Title:	Redondo Beach Energy Project
TN #:	205602
Document Title:	Resolution No. CC-1506-051 - Establishing Task Force to Study Land Use Alternatives at AES Site
Description:	N/A
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Organization:	Jeffer Mangels Butler & Mitchell LLP
Submitter Role:	Intervenor Representative
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Docketed Date:	7/31/2015

RESOLUTION NO. CC-1506-051

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ESTABLISHING AN AES TASK FORCE AND SETTING FORTH THE DUTIES AND RESPONSIBILITIES OF SAID TASK FORCE TO STUDY AND REPORT ON THE PREFERRED ZONING AND LAND USE ALTERNATIVES FOR THE AES SITE

WHEREAS, sustaining a healthy and economically viable community is central to the work of the Mayor and City Council as elected representatives of Redondo Beach's citizens; and

WHEREAS, the Mayor and Council have recommended that a task force be appointed whose purpose would be to identify and recommend comprehensive rezoning and Land Use Plan amendments for the re-use of the AES property.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the Redondo Beach City Council shall establish a 17 member AES Task Force. The Mayor shall appoint the Chair of the task force subject to confirmation by the City Council as set forth below.

SECTION 2. That the composition includes participants and advisors as follows:

Authorized Participants (Total of 17)

- Each Council Member and the Mayor appoint 2 representatives from anywhere in the City (12 total)
- AES representative
- R4 representative
- Voices representative
- Hermosa Beach representative appointed by Hermosa Beach City Council
- Beach Cities Health District representative

Overall Task Force Composition

- At least three district representatives
- No current or former elected officials may be selected as participants
- Task Force members will be removed after more than two absences

City Advisors

- City planner
- City Clerk – Brown Act Committee
- Facilitator and land use experts- Task Force to be led by a paid facilitator with technical support from experts in various fields including land use, finance, traffic, parks, etc. as needed.

Each organization will be responsible for providing nominations for their representative to the Task Force. The City Council members will be responsible for providing nominations for their District representatives. Similar to City Commissions, the Mayor will be responsible for appointing the members of the Task Force subject to confirmation by the City Council.

SECTION 3. That the Mayor and City Council have determined the study area to be the 50 acre AES site. The Task Force will focus their efforts on developing zoning and land use plan requirements for this site.

SECTION 4. That the specific duties, responsibilities, and Guiding Principles of the AES Task Force shall be as follows:

1. Develop broad zoning land use distribution and cap recommendations for AES property.
2. Elicit public feedback during process to be incorporated by the group.
3. Produce report and drawings of recommendations - include assessment of areas of consensus and any dissenting opinions.
4. Achieve a plan that can be implemented.
5. Deliver a plan that contains a balance of uses including public and private open space, parks, neighborhood and community-serving uses, local and visitor-serving uses, uses that generate jobs and revenues, uses that are coastal dependent and uses consistent with the Coastal Act. Park as defined in this section is an area of land in a largely natural state, for the enjoyment of the public, having facilities for rest and recreation, often owned, set apart, and managed by a neighboring business, city, state or nation. Parks can include walking paths, sports fields, amphitheater, native gardens, bicycle paths, water features, swimming facilities or any other feature strictly for public use. Does not include buffers between land uses, traffic medians, bioswales or drainage areas, or any other area of a development currently required by the Redondo Beach Municipal Code or design guidelines.
6. Provide at least 20 percent high quality public park open space.
7. Develop a plan that ensures a high-quality visual and aesthetic environment.
8. Create a plan that delivers a strong "sense of place" by incorporating placemaking concepts and design and land use concepts from the Project for Public Spaces (PPS).
9. Consider the needs of all age groups and demographics in the plan.
10. Incorporate Blue Zones and Living Streets concepts in the planning and design.

11. Ensure that the land uses recommended are economically viable in the current market and provides significant economic benefits to the City.
12. Provide for allowable uses of the property and development standards that result in an underlying land value of between \$150- 200 Million.

SECTION 5. That in order to assist the Mayor and City Council in making a determination on the best facilitated process to develop consensus on the preferred land use trajectory for the AES site, the following are the recommended process and operational details for the AES Task Force. The process seeks to balance the need to move forward quickly with sufficient community engagement and includes at least 3 Task force meetings and 2 Public Feedback Workshops over a 3 month time frame.

Month 1- Task Force Meeting 1: Introduction, Education and Situational Assessment- Where are we now?

- Scope description, process and rules of engagement
- Zoning concepts and explanation of General, Plan, Zoning, Coastal Plan and other documents
- Overview of the Coastal Act
- Fiscal, environmental, recreational impacts of zoning overview

Month 2- Task Force Meeting 2: Visioning and Overall Broad Zoning Goals

- Develop consensus on broad overall zoning goals and vision
- Assessment of goals and constraints
- Adjustment of goals and constraints
- Public feedback on broad goals and constraints (Public Workshop 1)
- Finalize broad zoning goals and constraints

Month 3- Task Force Meeting 3: Consensus Building and First Draft of Broad Zoning.

- First draft of broad zoning
- Break down areas and broad uses and constraints in each sub-area
- Expert assessment
- Adjustment
- Public feedback on broad zoning and land uses (Public Workshop 2)
- Adjust broad zoning for each sub-area

Month 4- Progress Report to City Council

Operational details:

- Task Force to be a Brown Act Committee complete with published Agendas and Minutes
- Meet every two weeks or less frequently but no less than once per month.
- Meeting on weeknight at 7:00 PM, or Saturdays at 10:00 AM.

- Group can appoint subcommittees to conduct work between meetings and present findings/recommendations at regular meeting.
- Quorum - At least half plus 1 for quorum. If any appointee resigns/declines, may be replaced by appointment of Council Member who appointed or lower group size is acceptable at Council's discretion.
- Facilitator - runs process and can change process as required, but cannot participate in solutions or votes.
- Facilitator may make recommendation on replacing member if member is disruptive and does not participate in good faith.
- City to keep minutes/actions/findings, etc. To be reviewed at start of each meeting.

SECTION 6. That the AES Task Force shall be advisory to the Mayor and City Council, and be subject to the provisions of the Brown Act.

SECTION 7. That the facilitator will be present at the initial meetings of the Task Force to assist in meeting the above stated goals of the Task Force.

SECTION 8. That the Chair of the Task Force shall be appointed by the Mayor subject to confirmation by the City Council and will serve as Chair through the duration of the Task Force. The Task Force shall elect a member to serve as Vice Chair. The Vice Chair will handle the duties of the Chair in the event the Chairperson is absent from a meeting. In the event both the Chairperson and the Vice Chairperson are absent from a meeting, the Task Force shall appoint one of its members to serve as Acting Chairperson for the duration of that meeting. In the event that the Chairperson resigns or is removed from the Task Force, a new Chair will be appointed by the Mayor subject to confirmation by the City Council.

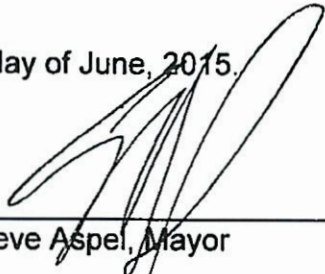
SECTION 9. That a member of the Task Force shall be removed for missing more than 2 meetings of the Task Force, unless by permission of the City Council expressed in its official minutes. A replacement may be appointed by the Mayor at his discretion subject to City Council confirmation. If the removed member was the representative of one of the community groups, then the sponsoring organization of the member may nominate another representative to the Task Force. The sponsoring organization may not nominate the same individual who was previously removed.

SECTION 10. That this Resolution shall take effect immediately upon its adoption.

SECTION 11. That the City Clerk is directed to immediately accept nominations for the Task Force.

SECTION 12. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 30th day of June, 2015.



Steve Aspel, Mayor

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-1506-051 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 30th day of June, 2015, by the following vote:

AYES: BRAND, HORVATH, SAMMARCO

NOES: NONE

ABSENT: EMDEE, GINSBURG

ABSTAIN: NONE

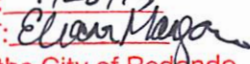


Eleanor Manzano, City Clerk

APPROVED AS TO FORM:



Michael W. Webb, City Attorney

This is certified to be a true and correct copy of the original on file in this office, consisting of pages 1 through 5.
DATED: 7/28/15
ATTEST: 
City Clerk of the City of Redondo Beach, State of California

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This is certified to be a true and correct copy of the original on file in this office, consisting of pages 1 through 2.
DATED: 5/28/12
ATTEST: *[Signature]*
City Clerk of the City of Redondo Beach, State of California

RECEIVED
CITY OF REDONDO BEACH
MAY 28 2012