

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach Planning Commission was called to order by Chair Hazeltine at 6:30 PM, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, and teleconference.

B. ROLL CALL

Commissioners Present: Boswell (Arrived at 6:35 P.M.), Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine

Commissioners Absent: None.

Officials Present: Marc Wiener, Community Development Director
Sean Scully, Planning Manager
Victoria Banfield, Associate Planner
Jamal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Chair Hazeltine led the Commissioners in a Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to move approve order of agenda. Motion carried unanimously, with no objection:

AYES: Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to receive and file Blue Folder Items. Motion carried unanimously, with no objection:

AYES: Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell

F. CONSENT CALENDAR

Chair Hazeltine opened the floor to public comments.

Staff confirmed there were no eComments or Public Comments.

Seeing no requests to speak, Chair Hazeltine closed the floor to public comments.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to approve the Consent Calendar Items. Motion carried.

AYES: Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine
NOES: None
ABSENT: Boswell

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF AUGUST 15, 2024

G. EXCLUDED CONSENT CALENDAR ITEMS

None.

Commissioner Boswell arrived at 6:35 P.M.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Chair Hazeltine opened the floor to public comments.

The following individual addressed the Planning Commission via Zoom:

1. Mark Nelson spoke regarding Beach Cities Pre-CUP with the City. Mr. Nelson discussed the existing square footage totals existing on the BCHD property and identified the existing floor area ratio on the property. Additionally, he discussed the proposed square footage and proposed FAR and height.

Staff confirmed there were no eComments received and no Public Comments.

Seeing no additional requests to speak, Chair Hazeltine closed the floor to public comments.

H.1. RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

None.

I. EX-PARTE COMMUNICATION

Commissioner Lamb stated she spoke with Chair Hazeltine regarding Agenda Item J.1., and Commissioner Craig, Planning Manager Scully, Community Development Director Wiener, and members of the public regarding Agenda Item J.2.

Commissioner Craig stated he spoke with Chair Hazeltine and Secretary Lamb regarding Agenda Item J.2. and spoke with Council Member Todd Lonstein regarding Agenda Item J.1.

Chair Hazeltine, stated she spoke with Secretary Lamb, staff, and members of the public regarding Agenda Item J.1. and Secretary Lamb, staff, and Commissioner Craig regarding Agenda Item J.2.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DELCARATION AND CONDITIONAL USE PERMIT, AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW FOR THE CONSTRUCTION OF A NEW 1,862 SQUARE FOOT, SINGLE-STORY COMMERCIAL BUILDING WITH TWO (2) MECHANICAL PARKING 2 LIFTS, AND OPERATION OF A LIQUOR STORE ON PROPERTY LOCATED AT 510 N. PACIFIC COAST HIGHWAY IN THE COMMERCIAL (C-2B) ZONE

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: None

Chair Hazeltine administered the Audience Oath for individuals wishing to address the Planning Commission on the following Public Hearing.

Associate Planner Banfield provided the staff presentation regarding the consideration of an exemption declaration and conditional use permit for property located at 510 N. Pacific Coast Highway. The PowerPoint presentation included the following details:

- Subject Site Description
- Proposed Project Description
 - Site Plan and Architectural Design
 - Parking Lifts and Requirements
 - Operation Details
- Conditional Use Permit – General Criteria
- Conditional Use Permit – Liquor Store Special Regulations
- Planning Commission Design Review - Criteria
- Staff Recommendation – Approval with Conditions

Commissioner Light asked whether there is currently a liquor store at the subject property.

Associate Planner Banfield stated there was a liquor store at the property but it is not currently open.

Chair Hazeltine opened the floor to public comments.

1. Brian Winters, Project Architect, spoke regarding the project site, neighbor feedback, parking issues, and benefits to the community.

Commissioner Gaddis asked if there were any other examples of parking lifts in Redondo Beach and for clarification regarding ceiling height of the store.

Planning Manager Scully stated that parking lifts have been approved at Legado hotel but no other locations and Mr. Winters stated the ceiling height is 19 ft.

Brief discussion ensued regarding mechanical parking elevators, staggered roof lines, delivery strategies, ACCAP, and green roofs.

Mr. Winters provided clarification and answered the Commissioner's questions.

Planning Manager Scully spoke regarding code violation process, security measures, and mechanical parking elevators.

2. Bob Kinsler spoke regarding the parking lifts and asked whether there should be earthquake certification to ACCAP.

Commissioner Light stated that based on his experience the parking lifts are safe and certified and noted they are common in San Francisco.

Commissioner Conroy expressed concern regarding the noise of the lifts.

Brief discussion ensued regarding tree canopies and parking specifications, spaces, maintenance, usage and noise.

Mr. Winters provided clarification and answered the Commissioners' questions.

Commissioner Gadis asked for clarification regarding the distance between the project and the building to the South, how the space will be utilized, and whether it will be closed off.

Mr. Winters stated the distance is 3ft 9.5 inches and stated he is working with the owners of the building to the South to come up with a solution.

Commissioner Conroy asked for clarification regarding deliveries and loading zones, and clearance underneath the lift.

Mr. Winters spoke regarding delivery time and clearance heights.

Secretary Lamb asked if the building has any historical significance

Associate Planner Banfield stated the property is not listed as a historical resource.

Discussion ensued regarding the common features related to the design review of surrounding building and new development, architectural features of the project, bioswales, zoning standards, and permits.

Mr. Winters, Planning Manager Sully and Associate Planner Banfield provided clarification and answered the Commissioners' questions.

Seeing no additional requests to speak, Chair Hazeltine closed the floor to public comments.

Motion by Secretary Lamb, seconded by Commissioner Gaddis, to close the Public Hearing. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: None

Chair Hazeltine spoke in support of the project.

Commissioner Conroy spoke in opposition to the project.

Brief discussion ensued regarding the architectural design.

Motion by Secretary Lamb, seconded by Commissioner Craig, to approve Resolution No. 2024-08-PCR-06 entitled A Resolution of the Planning Commission of the City of Redondo Beach Adopting an Exemption Declaration and Approving the Request for a Conditional Use Permit and Planning Commission Design Review to Allow the Construction of a New 1,862 Square Foot, Single-Story Commercial Building with Two (2) Mechanical Parking Lifts, and Operation of a Liquor Store on Property Located at 510 N. Pacific Coast Highway in the Commercial (C-2B) Zone (Case No. CUP-2024-04 and PCDR-2024-02). Motion carried.

AYES: Boswell, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: Conroy

ABSENT: None

J.2. PUBLIC HEARING TO CONTINUE DELIBERATIONS ON UPDATES TO THE CITY'S GENERAL PLAN LAND USE, OPEN SPACE & CONSERVATION, NOISE, AND SAFETY ELEMENT, AND TO INTRODUCE REVISIONS TO THE CITY'S ZONING ORDINANCES AND LOCAL COASTAL PROGRAM (LCP) REQUIRED FOR CONSISTENCY AND TO IMPLEMENT THE CITY'S HOUSING ELEMENT

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine
NOES: None
ABSENT: None

Motion by Chair Hazeltine, seconded by Commissioner Gaddis, to allow public comments for the Public Hearing. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine
NOES: None
ABSENT: None

Chair Hazeltine administered the Audience Oath for individuals wishing to address the Planning Commission on the following Public Hearing.

Planning Manager Scully provided the staff presentation regarding the zoning amendments related to the update of the General Plan. The PowerPoint presentation included the following details:

- Announcements – Draft EIR – Draft GPU
- Announcements - Schedule Forward
- Announcements - Tonight's Focus
- How Housing Element Affects Zoning Ordinance Updates – Housing Sites
- How Housing Element Affects Zoning Ordinance Updates – Housing Programs
 - Program 8: Residential Sites Inventory and Monitoring of No Net Loss - Objectives
 - Program 9: By-Right Approval for Projects with 20 Percent Affordable Units - Objectives
 - Program 10: Replacement Housing - Objectives
 - Program 13: Amendments to the Zoning Ordinance - Objectives
 - Housing Sites
- Zoning Map - Proposed Areas of Change
- Proposed Zoning Ordinance Amendments - Implementing the Housing Element and State Law
- Zoning Standards - Proposed Changes
- Proposed Zoning Ordinance Amendments - Implementing the Housing Element and State Law
- Proposed Local Coastal Program Amendments - Implementing the Housing Element and State Law
- Proposed Residential Zoning Ordinance Amendments - Not Required by the Housing Element or State Law
- Zoning Standards - Proposed Changes
- Proposed Local Coastal Program Amendments - Required for Consistency with the General Plan Update
- Proposed Local Coastal Program Amendments - Required for Consistency with the GPU - Map Updates
- Recommendation

Community Development Director Wiener spoke regarding zoning and housing.

Chair Hazeltine administered the Audience Oath for individuals wishing to address the Planning Commission on the following Public Hearing.

Chair Hazeltine opened the floor to public comments.

Staff stated there were 20 eComments received, 14 in opposition and four (4) in support.

The following individual addressed the Planning Commission via teleconference:

1. Mary Lang expressed concerned regarding the proposed redesignation of certain Redondo Beach Unified School District properties from open space to public institutional.

Motion by Commissioner Boswell, seconded by Commissioner Craig, to extend public speaking time. Motion carried unanimously, with no objection.

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: None

The following individuals addressed the Planning Commission via in-person:

2. Jim Muller asked for clarification regarding the appeal process to code enforcement decisions and spoke regarding derelict properties.

Discussion ensued regarding vacancy rates and derelict properties.

3. Laura Duke spoke in opposition regarding the proposed Beach Cities Health District project and the potential negative impacts.
4. Josephine Herina spoke in opposition for to the Beach Cities Health District project proposal as land is designated for public use and not for profit facilities and spoke regarding the impact to the surrounding areas and neighborhoods.
5. Deny Nelson spoke in support of Beach Cities Health District proposed project and the benefits to the community.
6. Jeff Gilbert spoke regarding FAR related to the Beach Cities Health District proposed project and in opposition of the proposal.
7. Joan Edelman spoke in opposition to the floor area ratio change that would adversely impact of Beach Cities Health District Healthy Living campus and jeopardize all of the programs that are provided.

8. Linda Celic spoke in opposition to the project proposed by Beach Cities Health District and spoke regarding the impacts to the community.
9. Joseph Larson, on behalf of Beach City's Health District, spoke regarding the draft EIR and the beneficial aspects of the proposed project to the community.
10. Bob Pinzler, spoke in opposition to the project proposed by Beach Cities Health District and the 1.25 FAR and spoke regarding the impacts to the community.
11. Citizen spoke in opposition of the 0.75FAR, spoke in support of Beach Cities Health District proposed project, and spoke regarding the beneficial impacts to the community.
12. Alina Rashidi spoke in opposition of the 0.75FAR, spoke in support of Beach Cities Health District proposed project, and spoke regarding the beneficial impacts to the youth in the community.
13. Monica Su, Chief Finance Officer at Beach Cities Health District, addressed community concerns regarding partnerships, finances, services to the community, and transparency.
14. Mike Martin spoke in opposition to the project proposed by Beach Cities Health District and spoke about zoning.
15. Nick Biro spoke regarding GPAC discussions related to the FAR and consistency.

Brief discussion ensued regarding GPAC discussions related to FAR.

16. Logan Galimi spoke in support of the Beach Cities Health District proposed project and the benefits to the community.

The following individual addressed the Planning Commission via teleconference:

17. Mark Nelson spoke regarding GPAC meetings and when BCHD project was discussed with GPAC and spoke in opposition to the project proposed by Beach Cities Health District.

Motion by Commissioner Boswell, seconded by Commissioner Light, to extend time. Motion carried unanimously, with no objection.

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine
NOES: None
ABSENT: None

18. Holly Osborn spoke in opposition to the project proposed by Beach Cities Health District.

Seeing no additional requests to speak, Chair Hazeltine closed the floor to public comments.

Motion by Commissioner Gaddis, seconded by Commissioner Lamb, to close the Public Hearing. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine
NOES: None
ABSENT: None

Commissioner Light asked for clarification regarding PCH corridor going from residential to commercial and impacts to the residents.

Planning Manager Scully stated those would be legal non-conforming residential uses on commercially zoned property and spoke regarding the zoning ordinance section related to non-conforming structures.

Discussion ensued regarding the project recommendation and proposed recommendations, affordable housing height limits, increasing and taking out the setbacks, housing element site inventories, FARs, zoning map designations, tentative maps related to lot combinations, open space reductions, small lot development program, and potential changes to the municipal code.

Community Development Director Wiener and Planning Manager Scully answered the Commissioners' questions and provided clarification.

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to continue the Public Hearing to the September 19, 2024 meeting. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine
NOES: None
ABSENT: None

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

None.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

Community Development Director Wiener stated the new permitting system, City Tech Solutions, was launched last week

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Conroy thanked staff for their presentation of Agenda Item No. J.1., expressed excitement for public turnout, and recommended a better communication feature for Commissioners to speak.

O. ADJOURNMENT

Motion by Chair Hazeltine, seconded by Commissioner XXX, to adjourn the meeting at 10:40 PM. Motion carried unanimously, with no objection.

AYES: Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine
NOES: None
ABSENT: Boswell

The next meeting of the Redondo Beach Library Commission will be a Special Meeting to be held at 6:30 PM on September 19, 2024, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California, and via teleconference.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted:

Marc Wiener
Community Development Director