

**CITY OF REDONDO BEACH  
PLANNING COMMISSION MINUTES  
Thursday, November 21, 2024**

**REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM**

**A. CALL TO ORDER**

A meeting of the Planning Commission, held in the Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California was called to order by Commissioner Craig at 6:30 p.m.

**B. ROLL CALL**

Commissioners Present: Boswell, Conroy, Craig, Gaddis, Light, Lamb and  
Chair Hazeltine (arrived at 7:30 p.m.)

Officials Present: Sean Scully, Planning Manager  
Steven Giang, Senior Planner  
Jamaal Brown, Planning Analyst

**C. SALUTE TO THE FLAG**

Commissioner Craig led in the Salute to the Flag.

**D. APPROVE ORDER OF AGENDA**

Motion by Commissioner Gaddis, seconded by Commissioner Boswell to approve the order of the agenda, as presented.

Substitute motion by Commissioner Lamb, seconded by Commissioner Conroy, and approved by voice vote, to change the order of the agenda to discuss item J.2 before Item J.1.

The substitute motion carried 6-0. Chair Hazeltine was absent.

**E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS**

Planning Manager Scully reported Blue Folder Items for Items No. J.1 and J.2.

## **E.1. RECEIVE AND FILE BLUE FOLDER ITEMS**

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and carried by voice vote, to receive and file Blue Folder Items.

The motion carried 6-0. Chair Hazeltine was absent.

## **F. CONSENT CALENDAR**

### **F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF NOVEMBER 21, 2024**

There were no public comments on Consent Calendar items.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, the Consent Calendar, as presented.

The motion carried 6-0. Chair Hazeltine was absent.

## **G. EXCLUDED CONSENT CALENDAR ITEMS - None**

## **H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

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

Commissioner Craig invited public comments.

Richard McQuillin, Manhattan Beach resident, detailed his “Community Commerce” project that he wants to implement on Artesia Boulevard; stated he was disheartened with the low lights and closed storefronts at The Galleria and that his project could help with those issues; welcomed future ideas and comments to help develop the project and claimed his project may help with revenue loss.

Motion by Commissioner Gaddis, seconded by Commissioner Craig, and approved by voice vote, to receive and file Richard McQuillin’s card.

The motion carried 6-0. Chair Hazeltine was absent.

There were no other public comments and Commissioner Craig closed this portion of the meeting.

## **I. EX PARTE COMMUNICATION**

Commissioner Lamb reported speaking with Chair Hazeltine, Councilmember Loewenstein, and Planning Manager Scully.

Commissioner Craig reported speaking to Councilmembers Lowenstein and Nehrenheim, and Chair Hazeltine.

Commissioner Craig administered the oath to members of the public who intend on speaking under Public Hearings.

Commissioner Craig moved to Item No. J.2 as approved under Item No. D.

## **J. PUBLIC HEARINGS**

### **J.1. PUBLIC HEARING to consider and make recommendations to the City Council on AMENDMENTS TO TITLE 10, CHAPTER 2 (ZONING ORDINANCE) AND CHAPTER 5 (COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE) OF THE REDONDO BEACH MUNICIPAL CODE RELATED TO THE USE OF ELECTRONIC SIGNS ON CITY-OWNED PROPERTIES.**

#### **RECOMMENDATION:**

- 1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate; and**
- 2. Approve Resolution No. 2024-\*\*-PCR-\*\*\* recommending that the City Council amend Title 10 Chapter 2 and 5 of the Redondo Beach Municipal Code related to the use of electronic signs on City-owned properties.**

**CONTACT:** STEVEN GIANG, SENIOR PLANNER

Motion by Commissioner Craig, seconded by Commissioner Conroy, and approved by voice vote, to open the public hearing.

The motion carried, 7-0.

Planning Manager Scully introduced the item and invited W.E.D. Director Kapovich to join him.

Senior Planner Giang narrated a PowerPoint presentation on Amendments to Title 10, Chapter 2, and Chapter 5 of the Redondo Beach Municipal Code related to the use of electronic signs on City-owned properties.

Discussion followed regarding the jurisdiction for approval, prohibitions and the type of signs that are subject to the purview of the Planning Commission.

Discussion continued on the type of wayfinding signs and why this amendment is needed, allowing electronic signs on PI land if they are under 30 square feet, continuing applying current standards and items requiring Planning Commission review.

In response Commissioner Boswell's question, W.E.D. Director Kapovich confirmed this change only affects signs on City property and addressed wayfinding signage in the Harbor.

Chair Hazeltine reported spoke about prohibiting "Las Vegas" type signs and noted she does not support electronic signs on City-owned properties.

In response to Chair Hazeltine, Planning Manager Scully explained the electronic signs can be used for real time communications that may aid the public, such as public safety messages and high surf advisories.

Commissioner Lamb referenced the original staff referral for this item and wondered whether the current code can be amended to include this specific location instead of allowing electronic signs City-wide. She noted when a wayfinding sign was addressed it was made synonymous with a mall and asserted that the Harbor is not a mall.

Chair Hazeltine recounted a personal story to emphasize how electronic signs take away the charm and beauty of the City.

Commissioner Conroy stated he is not in favor of permitting electronic signs, but he would be more open if the sign size was smaller, for example anything under six square feet.

W.E.D. Director Kapovich reported that City Council directed staff to explore permitting electronic signs on the waterfront.

In reply to Commissioner Gaddis's question, W.E.D. Director Kapovich reported staff has not looked at other harbors to determine best practices in terms of electronic signs in the Harbor and talked about the Harbor being difficult to navigate and the need for an interactive map and wayfinding.

In response to Commissioner Light, W.E.D. Director Kapovich explained the reason for including all City-owned properties instead of a specific location; mentioned the possibility of a variance and suggested changing the rules that the zoning can permit it with approval of the Planning Commission.

Commissioner Lamb reiterated her recommendation to add the specific location as one of the areas where electronic signs are allowed within the zoning code.

Commissioner Boswell declared the City should not be expanding this beyond what has been clearly requested.

Planning Manager Scully suggested incorporating staff recommendations and discussions and creating a separate exhibit to the proposed ordinance to present to Council.

The Commission disagreed and discussed recommending approval of the resolution, as amended, proposing one electronic sign at the subject location and that electronic sign applications be subject to Planning Commission review on a case-by-case basis.

Commissioner Conroy noted that electronic signs need to be maintained and hoped City Council has earmarked funds to do so.

The Commission continued making edits to the language in the amendments and concurred to approving one sign at the subject site.

There were no public comments on this item.

Motion by Commissioner Gaddis, seconded by Commissioner Lamb, and approved by voice vote, to close the public hearing.

The motion carried 7-0.

Motion by Chair Hazeltine, seconded by Commissioner Gaddis, to deny Resolution No. 2024-\*\*-PCR-\*\* recommending that the City Council amend Title 10 Chapter 2 and 5 of the Redondo Beach Municipal Code related to the use of electronic signs on City-owned properties, as written.

The motion carried 7-0, with the following roll-call vote:

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

Discussion continued on how the Commission wants to deal with electronic signs in the future.

The Commission continued making recommended changes to the resolution.

Planning Manager Scully reported staff will present staff's recommendations and the Commission's recommendations to the City Council.

Discussion followed regarding facilitating dissemination of information to the public.

Commissioner Lamb reviewed specific changes and edits to the resolution as displayed on the screen.

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to approve Resolution No. 2024-\*\*-PCR-\*\* recommending that the City Council amend Title 10 Chapter 2 and 5 of the Redondo Beach Municipal Code related to the use of electronic signs on City-owned properties, as amended, to reflect that any application for electronic signs would be subject to Planning Commission review and approving an electronic sign for the subject site, only.

The motion carried 6-1-0, with the following roll-call vote:

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

Chair Hazeltine moved to Item No. K.

**J.2. PUBLIC HEARING TO CONSIDER AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A NEW CHILDCARE FACILITY (WITH INFANTS), OCEAN VIEW ACADEMY CHILD DEVELOPMENT CENTER, WITHIN AN EXISTING CHURCH/SCHOOL BUILDING ON PROPERTY LOCATED WITHIN A COMMERCIAL-PEDESTRIAN ORIENTED (C-2-PD) ZONE AND SINGLE-FAMILY RESIDENTIAL (R-1) ZONE.**

**RECOMMENDATION:**

- 1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;**
- 2. Close the public hearing; and**
- 3. Adopt the attached resolution by title only, waiving further reading:**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A CHILD DAY CARE CENTER (WITH INFANTS) WITH A MAXIMUM OF 100 CHILDREN WITHIN EXISTING CLASSROOMS AT AN EXISTING CHURCH LOCATED WITHIN A COMMERCIALPEDESTRIAN (C-2-P) ZONE AND A SINGLE-FAMILY RESIDENTIAL (R1) ZONE, AT 301 AVENUE D. (CASE NO. CUP-2023-14)**

**CONTACT: SEAN SCULLY, PLANNING MANAGER**

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to open the public hearing.

The motion carried 6-0. Chair Hazeltine was absent.

Planning Manager Scully and Senior Planner Giang narrated a PowerPoint presentation with details of the project and recommendations. Planning Manager Scully reported receiving one letter of opposition.

Discussion followed regarding the possibility of installing a mid-block cross walk from the parking lot across Avenue D directly to the school (ADA path of travel), having the matter reviewed by the Public Works and Sustainability Commission and Public Safety to formalize practices, pedestrian access and crosswalk safety on Avenue D, the extent of liability of the City, school drop-off/pick-up location, requiring parents to walk their children across the street, and noise levels.

Commissioner Craig invited the applicant to the front.

Liliana Luhan and Conrad Luhan, applicants, responded to questions from the Commission regarding their existing facility in Hermosa Beach, enrollment numbers, drop-off procedures, hours of operation, challenges with traffic and drop-offs at their Hermosa Beach facility, amount of time until they reach full capacity, traffic congestion, parking circulation, leasing space, clientel, and education.

Chair Hazeltine arrived at 7:30 p.m.

Chair Hazeltine reported speaking with Commissioners Lamb and Craig regarding the public hearings.

Liliana Luhan and Conrad Luhan, applicants, continued responding to questions from the Commission regarding their rapport with parents, the addition of infant care in the Redondo Beach facility, increased demand for infant care, providing a necessary service for the community and offering infant care and preschool.

Chair Hazeltine administered to oath to the next speaker.

Bob White, St. Andrew's Presbyterian Church, responded to questions from the Commission regarding traffic from Church events, the use of Traffic Monitors and previous school programs.

Chair Hazeltine proposed a condition requiring a Crossing Monitor during drop-off.

Planning Manager Scully suggested deferring to the Public Works and Sustainability Commission or the City's Traffic Engineer. He suggested adding the condition, pending review by the Public Works and Sustainability Commission or the City's Traffic Engineer.

Discussion continued on the traffic of the surrounding area and how best to handle it, getting the input from City experts regarding a installing a crossing midblock and the existing crossing sign, circulation during drop-off and speed bumps.

Planning Manager Scully suggested adding a condition that, "A Traffic Monitor or Daycare staff will direct children and parents from the parking lot across the daycare, subject to review and approval by the City's Traffic Engineer and the Public Works and Sustainability Commission". He noted that an interim requirement would be as conditioned, now, except for striking the PCH crossing and made amendments to Condition No. 9.

Liliana Luhan suggested having a Crossing Monitor at the intersections of Avenue D and Juanita/Gertruda to incentivize parents not to cross midblock.

Motion by Commissioner Gaddis, seconded by Commissioner Craig, and approved by voice vote, to close the public hearing.

The motion carried 6-1-0. Commissioner Boswell was opposed.

Commissioner Boswell commented on the applicants' experience; foresaw this will be a successful business; spoke about continuously monitoring the operation and adjusting as behavior adjusts and encouraged the applicants to move forward asking the City to install a crosswalk, midblock.

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A CHILD DAY CARE CENTER (WITH INFANTS) WITH A MAXIMUM OF 100 CHILDREN WITHIN EXISTING CLASSROOMS AT AN EXISTING CHURCH LOCATED WITHIN A COMMERCIALPEDESTRIAN (C-2-P) ZONE AND A SINGLE-FAMILY RESIDENTIAL (R1) ZONE, AT 301 AVENUE D. (CASE NO. CUP-2023-14), as amended, removing the PCH crossing and adding a condition to relocate the pedestrian crossing to the intersection of Avenue D and Juanita/Gertruda.

The motion carried 7-0, with the following roll call vote:

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



ABSTAIN: None:

Chair Hazeltine returned to Item No. J.1.

**K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None**

**L. ITEMS FOR DISCUSSION PRIOR TO ACTION – None**

**M. ITEMS FROM STAFF**

Planning Manager Scully apologized on behalf of staff for not putting the election for Chair and Vice Chair on the agenda and for being behind on minutes.

**N. COMMISSION ITEMS AND REFERRALS TO STAFF**

Commissioner Lamb reported receiving complaints regarding food trucks and pointed out that food trucks do not require a business license in Redondo Beach.

Planning Manager Scully and Senior Manager Giang explained the regulations and rules in place but could not offer a more detailed response at this time.

Discussion followed regarding food truck regulations and operations and prohibiting parking on residential streets.

Planning Manager Scully advised residents to report any complaints regarding food trucks in the Comcate system.

In response to Commissioner Lamb's question, Planning Manager Scully answered it is under Code Enforcement's purview to investigate food truck related issues.

In response to Commissioner Craig's inquiry, Planning Manager Scully anticipated the Galleria Project coming before the Commission in January and relayed a status update on the project.

**O. ADJOURNMENT**

Motion by Commissioner Craig, seconded by Commissioner Gaddis, and approved by voice vote, to adjourn the meeting at 9:30 p.m. in memory of long-time Redondo Beach resident Jack Epstein.

The motion carried 7-0.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on December 19, 2024, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California.

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

Respectfully submitted,

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Marc Wiener  
Community Development Director