

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, October 17, 2024**

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

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

B. ROLL CALL

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

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

C. SALUTE TO THE FLAG

Commissioner Conroy led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

There was consensus to follow the order of the agenda, as presented.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

Chair Hazeltine announced that the Planning Commission meeting minutes for November and December 2023 were included in Blue Folder Items.

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

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

Motion carried 7-0.

F. CONSENT CALENDAR

**F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION
REGULAR MEETING OF OCTOBER 17, 2024**

CONTACT: SEAN SCULLY, PLANNING MANAGER

**F.2. APPROVE MINUTES OF THE PLANNING COMMISSION REGULAR MEETING
OF OCTOBER 19, 2023**

There were no public comments on Consent Calendar items.

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

Motion carried 7-0.

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

CONTACT: SEAN SCULLY, PLANNING MANAGER

Jim Mueller, District 5, reported identifying several chronically vacant properties in residential and commercial areas; listed efforts to address the issue with Code Enforcement without results and felt it is a shame as revenue can be used for affordable housing. He responded to questions from the Commission regarding the City Attorney's offer to City Council to develop a code to address chronically vacant properties and Council did not support it.

Secretary Lamb thanked Jim Mueller for his persistence in this matter. She recalled that after asking about how many vacant properties exist currently, Councilmember Nehrenheim felt it was not worth RBPd time to go after them (5-7 properties).

Discussion followed regarding rat infestations related to vacant properties, location of the various properties and making property owners, accountable.

Rick McQuillin, spoke about his experience in the South Bay; spoke about developing a "community commerce" software application that can be applied to Artesia Boulevard, where his business is located and shared his vision for Artesia Boulevard.

There were no other public comments and Chair Hazeltine closed this portion of the meeting.

I. EX PARTE COMMUNICATION

Commissioner Craig reported speaking with Councilmembers Nehrenheim and Obagi regarding Item J.1.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A MASSAGE BUSINESS IN AN APPROXIMATELY 1,100 SQUARE FOOT TENANT SPACE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 730 S. PACIFIC COAST HIGHWAY, SUITE #101 IN A COMMERCIAL (C-2) 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 THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A MASSAGE BUSINESS (WATERFRONT SPA) WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED IN THE COMMERCIAL (C-2) ZONE AT 730 S. PACIFIC COAST HIGHWAY, SUITE #101 (CASE NO. CUP-2024-02)

Chair Hazeltine opened the public hearing and administered the oath to those in attendance planning to provide public comment on this item.

Planning Manager Scully introduced new Senior Planner Giang and deferred to him for the presentation.

Senior Planner Giang narrated a PowerPoint presentation with details of the project.

Discussion followed regarding hours of operation, peak hours of operation, and the public notification process.

Chair Hazeltine invited public comments.

The applicant, responded to questions from the Commission regarding the number of employees; discussed compliance with the City's Municipal Code and spoke about his other business in the City of San Pedro.

Discussion followed regarding parking, whether the applicant will need to come before the Planning Commission to hire more employees and specifying up to 4 in the motion.

It was noted the zoning code for the specific use, does not define the number of parking spaces based on the number of employees, but rather on the size of the space they are encompassing.

Discussion followed regarding protocols for security, licensing requirements and experience, focusing on legit massages, permit requirements, signage, specifications for windows, the need for separate permits for signs, targeted audience and marketing and advertising plan.

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

Motion carried 7-0.

Secretary Lamb summarized findings regarding compliance with specific City codes and spoke about a correction to the code referenced in the resolution regarding the CUP (22506).

Planning Manager Scully referenced Item 2 in the findings and noted the need to make a change to the section referenced as, "In accordance with Section 10-2.2506..."

Discussion followed regarding prohibiting window graphics.

Planning Manager Scully proposed adding Condition No. 7 that "The business shall have a maximum number of four full-time workers at any given time" and adding to Condition No. 13 to include the prohibition of window graphics.

Commissioner Conroy stated that he liked that the business operates entirely indoors, offers quiet services such as massages which are inherently low noise and not disruptive; noted that the distance from the nearby residential properties is 45 feet and mentioned that although parking could be a concern, the businesses peak are staggered compared to other tenants in the building but that in real world conditions, especially during peak hours, there could be parking congestion, particularly due to the nearby fast food establishments and the laundromat. He continued that in general, massage businesses can raise concerns by the community due to past illicit activities in some cases; stated he is happy to see that while the applicant has no history of infractions, the nature of the business might still evoke community objections, particularly related to monitoring for compliance with health, safety and operational standards, there was a previous massage businesses in the area and commented on the business owner's experience and commitment.

In reply to Commissioner Boswell's question regarding whether it is realistic to get through the process by the end of the year, Planning Manager Scully stated that it is a straightforward buildout and hoped that it can be built out by end of the year.

Discussion followed regarding the nearest similar establishments from the subject site.

Commissioner Craig spoke about helping the business, being business friendly and trying to encourage businesses to succeed in the City.

Planning Manager Scully spoke about the City having a specific section in special use regulations to address this particular land use; added that it is strictly regulated, and all such businesses have to meet the standards. He added they may offer different types of massages and services, but they must meet City standards.

Discussion followed regarding CUP prohibitions for the business and for the plaza itself and amenities of other massage businesses in the area.

Motion by Commissioner Craig, seconded by Commissioner Light, to waive full reading of and adopt by title, 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 TO ALLOW THE OPERATION OF A MASSAGE BUSINESS (WATERFRONT SPA) WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED IN THE COMMERCIAL (C-2) ZONE AT 730 S. PACIFIC COAST HIGHWAY, SUITE #101 (CASE NO. CUP-2024-02) as amended by Conditions No. 7 and 13.

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

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

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION – None

M. ITEMS FROM STAFF

Planning Manager Scully announced that today, the EIR for the General Plan Update was posted; reported on upcoming, related Council public hearings and noted the election of Commission Officers will be on the Planning Commission's November agenda.

In response to an inquiry from Commissioner Craig, Planning Manager Scully reported the Galleria project will probably be considered during the December meeting.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Lamb commended staff for the work done on the General Plan and in response to her inquiries, Planning Manager Scully provided a brief update on the Social District and the Grub House; discussed upcoming projects, follow-up on the General Plan, the PCH corridor and addressed value captured zoning.

Discussion followed regarding going beyond Quimby fees, looking at more creative ways of trying to finance community infrastructure improvements, density/intensity, attracting businesses and development, triggers to changes in land use, the minor change clause, enforcing violations of a CUP and responses to a letter about someone violating their CUP.

Commissioner Boswell asked for updates regarding a prior CUP approval for a Haagen Das franchise in a Mobil station and Planning Manager Scully stated he will follow up.

Commissioner Conroy welcomed Senior Planner Giang to the City; complimented City staff for their work and professionalism and asked for an update on Zanas Grill and the schedule of street resurfacing throughout the City.

Planning Manager Scully reported that it is part of the CIP projects and that information about them is on the City's website.

O. ADJOURNMENT

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to adjourn the meeting at 8:00 p.m.

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 November 21, 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,

Sean Scully
Planning Manager