

A. CALL MEETING TO ORDER

A Virtual Meeting of the City of Redondo Beach Planning Commission was called to order by Vice Chair Toporow at 7:00 p.m.

B. ROLL CALL

Commissioners Present: Hinsley, Ung, Godek, Berg, Vice Chair Toporow

Officials Present: Brandy Forbes, Community Development Director
Sean Scully, Planning Manager
Antonio Gardea, Senior Planner
Lina Portolese, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Ung led in the Salute to the Flag.

D. APPROVAL OF ORDER OF AGENDA

Motion by Commissioner Hinsley, seconded by Commissioner Ung, to approve the Order of Agenda, as presented. Motion carried unanimously (5-0), without objection.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1 Receive and File Blue Folder Items

Motion by Commissioner Ung, seconded by Commissioner Godek, to receive and file Blue Folder Items. Motion carried unanimously (5-0), without objection.

F. CONSENT CALENDAR

F.1 Approve Affidavit of Posting of Planning Commission Regular Meeting of May 20, 2021

F.2 Approve Minutes of the Regular Planning Commission meeting of March 18, 2021 and April 15, 2021

F.3 Receive and File Planning Commission Referrals to Staff Update

Commissioner Hinsley pulled Item No. F.2 for separate discussion.

There were no public comments on this item.

Motion by Commissioner Godek, seconded by Commissioner Berg, to approve the Consent Calendar, except for Item No. F.2. Motion carried unanimously (5-0), by roll call vote.

G. EXCLUDED CONSENT CALENDAR ITEMS

G.1 (F.2) Approve Minutes of the Regular Planning Commission meeting of March 18, 2021 and April 15, 2021

Commissioner Hinsley referenced edits he submitted earlier to the minutes of March 18, 2021.

Motion by Commissioner Hinsley, seconded by Commissioner Godek, to approve the meeting minutes of March 18, 2021, as corrected and the minutes of April 15, 2021, as presented. Motion carried unanimously (5-0), by roll call vote.

H. PUBLIC PARTICIPATION NON-AGENDA ITEMS

H.1 Receive and File Written Communications for the Planning Commission on Non-Agenda Items

Holly Osborne referenced Blue Folder Items relative to SB 478 and SB 778; discussed the need to refine standards for open space, R2 and R3 lots; urged the Planning Commission to develop guidelines for open space and asked that the City oppose SB 478 and write to Ben Allen.

There were no other public comments on this item.

Motion by Commissioner Ung, seconded by Commissioner Berg, to receive and file written communications for the Planning Commission on non-agenda items. Motion carried (5-0), by roll call vote.

I. EX PARTE COMMUNICATIONS

Commissioner Hinsley reported speaking to Commissioner Berg regarding Items No. J.1. and J.2., staff and a member of the public.

Commissioner Berg reported speaking with Commissioner Hinsley regarding Items No. J.1. and J.2., staff and the applicant and appellants on Item No J.1.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, AND VARIANCE TO ALLOW THE INSTALLATION AND OPERATION OF A HYDROGEN FUELING STATION WITH A REDUCTION

IN THE PARKING REQUIREMENT FOR AN EXISTING AUTOMOBILE SERVICE STATION ON PROPERTY LOCATED WITHIN A COMMERCIAL (C-2) ZONE.

APPLICANT: FIELDER GROUP
ADDRESS: 2714 ARTESIA BOULEVARD
CASE NOS: CUP-2021-01; PCDR-2021-01; VAR-2021-01

RECOMMENDATION:

1. Open public hearing and administer oath;
2. Take testimony from staff, applicant, and interested parties;
3. Close public hearing and deliberate; and
4. Adopt a resolution by title only approving the request subject to the findings and conditions contained therein:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, AND VARIANCE TO ALLOW THE INSTALLATION AND OPERATION OF A NEW HYDROGEN FUELING STATION AND RELATED EQUIPMENT WITH A REDUCTION IN THE PARKING REQUIREMENT AT AN EXISTING SERVICE STATION ON PROPERTY LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 2714 ARTESIA BOULEVARD

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

Motion by Commissioner Ung, seconded by Commissioner Berg, to open the Public Hearing. Motion carried (5-0), by roll call vote.

Vice Chair Toporow administered the Audience Oath for this Public Hearing item.

Planning Manager Sean Scully narrated a PowerPoint presentation addressing the subject site, zoning, surrounding uses, background, proposed island and equipment, site plan, examples of equipment enclosures, the Conditional Use Permit, Planning Commission Design Review, variance for parking, variance findings, coordination with other City departments and recommendations.

Discussion followed regarding the number of hydrogen fuel vehicles, the Governor's initiation of numerous programs to provide infrastructure for alternative fuels, the height of the proposed awning, setbacks, and requirements for hydrogen fuel signage.

Commissioner Berg reported there are restrictions in the covenants as a Mobil service station that preclude them from using advertisements for non-Mobil products; noted the owners pointed out the station is used as a cut-through as people travel north on Inglewood to avoid the red light and discussed delivery trucks and noise.

Vice Chair Toporow spoke about past projects having limitations in terms of hours of delivery and asked if that is possible with this project.

Community Development Director Forbes reported it is not an issue of when the delivery takes place, but rather when a patron begins fueling, the compressor turns on and stated the Commission may set limitations on the hours of delivery, but also on the hours of the hydrogen fuel operations.

Commissioner Godek noted a 1 dB change in noise would not be perceptible.

Ben Steckler, representative for the applicant, narrated a PowerPoint presentation addressing the project, the proposed awning, equipment screening, AB 118, existing hydrogen fuel infrastructure, benefits of hydrogen fuel and vehicles; reported they will not be advertising on the fuel sign, itself; noted most hydrogen fuel stations are advertised via an application and stated the station limits delivery of fuel during peak hours.

Discussion followed regarding the source of the noise in the equipment storage area, the length of the proposed awning, regulations relative to gas/diesel price signage, the time required for refueling hydrogen and gasoline tanks, frequency of deliveries, other hydrogen fueling stations in the City and other locations considered for the hydrogen fueling site.

Gia Vacin, Governor's Office of Business and Economic Development, spoke in support of the project; reported the State has a target of 200 hydrogen stations by 2025; noted increased sales of alternative-fuel vehicles and noted infrastructure remains a limiting factor to adoption; addressed fueling card incentives provided by dealerships and reported all the stations have received State support.

In reply to Commissioner Hinsley's question regarding the conditions of approval, Planning Manager Scully reported the conditions of approval were reviewed and developed by Planning staff, in coordination with other departments, trying to minimize the project's impacts; spoke about his experience with hydrogen fuels; addressed parking and noise studies and spoke about community outreach.

Commissioner Ung suggested adding a condition that if there are complaints regarding noise, hours of operation would be reviewed.

Motion by Commissioner Godek, seconded by Commissioner Berg, to close the Public Hearing. Motion carried (5-0), by roll call vote.

Commissioner Hinsley expressed concerns regarding impacts to adjacent neighbors and whether the conditions of approval are appropriate and suggested doing more outreach to adjacent neighbors.

It was noted the adjacent neighbors were notified, twice and no comments were received in response.

Planning Manager Scully noted Condition of Approval No. 25 will be added as follows: If complaints are received concerning the operation of the hydrogen fuel station, including but not limited to noise, hours of operation and other limitations may be applied to the project as determined by the Community Development Director.

Discussion followed regarding other sources of noise and it was noted any future dispute regarding restrictions, would come before the Planning Commission.

Motion by Commissioner Ung, seconded by Commissioner Godek, to adopt a resolution by title only approving the request subject to the findings and conditions contained therein and with the addition of Condition of Approval No. 25 as listed above.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, AND VARIANCE TO ALLOW THE INSTALLATION AND OPERATION OF A NEW HYDROGEN FUELING STATION AND RELATED EQUIPMENT WITH A REDUCTION IN THE PARKING REQUIREMENT AT AN EXISTING SERVICE STATION ON PROPERTY LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 2714 ARTESIA BOULEVARD

Motion carried (5-0), by roll call vote.

J.2. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED REAR YARD SETBACK TO CONSTRUCT A NEW ATTACHED TWO-CAR GARAGE, WITH A SECOND-STORY ADDITION ABOVE, ON PROPERTY LOCATED IN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE.

APPLICANT: STEWART AND CHIKAKO HOFFMAN
ADDRESS: 2323 CLARK LANE
CASE NO: VAR-2021-02

RECOMMENDATION:

1. Open public hearing and administer oath;
2. Take testimony from staff, applicant, and interested parties;
3. Close public hearing and deliberate;
4. Adopt a resolution by title only approving the request subject to the findings and conditions contained therein:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR A VARIANCE TO ALLOW THE CONSTRUCTION OF A NEW TWO-CAR GARAGE WITH A SECOND STORY ABOVE ATTACHED TO THE MAIN RESIDENCE ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY

RESIDENTIAL (R-2) ZONE AT 2323 CLARK LANE.

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

Motion by Commissioner Ung, seconded by Commissioner Godek, to open the Public Hearing. Motion carried (5-0), without opposition.

Vice Chair Toporow administered the Audience Oath for this Public Hearing item.

Senior Planner Antonio Gardea narrated a PowerPoint presentation addressing a project description, background, zoning, existing conditions, existing and proposed site plans, applicable development standards, setback requirements, first and second floor layouts; addressed future conversion to an ADU; spoke about minimizing privacy impacts with adjacent neighbors and presented recommendations.

Discussion followed regarding prior applications, the maximum height for ADUs and height limitations.

Stewart Hoffman, applicant, provided a brief history of the property; commented on benefits to the City; noted neighbors have expressed their support of the project and urged the Planning Commission to approve the project.

Bruno Conte spoke in support of the project.

Rolf Strutzenberg noted height restrictions for ADUs, felt that by approving the variance and felt the Planning Commission would be creating a new precedence.

Community Development Director Forbes reported the height restriction for the addition is what is permitted for the main structure (30 feet).

Planning Analyst Lina Portolese read eComments from Sandra Nguyen and Jennifer Wagner in support of the project.

Discussion followed regarding the need for a variance, other variances granted in the neighborhood, the possibility of converting the garage into an ADU in the future, outdoor usable open space and plans for the side yard.

Motion by Commissioner Godek, seconded by Commissioner Hinsley, to close the Public Hearing. Motion carried (5-0), without opposition.

Discussion followed regarding unique circumstances of the property.

Motion by Commissioner Ung, seconded by Commissioner Godek, to adopt a resolution by title only approving the request subject to the findings and conditions contained therein:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR A VARIANCE TO ALLOW THE CONSTRUCTION OF A NEW TWO-CAR GARAGE WITH A SECOND STORY ABOVE ATTACHED TO THE MAIN RESIDENCE ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE AT 2323 CLARK LANE.

Motion carried (4-1), by roll call vote, with Commissioner Hinsley opposed.

Commissioner Hinsley stated he cannot make the appropriate findings as this will eventually be an ADU over the garage.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF

Community Development Director Forbes announced City Council made a motion, at its last meeting, for a Land Use Plan, so it will be moving forward with the Housing Element.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Vice Chair Toporow commented on City vehicles and on available State funds for alternative fuel vehicles; recommended that staff look into obtaining grants for future vehicle purchases; referenced SB 478 and SB 778 and suggested staff consider sending a letter to State legislators.

Community Development Director Forbes reported City Council adopted a resolution in opposition to any State or Assembly bills that remove local control on zoning.

Vice Chair Toporow noted the need to further consider open space and Community Development Director Forbes reported the issue will be presented to City Council for further direction, most likely, in July.

Commissioner Hinsley commented on the need to review accessory structures.

Motion by Commissioner Hinsley, seconded by Vice Chair Toporow, to direct staff to agendize commercial and mixed-use outdoor living space. Motion carried (5-0), by roll call vote.

O. ADJOURNMENT

There being no further business to come before the Commission, Commissioner Hinsley motioned, seconded by Commissioner Ung, to adjourn at 9:46 p.m. to the next Planning Commission meeting on Thursday, June 17, 2021, at 7:00 p.m. Motion carried unanimously (5-

0), by roll call vote.

Respectfully submitted,

Brandy Forbes
Community Development Director