



Minutes Regular Meeting
Planning Commission
June 19, 2025

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, June 19, 2025**

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

A regular meeting of the Planning Commission, held in the Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California was called to order by Chair Craig.

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Gaddis, Hazeltine, Light, Chair Craig

Commissioners Absent: Young

Officials Present: Sean Scully, Planning Manager
Jamal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Conroy led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, the order of the agenda, as presented.

The motion carried 6-0. Commissioner Young was absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

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

The motion carried 6-0. Commissioner Young was absent.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF JUNE 19, 2025

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF AUGUST 15, 2024, AND DECEMBER 19, 2024

There were no public comments on the Consent Calendar.

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

The motion carried 6-0. Commissioner Young was absent.

G. EXCLUDE CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

There were no public written comments received on non-agenda items.

I. EX PARTE COMMUNICATION

Commissioner Hazeltine reported speaking with Chair Craig and the public regarding Item No. J.1.

Chair Craig reported speaking with Commissioner Hazeltine and the public.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARINGS DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED FRONT YARD SETBACK, REDUCED SIDE YARD SETBACK, AND REDUCED OUTDOOR LIVING SPACE FOR FIRST AND SECOND-STORY ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT 811 SPENCER STREET IN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE.

RECOMMENDATION:

1. Open public hearing, receive and file all documents and correspondence on the proposed project;

2. Accept all testimony from staff, applicants, and the public and deliberate;
3. Close public hearing;
4. Adopt a Resolution by title only approving an Exemption Declaration and granting a Variance for a reduced front yard setback, reduced side yard setback, and reduced outdoor living space for first and second-story additions to an existing two-story single-family residence on property located within a Low-Density Multiple-Family Residential (R-3) Zone:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED FRONT YARD SETBACK, REDUCED SIDE YARD SETBACK, AND REDUCED OUTDOOR LIVING SPACE FOR FIRST AND SECOND-STORY ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT 811 SPENCER STREET IN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE. (CASE NO. 20250105)

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

The motion carried 6-0. Commissioner Young was absent.

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

In response to questions from the Commission, Senior Planner Giang confirmed that setbacks will remain the same except for the southern setback, which is being increased slightly, but is still in conformance with the zoning code; reported that no surrounding neighbors have submitted letters in support or opposition to the project other than the emails received and filed under Blue Folder Items and that the split happened before the 1960s and addressed meeting objective design standards, the re-oriented garage and driveway meeting current visibility standards, the lack of a sidewalk, concerns about setting precedence and the lack of greenery in the area.

Chair Craig administered the oath to the applicants.

(Eric Yang & Mark Grisafe) offered to review the plans by their Landscape Architect.

Commissioner Hazeltine noted the importance of no artificial turf; talked about height for increased privacy and beautification and advised the applicant to investigate it.

Discussion followed regarding needing to consider visibility and traffic, replacing existing trees, clarification of the renderings and the unusually shaped lot.

Planning Manager Scully read new Condition No. 16 into the record as follows, “Additional landscaping in the form of native hedge and/or climbing vines in the rear and southern side yards and additional landscaping as illustrated in the proposed renderings”.

In reply to questions from the Commission, the applicant stated he was willing to commit to no more expansions beyond this request.

Planning Manager Scully reported they have allowable areas where they could build, based on setbacks, and did not recommend limiting expansion until the matter is reviewed, legally.

Discussion followed regarding outdoor living space, mandates from the State, limitations on subdivisions, the inability to control the future and requirements regarding hours of construction and noise.

There were no other public comments.

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

The motion carried 6-0. Commissioner Young was absent.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, to accept all testimony from staff, applicant, and the public and deliberate and adopt a Resolution by title only approving an Exemption Declaration and granting a Variance for a reduced front yard setback, reduced side yard setback, and reduced outdoor living space for first and second-story additions to an existing two-story single-family residence on property located within a Low-Density Multiple-Family Residential (R-3) Zone, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED FRONT YARD SETBACK, REDUCED SIDE YARD SETBACK, AND REDUCED OUTDOOR LIVING SPACE FOR FIRST AND SECOND-STORY ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT 811 SPENCER STREET IN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE. (CASE NO. 20250105), as amended with added Condition No. 16 regarding installation of landscaping.

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

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

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

Commissioner Hazeltine commented on the Blue Folder Item and announced a meeting for citizens interested in Redondo Beach trees, on July 13th, at 1:00 p.m. at the Beach Cities Health District.

M. ITEMS FROM STAFF

Planning Manager Scully addressed items to be considered in upcoming agendas.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Chair Craig thanked Commission colleagues for their hard work and commitment.

Commissioner Hazeltine thanked Sheila Lamb for her work and service to the City.

O. ADJOURNMENT – 7:32 p.m.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 7:32 p.m.

The motion carried 6-0. Commissioner Young was absent.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on July 17, 2025, 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,

Marc Wiener
Community Development Director