

A. CALL TO ORDER

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

Motion by Commissioner Boswell, seconded by Vice Chair Godek, to call the meeting to order. Motion carried unanimously, with no objection:

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis
NOES: None
ABSENT: None

C. SALUTE TO THE FLAG

Commissioner Boswell led the Commissioners in a Salute to the Flag.

B. ROLL CALL

Commissioners Present: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.

Commissioners Absent: None

Officials Present: Cheryl Park, Assistant City Attorney
Sean Scully, Acting Community Development Director
Antonio Gardea, Senior Planner

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Hazeltine, seconded by Vice Chair Godek, to approve the order of the agenda. Motion carried unanimously, with no objection:

AYES: Light, Lamb, Boswell, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Acting Community Development Director Scully confirmed that there were no Blue Folder Items.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 21, 2023

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION MEETING OF MARCH 29, 2023 - REVISED

F.3. RECEIVE AND FILE THE PLANNING COMMISSION REFERRALS TO STAFF UPDATE FOR SEPTEMBER 21, 2023

Motion by Commissioner Hinsley, seconded by Commissioner Boswell, to approve the Consent Calendar. Motion carried unanimously, with no objection:

AYES: Light, Lamb, Boswell, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

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

Chair Gaddis opened the floor to public comments.

Staff confirmed that there were no eComments or Public Comments.

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

I. EX-PARTE COMMUNICATION

Commissioner Lamb reported to have spoken Acting Community Development Director Scully and Commissioner Hazeltine.

Commissioner Hinsley confirmed to have nothing to report.

Commissioner Hazeltine reported to have spoken to staff and Commissioner Lamb.

Chair Godek reported to have spoken to staff, Commissioner Light, Commissioner Boswell, and Mayor Brandt.

Vice Chair Godek confirmed to have nothing to report.

Commissioner Boswell reported to have spoken to Chair Gaddis and a member of the public.

Commissioner Light reported to have spoken to Chair Gaddis.

J. PUBLIC HEARINGS

J.1. CONSIDERATION OF AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW ACCESSORY BUILDING/STRUCTURE AN APPROXIMATELY 1,755 SQUARE FOOT GARAGE FOR THE FIRE DEPARTMENT APPARATUS STORAGE ON PROPERTY LOCATED WITHIN THE PUBLIC COMMUNITY FACILITY (P-CF) ZONE

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

AYES: Light, Lamb, Boswell, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.

NOES: None.

ABSENT: None.

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

Senior Planner Gardea provided the staff presentation regarding the request from the Fire Department apparatus storage construction. The PowerPoint presentation included the following details:

- Planning Commission Design Review
- Site Context
- Plans
- PCDR Criteria
- Recommendation

Fire Division Chief Jason May, Applicant, spoke on the reasons for approving the request for the construction at the Fire Department apparatus storage and what the construction would entail.

Chair Gaddis inquired if the cost for the paint is included.

Senior Planner Gardea provided clarification.

Commissioner Light asked about the size of the building.

Fire Division Chief May clarified that the building is 65 feet long.

Commissioner Boswell asked about equipment repair costs and the storage facility price.

Fire Division Chief May clarified that equipment repair costs are not entirely a direct cost from exposure to the elements but contributes to an overall maintenance cost.

Commissioner Hazeltine asked if someone had considered adding a hedge closer to the residential area.

Fire Division Chief May confirmed that it was not considered during design.

Chair Gaddis opened the floor to public comments.

Staff confirmed that there were no eComments or Public Comments.

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

Commissioner Boswell asked about the size of the building including the structures height.

Fire Division Chief May confirmed the building size and height.

Commissioner Lamb asked about the tan color paint and if it would blend in with its surroundings.

Chair Gaddis asked about the resolution and the language.

Senior Planner Gardea confirmed that the third finding of the resolution contains the language regarding the request from the Fire Department, and a color can be defined or the Planning Commission can provide an alternative.

Commissioner Lamb summarized the requirements of the municipal code for the entitlement beign considered by the Planning Commission and clarified what the findings required concerning the environmental determination and the Planning Commission Design review "criteria". She noted that painting the proposed structure a tan color would satisfy the "criteria".

Senior Planner Gardea confirmed the request.

Commissioner Hinsley inquired if notices were sent to the residences around the property.

Senior Planner Gardea confirmed that notices were sent and the City received no comments.

Motion by Commissioner Hazeltine, seconded by Vice Chair Godek, to close the Public Hearing. Motion carried unanimously, with no objection.

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.

NOES: None.

ABSENT: None.

Commissioner Hazeltine commented that placing a hedge would provide privacy for the residences around the area. Stressed that it is important to consider the perspective of the adjacent neighbors when a project/structure is located in such close proximity to property lines.

Acting Community Development Director Scully confirmed that screening with additional landscaping and additional setbacks were discussed at length with the Fire Department early on in the process, however due to the width of the structure and the adjacent existing structures on the Fire Department property there wasn't enough room to set the

proposed structure back from the adjacent property line and therefore there wasn't room between the structure and the adjacent neighbors to add landscaping.

Commissioner Lamb agreed with Commissioner Hazeltine's comment and added that there should be a consideration to have more green (trees and landscaping) throughout the City.

Chair Gaddis asked if there was a priority to develop more green (landscaping) at City facilities.

Acting Community Development Director Scully confirmed that additional landscaping at City properties whenever additional facilities are added is certainly a priority.

Commissioner Boswell asked about the material of the building.

Fire Division Chief May clarified.

Vice Chair Godek commented that the addition would be an improvement from what it looks like now.

Motion by Commissioner Hazeltine, seconded by Commissioner Light, to adopt a resolution of the Planning Commission of the City of Redondo Beach approving an exemption declaration and Planning Commission design review to allow the construction of an accessory building/structure that exceeds 1,000 square feet in size and uses metal as an exterior finishing material on a lot greater than 10,000 feet at Fire Station Number 2 on property located within a public community facility (P-CF) zone at 2400 Grant Avenue, with an amendment to the findings to include the color scheme to match the station. Motion carried unanimously, with the following roll call vote:

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.

NOES: None.

ABSENT: None.

J.2. PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCES AMENDING TITLE 10, CHAPTER 2, ZONING AND LAND USE AND TITLE 10, CHAPTER 5, COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS AND DETERMINING SUCH AMENDMENTS AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Commissioner Boswell left the dais at 7:11 PM.

Motion by Commissioner Hazeltine, seconded by Vice Chair Godek, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: Light, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: Boswell.

Commissioner Boswell returned to the dais at 7:15 PM.

Acting Community Development Director Scully provided the PowerPoint presentation, which included the following details:

- Adoption of City's ADU Regulations since 2019 in compliance with State law
 - Noted the multiple changes by the State since 2019 and the history of the City's updates since 2019
- HCD's Letter Dated May 12, 2023 itemized inconsistencies of City's existing ADU Ordinance with most recent State ADU laws that went into effect January 1, 2023
- Summary of City's Proposed ADU Ordinance Amendments to comply with January 1, 2023 State law
- Summary of recommended changes in City's ADU regulations.

Commissioner Hazeltine asked how it would work for an ADU to be sold.

Acting Community Development Director Scully clarified that it is very limited where that could happen, but it would not apply to privately owned residential properties but rather be very limited to ADUs owned by a non-profit entity and the sale would have to comply with "affordability" requirements.

Commissioner Lamb asked if ADU requires an owner occupancy with no covenant.

Senior Planner Gardea clarified that the City cannot require owner occupancy except for a Junior ADU.

Commissioner Lamb asked about converted garages in multi-family units that are also not required to be owner occupied.

Senior Planner Gardea confirmed ADU owner occupancy circumstances and multi-family requirements.

Chair Gaddis spoke about a property on Beryl that converted multiple garages into an ADU and their cars are now parked on the street.

Senior Planner Gardea clarified the limited circumstances in the Coastal Zone where the City demonstrated to the Coastal Commission that there is a scarcity of on-street parking and as a result the Coastal Commission approved in this location only that the City could require some additional on-site parking with an ADU approval.

Chair Gaddis commented on the issues there will be regarding parking due to more ADUs being approved by the City. Asked for clarification where some on-site parking can be required with the approval of an ADU.

Senior Planner Gardea confirm the there are 3 areas where the City can impose some parking regulations with the approval of an ADU, Two (2) where there is no bus stops within ½ mile of a bus stop (near Spreckles/190th and in the “tall and skinny” neighborhood) and in the coastal zone where it was demonstrated there is impacted street parking.

Chair Gaddis asked what would happen if the City chose not to adopt the proposed changes to the City’s ADU ordinance.

Assistant City Attorney Park stated that if the City does not amend its City code to include the HCD requirements, it would revert to State law.

Chair Gaddis asked how different is the City’s amended ADU with the State’s ADU regulations.

Assistant City Attorney generally stated that the City’s proposed ADU regulations include some additional regulations where the State law is silent and where the State provides the City with some latitude, the City is adding regulations allowed by the State that the State regulations don’t include.

Acting Community Development Director Scully confirmed that there is language added for additional local protections. Chair Gaddis asked what would happen if the State found that one of the provisions of the City’s ADU Ordinance, i.e. the sprinklers requirement, was found to be inconsistent with State ADU law.

Assistant City Attorney explained the “severance provision” included in the proposed ordinance and summarized it’s provisions, noting that if a section of the proposed Ordinance is found to be invalid the remaining provisions are still valid. She followed up by noting the State provisions would supersede our local provision.

Commissioner Lamb commented on the parking in the coastal zone and asked how did the city verify there was a parking constraint in the area determined to have a parking issue.

Senior Planner Gardea explained the study that was conducted with the help of the public works department that confirmed there is constrained street parking in a portion of the Coastal Zone.

Commissioner Lamb asked how many ADU have been permitted to date and how many in 2023.

Acting Community Development Director Scully confirmed about 25-30 per year based on prior numbers, but the number has increased.

Senior Planner Gardea estimated about 70 or more currently in 2023.

Commissioner Hazeltine spoke on density, which the Commission should consider when discussing allowing for additional residential units. Noted that City of Redondo Beach is in the top 5% in California for density.

Chair Gaddis asked about affordability in State law regarding ADUs and sprinklers mentioned in the Ordinance. Noted that there is nothing in the State's ADU regulations about affordability.

Acting Community Development Director Scully clarified that the language provided by staff is broader than what was provided by the HCD and HCD wanted the City to specifically add language concerning fire sprinklers.

Assistant City Attorney Park noted the requirements for fire sprinklers in the State's Government Code for ADUs. Chair Gaddis asked about language regarding parking within the property.

Acting Community Development Director Scully provided clarification that HCD wanted the City to allow for total flexibility on the parking accommodations on a property with a proposed ADU.

Assistant City Attorney Park noted additional language regarding the State's parking regulations on the property.

Staff stated for the record that there are technical difficulties with eComments and asked the members of the public who would like to submit comments to email them to laura.diaz@redondo.org.

Commissioner Hinsley asked about the two feet height option within the code and proposed that if it's only two feet, then it should be allowed.

Senior Planner Gardea stated that it would be 18' plus 2' if its within ½ a mile of a major transit center or high quality transit corridor locations.

Assistant City Attorney Park confirmed changes to the Ordinance concerning the height allowances.

Commissioner Light asked about the legality of not approving or making changes to the ordinances to comply with the request by the HCD.

Acting Community Development Director Scully provided clarification.

Commissioner Boswell commented on how the City is in a difficult position to comply with the HCD.

Commissioner Lamb asked how could the City's certified Housing Element be impacted if the City didn't comply with State ADU laws.

Acting Community Development Director Scully noted that there could be Housing Element non-compliance issues but needed to confirm the specific language within the "programs" within the Housing Element.

Commissioner Lamb discussed the required findings necessary for the Planning Commission to recommend approval on the proposed ADU Ordinance.

Commissioner Hinsley commented that the policies put in place by the City are reasonable to comply with the HCD.

Chair Gaddis opened the floor to public comments.

Staff confirmed that there were no eComments or Public Comments.

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

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

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

Motion by Commissioner Lamb, seconded by Commissioner Hazeltine, to adopt a resolution of the Planning Commission of the City of Redondo Beach, California, recommending that the City Council adopt ordinances amending Title 10, Chapter 5 Coastal Land Use Plan implementing Ordinance pertaining to accessory dwelling units in residential zones consistent with State Law, and recommending that the City Council determine such amendments as exempt from the California Environmental Quality Act (CEQA), as amended and with the recommendations by the Planning Commission. Motion carried unanimously, with the following roll call vote:

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

J.3. PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCES AMENDING TITLE 10, CHAPTER 1, SUBDIVISIONS AND TITLE 10, CHAPTER 2, ZONING AND LAND USE AND TITLE 10, CHAPTER 5, COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO URBAN LOT SPLITS AND TWO-UNIT DEVELOPMENTS SUBJECT TO SENATE BILL 9 (SB 9) AND DETERMINING SUCH AMENDMENTS AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Motion by Vice Chair Godek, seconded by Commissioner Hazeltine, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

Acting Community Development Director Scully provided the PowerPoint presentation, which included the following details:

- Adoption of SB 9 Background
- Redondo Beach's Chronology/History of Addressing SB-9 Including the City's SB9 Urgency Ordinance
- What is SB9
- What SB9 Allows – Urban Lot Splits
- What SB9 Allows – Two-Units Per Lot
- Reason for Permanent Ordinance
- State Advisories to Consider: HCD Fact Sheet
- Proposed Ordinance – Urban Lot Splits
- Proposed Ordinance – Two-Unit Developments
- Proposed Ordinance – Two-Unit Developments (Coastal Zone)
- Additional Considerations & Recommendations
- Recommendation

Commissioner Lamb asked about the recommendations from staff and the details regarding lot splits and owner occupancy requirements.

Acting Community Development Director Scully and Assistant City Attorney Park clarified the City's code and State law.

Chair Gaddis asked about possible outcomes should the HCD not approve the City's Ordinance.

Assistant City Attorney Park provided clarification.

Commissioner Light spoke about another City that could be used as an example and also recommended that if the State is essentially silent on an additional regulation the City is proposing, he would support the additional provision being included.

Chair Gaddis opened the floor to public comments.

Staff confirmed that there were no eComments or Public Comments.

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

Commissioner Hazeltine spoke on the City Ordinance regarding trees and would not want to remove the tree preservation provisions in the draft SB9 Ordinance.

Acting Community Development Director Scully spoke on the tree preservation ordinance based on information received from Public Works Director Seeman.

Commissioner Boswell inquired about wetlands or whether a prior wetland was developed.

Acting Community Development Director Scully confirmed that if it is a wetland, it will stay a wetland, but if it is developed, it will not be considered a wetland.

Chair Gaddis asked what would be the consequences for the City should there not be an SP 9 compliant Ordinance. He also noted there are no affordability requirements for SB9 developments and he did not generally support further subdividing R-1 lots.

Assistant City Attorney Park did not locate any language that would revert to State law should the City not have a local SB9 Ordinance similarly to the language in the State's ADU regulations. Assistant City Attorney Park would have to conduct further research to determine if there were specific consequences if the City did not adopt a SB9 Ordinance as there was no clear language on this matter.

Acting Community Development Director Scully added clarification that there would be a need to also look at the Housing Element Plan to confirm there is not additional implications concerning SB9 if repealed in the Housing Element.

Commissioner Lamb asked about the four findings in the resolution and compared them to those in the resolution regarding ADUs that were consistent with the California Government Code and wondered whether the SB 9 resolution is consistent with State law.

Assistant City Attorney Park provided clarification and confirmed that if the motion by the Planning Commission were to recommend approval of the SB9 Ordinance as recommended, then yes it would be consistent with State law.

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

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

Motion by Commissioner Hazeltine, seconded by Commissioner Lamb, to adopt a resolution of the Planning Commission of the City of Redondo Beach recommending that the City Council adopt Ordinances amending Title 10, Chapter 1 subdivisions and Title 10, Chapter 2 Zoning and Land Use and Title 10, Chapter 5 Coastal Lan Use Plan implementing Ordinance pertaining to urban lot splits and two-unit developments subject to Senate Bill 9 (SB9), and recommending that the City Council determine such amendments as exempt from the California Environmental Quailty Act (CEQA). Motion carried unanimously, with the following roll call vote:

AYES: Lamb, Boswell, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

None.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

None.

M. ITEMS FROM STAFF

Acting Community Development Director Scully made the following announcements:

- Reported that two new Commissioners will be coming in and thanked the two Commissioners that will be leaving.
- There is a recruitment for an additional Senior Planner.
- For the upcoming agendas several projects will be coming to the Commission for discussion.
- Items from referrals to staff will be coming in future meetings as well.

Chair Gaddis thanked the two outgoing Commissioners for all their work and time provided to the Commission.

Commissioner Lamb asked about the next three months and possible items for the Commission's consideration.

Acting Community Development Director Scully clarified items that staff is working on for the Commission's future consideration.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Hinsley thanked staff for all the work and thanked his fellow Commissioners and applicants that have allowed the Commissioners to come into their homes and ask questions about their projects.

O. ADJOURNMENT

Motion by Commissioner Hinsley, seconded by Commissioner Hazeltine, to adjourn the meeting at 9:45 PM. Motion carried unanimously, with no objection.

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

The next meeting of the Redondo Beach Library Commission will be a Regular Meeting to be held at 6:30 PM on October 19, 2022, 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.

Sean Scully
Acting Community Development Director

