

**A. CALL TO ORDER**

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

**B. ROLL CALL**

Commissioners Present: Boswell (arrived at 7:05 PM) Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine

Commissioners Absent: None

Officials Present: Mike Witzansky, City Manager  
Sean Scully, Acting Community Development Director  
Cheryl Park, Assistant City Attorney  
Victoria Banfield, Associate Planner  
Jamal Brown, Planning Analyst

**C. SALUTE TO THE FLAG**

Chair Hazeltine led the Commissioners in a Salute to the Flag.

**D. APPROVE ORDER OF AGENDA**

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to move Agenda Item L.1. prior to Agenda Item J.1. Motion carried unanimously, with no objection:

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

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

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

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to receive and file Blue Folder Items. Motion carried unanimously, with no objection:

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

**F. CONSENT CALENDAR**

Chair Hazeltine opened the floor to public comments.

Staff confirmed there were no eComments or Public Comments.

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

**F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF APRIL 18, 2024**

**F.2. APPROVE THE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETINGS OF SEPTEMBER 2021**

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to approve the Consent Calendar Items. Motion carried.

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

**G. EXCLUDED CONSENT CALENDAR ITEMS**

None.

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

Chair Hazeltine opened the floor to public comments.

Staff confirmed there were no eComments or Public Comments.

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

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

None.

Commissioner Boswell arrived at 7:05 PM.

***AGENDA ITEM L.1. MOVED OUT OF ORDER***

**L.1. DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATIONS TO THE CITY MANAGER FOR THE UPCOMING FISCAL YEAR 2024-2025 BUDGET**

City Manager Witzansky provided a brief overview of the upcoming Fiscal Year Budget 2024-2025 and stated he is available for questions.

Secretary Lamb asked how Capital Improvement Programs (CIPs) are prioritized and requested the list of completed projects on the city website.

Chair Hazeltine asked for clarification regarding the process of projects and the impacts of the inflationary market.

Commissioner Craig asked for clarification regarding the construction time for a fire station.

Secretary Lamb asked whether there was a plan to conduct an online survey regarding the residents' budget prioritization, sustainability related to expenditures for the next five to ten years, comparison of revenues and revenue optimization strategy, and algorithm around percentages for revenue sources. Secretary Lamb also recommended the City explore a full time position of a Communications Director. Secretary Lamb concluded her comments/questions with questions concerning the sustainability of the City's public safety costs and concerns with diminishing sales tax revenues.

Commissioner Light asked for clarification regarding business license fees.

Chair Hazeltine asked for an update on the Green Stormwater Drain Infrastructure.

Commissioner Boswell asked whether there was assessment or evaluation of the effectiveness of projects and procedures, and spoke regarding the importance of surveys.

Discussion ensued regarding expenditures and revenues, projects, fees, and surveys.

City Manager Witzansky responded to the Commissioners' questions and provided clarification.

**I. EX-PARTE COMMUNICATION**

Secretary Lamb announced she spoke with Chair Hazeltine regarding Agenda Item No. J.1.

Commissioner Conroy announced he spoke with members of the community regarding Agenda Item J.1.

Commissioner Gaddis announced he spoke with members of the community regarding Agenda Item J.1.

Commissioner Craig announced he spoke with members of the community regarding Agenda Item J.1.

Chair Hazeltine announced she spoke with City officials and Secretary Lamb regarding Agenda Item J.1.

**J. PUBLIC HEARINGS**

**J.1. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A PERSONAL IMPROVEMENT SERVICE IN AN APPROXIMATELY 3,111 SQUARE FOOT TENANT SPACE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 234 S. PACIFIC COAST HIGHWAY, SUITE #104-106 IN A MIXD-USE (MU-3) ZONE**

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

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

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

Associate Planner Banfield provided the staff presentation regarding the Exemption Declaration and Conditional Use Permit for the property located at 234 S. Pacific Coast Highway, Suite #104-106. The PowerPoint presentation included the following details:

- Subject Site
- Proposed Project
- Parking
- Noise
- Conditional Use Permit Criteria
- Staff Recommendation

Commissioner Light expressed concern regarding sound travelling to surrounding businesses.

Acting Community Development Director Scully spoke regarding mitigation measures related to noise.

Commissioner Boswell expressed concern regarding 100-decibel reading related to noise.

Discussion ensued regarding decibel readings, interior footprint, and outdoor deck set back from the rear property.

John Katnik Owner, spoke regarding the ground and second floor.

Acting Community Development Director Scully spoke regarding the commercial zone set back.

Discussion ensued regarding set back from the rear property.

Commissioner Conroy asked for clarification regarding administrative staff at the fitness studio and good neighbor policy.

Associate Planner Banfield responded to the Commissioners' questions and provided clarification.

Chair Hazeltine opened the floor to public comments.

Commissioner Gaddis asked whether the fitness studio would mimic Orange Theory Fitness model and asked for clarification regarding acoustics.

1. LaKeisha Marsh, Applicant, spoke regarding the fitness studio business model and noise.
2. Terri Dickerhoff, Applicant, spoke regarding the 100-decibel reading and acoustic report.

Staff confirmed there were no eComments and no additional Public Comments.

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

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

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

Secretary Lamb thanked staff for the in-depth analysis provided.

Commissioner Boswell spoke in support of the project.

Commissioner Conroy spoke in support of the project.

Motion by Commissioner Craig, seconded by Commissioner Gaddis, to adopt a Resolution entitled "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 Personal Improvement Service (Fitness Studio) within an Existing Multi-Tenant Commercial Building on Property Located in the Mixed-Use (MU-3) Zone at 234 S. Pacific Coast Highway, Suite #104-106 (Case No. CUP-2024-02)." Motion carried unanimously, with no objection:

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

#### **K. ITEMS CONTINUED FROM PREVIOUS AGENDAS**

None.

#### **L. ITEMS FOR DISCUSSION PRIOR TO ACTION**

**L.1. *MOVED OUT OF ORDER AND HEARD PRIOR TO AGENDA ITEM J.1.***

#### **M. ITEMS FROM STAFF**

Acting Community Development Director Scully provided an update regarding the General Plan and announced Marc Wiener as the City's new Community Development Director.

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

Commissioner Gaddis expressed concern regarding Brown Act violations and wording related to Blue Folder Items and requested the City Attorney provide clarification to the commission.

Chair Hazeltine provided clarification regarding the wording on the Blue Folder Items.

Acting Community Development Director Scully responded to the Commissioners' question and provided clarification.

Assistant City Attorney Park stated she could provide and address ex-parte communications at a future meeting.

Chair Gaddis requested a general discussion regarding the Coastal Act be agendized.

Secretary Lamb spoke regarding the Planning Commission's purview regarding agendizing items.

Acting Community Development Director Scully spoke regarding the Planning Commission' purview.

Mayor Light thanked the Commission and Acting Community Development Director Scully for their hard work and efforts.

**O. ADJOURNMENT**

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to adjourn the meeting at 8:42 PM. Motion carried unanimously, with no objection.

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

NOES: None

ABSENT: None

The next meeting of the Redondo Beach Planning Commission will be a Regular Meeting to be held at 6:30 PM on May 16, 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  
Acting Community Development Director