



Minutes Regular Meeting
Planning Commission
April 17, 2025

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, April 17, 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 Commissioner Gaddis.

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Gaddis, Light

Commissioners Absent: Hazeltine, Vice Chair Craig, Chair Lamb

Officials Present: Sean Scully, Planning Manager
Steven Giang, Senior Planner
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 Conroy, seconded by Commissioner Boswell, and approved by voice vote, the order of the agenda, as presented.

The motion carried 4-0-3, with Commissioner Hazeltine, Vice Chair Craig, Chair Lamb, absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Planning Analyst Brown announced there were no Blue Folder Items.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF APRIL 17, 2025

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETINGS OF MAY 16, 2024 AND JUNE 20, 2024

There were no public comments on Consent Calendar items.

Motion by Commissioner Conroy, seconded by Commissioner Light, and approved by voice vote, the Consent Calendar, as presented.

The motion carried 4-0-3, with Commissioner Hazeltine, Vice Chair Craig, Chair Lamb, absent.

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

There were no public comments.

I. EX PARTE COMMUNICATION

Commissioner Gaddis reported speaking with Commissioner Craig regarding Item No. J.1.

J. PUBLIC HEARINGS

J.1. Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of an animal grooming business in an approximately 950 square foot tenant space within an existing multi-tenant commercial building on property located at 1300 S. Pacific Coast Highway #105 in a Commercial (C-2-PD) 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 AN ANIMAL GROOMING BUSINESS WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN THE COMMERCIAL (C-2-PD) ZONE AT 1300 S. PACIFIC COAST HIGHWAY #105 (CASE NO. 2025-0010)

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

The motion carried 4-0-3, with Commissioner Hazeltine, Vice Chair Craig, Chair Lamb, absent.

Commissioner Gaddis administered the oath to those planning on speaking regarding this item.

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

Discussion followed regarding the HVAC system.

The property owner's and applicant's representative, responded to questions from the Commission regarding the HVAC system, notifying neighboring tenants, concerns relative to odor, results of the sound study and recommendations, addressing noise complaints and windows.

The business owner/operator, spoke about her experience in the pet grooming business.

Commissioners asked questions concerning potential noise impacts and the various construction mitigation measures taken to address this issue. Also, Commissioners asked questions about the potential for waste from dogs on the property. The property manager addressed the maintenance requirements that the applicant must comply with to ensure this issue is addressed.

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

The motion carried 4-0-3, with Commissioner Hazeltine, Vice Chair Craig, Chair Lamb, absent.

Members of the Commission commented on their experience with pet grooming businesses in the City.

Motion by Commissioner Conroy, seconded by Commissioner Boswell, to 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 AN ANIMAL GROOMING BUSINESS WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN THE COMMERCIAL (C-2-PD) ZONE AT 1300 S. PACIFIC COAST HIGHWAY #105 (CASE NO. 2025-0010), as presented.

The motion carried 4-0-3 with the following roll call vote:

AYES: Boswell, Conroy, Gaddis, Light
NOES: None
ABSENT: Hazeltine, Vice Chair Craig, Chair Lamb.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION – None

M. ITEMS FROM STAFF

Planning Manager Scully presented items to be included in the Planning Commission's next meeting agenda; reported that Chair Lamb has resigned from the Commission and thanked her for her service to the City.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Commissioner Gaddis reported that Chair Lamb has a recurrence of health problems; wished her well and believed Vice Chair Craig will assume the Chair position.

Commissioner Conroy spoke about the impact Chair Lamb has had on him and thanked her for her service.

Discussion followed regarding a construction project on Avenue D.

O. ADJOURNMENT – 7:30 p.m.

Motion by Commissioner Conroy, seconded by Commissioner Light, and approved by voice vote, to adjourn the meeting at 7:30 p.m.

The motion carried 4-0-2, with Commissioner Hazeltine and Vice Chair Craig, absent.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on May 15, 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,

Sean Scully
Planning Manager