

**CITY OF REDONDO BEACH  
PLANNING COMMISSION AGENDA  
Thursday, December 19, 2024**

**415 DIAMOND STREET, REDONDO BEACH**

**CITY COUNCIL CHAMBER**

**REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM**

**ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER.  
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,  
EMAIL OR eCOMMENT.**

Planning Commission meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41. Live streams and indexed archives of meetings are available via internet. Visit the City's office website at [www.Redondo.org/rbtv](http://www.Redondo.org/rbtv).

TO WATCH MEETING LIVE ON CITY'S WEBSITE:

<https://redondo.legistar.com/Calendar.aspx>

\*Click "In Progress" hyperlink under Video section of meeting

TO WATCH MEETING LIVE ON YOUTUBE:

<https://www.youtube.com/c/CityofRedondoBeachIT>

TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

[[https://us02web.zoom.us/webinar/register/WN\\_s0F36v3HQ0WRWtCFU-7SLw#/registration](https://us02web.zoom.us/webinar/register/WN_s0F36v3HQ0WRWtCFU-7SLw#/registration)]

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press \*6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:

Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under

the relevant agenda item. [PlanningRedondo@redondo.org]

## **REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM**

### **A. CALL TO ORDER**

### **B. ROLL CALL**

### **C. SALUTE TO THE FLAG**

### **D. APPROVE ORDER OF AGENDA**

### **E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS**

*Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

#### **E.1. [RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda](#)**

### **F. CONSENT CALENDAR**

*Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.*

#### **F.1. [APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF DECEMBER 19, 2024](#)**

#### **F.2. [APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF JANUARY 18, 2024 AND FEBRUARY 15, 2024.](#)**

### **G. EXCLUDED CONSENT CALENDAR ITEMS**

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

*This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.*

### **I. EX PARTE COMMUNICATION**

*This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.*

### **J. PUBLIC HEARINGS**

#### **J.1. [Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a personal improvement service \(fitness studio\) in an approximately 2,600 square foot tenant space within an existing \(under construction\) mixed-use building \(Legado Redondo\) on property located at 1700 S. Pacific Coast Highway in a Mixed-Use \(MU-3\) 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 A PERSONAL IMPROVEMENT SERVICE (FITNESS STUDIO) WITHIN AN EXISTING (UNDER CONSTRUCTION) MIXED-USE BUILDING ON PROPERTY LOCATED IN THE MIXED-USE (MU-3) ZONE AT 1700 S. PACIFIC COAST HIGHWAY (CASE NO. CUP-2024-1674)

- J.2.** Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of A LIVE PERFORMANCE THEATER (Performance art facility) in an approximately 8,861 SQUARE FEET INTERIOR space within an existing multi-tenant PUBLIC-COMMUNITY FACILITY (medical offices and health-related facility) on property located at 514 N. PROSPECT AVENUE in a PUBLIC -COMMUNITY FACILITY (P-CF) 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 TO ALLOW THE OPERATION OF A LIVE PERFORMANCE THEATER (PERFORMANCE ART FACILITY) IN AN APPROXIMATELY 8,861 SQUARE FEET INTERIOR SPACE WITHIN AN EXISTING MULTI-TENANT PUBLIC-COMMUNITY FACILITY (MEDICAL OFFICES AND HEALTH-RELATED FACILITY) ON PROPERTY LOCATED AT 514 N. PROSPECT AVENUE IN A PUBLIC-COMMUNITY FACILITY (P-CF) ZONE. (CASE NO. PCUP2024-1652)

- J.3.** Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a massage business in an approximately 2,630 square foot tenant space within an existing multi-tenant commercial building on property located at 409 N. Pacific Coast Highway, Suite #100 in a Commercial (C-2A) 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 A MASSAGE BUSINESS IN AN APPROXIMATELY 2,630 SQUARE FOOT TENANT

SPACE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 409 N. PACIFIC COAST HIGHWAY, SUITE #100 IN A COMMERCIAL (C-2A) ZONE. (CASE NO. PCUP2024-1667)

**J.4.** PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A NEW PERSONAL TRAINING FITNESS BUSINESS WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 811 N. CATALINA IN A COMMERCIAL (C-5A) 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 A NEW PERSONAL TRAINING FITNESS BUSINESS WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 811 N. CATALINA IN A COMMERCIAL (C-5A) ZONE. (CASE NO. PCUP2024-1793)

**K. ITEMS CONTINUED FROM PREVIOUS AGENDAS**

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

**L.1.** PLANNING COMMISSION NOMINATIONS AND ELECTION OF CHAIRPERSON AND SECRETARY FOR THE TERM OF DECEMBER 2024 THROUGH SEPTEMBER 2025

RECOMMENDATION

Staff recommendation:

1. The Chairperson opens nominations for positions of Chair and Secretary
2. The Chairperson closes nominations
3. The Chairperson calls for a motion
4. New Officers assume seats

**M. ITEMS FROM STAFF**

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

**O. ADJOURNMENT**

*The next meeting of the Redondo Beach \*\*\*\*\* Commission will be a regular meeting to be held at \*\*\* p.m. on \*\*\*\*\* , 2021, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach.*

*It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.*

*An agenda packet is available 24 hours at [www.redondo.org](http://www.redondo.org) under the City Clerk.*