

RESOLUTION NO. 2026-08-PCR-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND VARIANCE TO EXCEED THE 30-FOOT MAXIMUM BUILDING HEIGHT REQUIREMENT FOR THE INSTALLATION OF FOUR BULK CRYOGENIC STORAGE TANKS WITH A PROPOSED HEIGHT OF APPROXIMATELY 38 FEET AT AN EXISTING MANUFACTURING FACILITY ON PROPERTY LOCATED WITHIN AN INDUSTRIAL-COMMERCIAL (IC-1) ZONE.

WHEREAS, a Variance is requested under Redondo Beach Municipal Code Section 10-2.2510 to allow the proposed cryogenic storage tanks to exceed the 30-foot maximum building height requirement with a proposed height of approximately 38 feet; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to State law and local ordinances by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property;

WHEREAS, the subject lot is approximately 4.43 acres in area with approximate dimensions of 501 feet in width and 385 feet in depth with an existing ±250,000 square foot manufacturing structure) consisting of office, storage, IT infrastructure, restrooms, manufacturing (aerospace), kitchen space, and walkways/hallways; and

WHEREAS, the surrounding industrial uses west, north, and east have similar industrial zoning and allow for aerospace manufacturing (use on the subject property) but allow for significantly higher development than the subject property; and

WHEREAS, the project is Categorically Exempt from CEQA under Section 15301 (Existing Facilities) of the CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 20th day of August, 2026, with respect thereto.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND:

1. In accordance with Section 10-2.2510 of the Redondo Beach Municipal Code, the applicant's request for a Variance is consistent with the criteria set forth therein for the following reasons:
 - a) There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of the zoning provisions deprives such property of privileges enjoyed by other property in the vicinity and under identical zone designation

The subject property's current use, and General Plan and Zoning land use designations illustrate unique inconsistencies not faced by other industrial parcels in the surrounding industrial neighborhood with a General Plan land use designation that allows the exact same uses. The subject properties General Plan land use designation (I-3) allows for the same "industrial uses" as the surrounding I-1 (Industrial) uses. Additionally, the actual use on the subject property, aerospace manufacturing, is the same as the uses of many of the surrounding Industrial properties. The "special circumstances" applicable to this project are created due to the properties use and General Plan allowed uses which are the same as most of the surrounding industrial properties, however the Zoning development standards for the subject property are significantly more restrictive than those of all the surrounding industrial uses with a General Plan designation that allows for the exact same manufacturing/industrial uses. The surrounding industrial uses are allowed at heights of over 100' where the subject property's uses are limited to a height of 30'. Strict adherence to the zone district's 30-foot height limit would eliminate the ability of the property owner to use the property for the existing manufacturing facility, while nearby similarly zoned properties (with a General Plan designation that allows for the exact same uses) are permitted at much greater heights. These physical hardships justify relief from the standard height restriction to afford the property the same development privileges as nearby properties with a similar zoning designation and a General Plan land use designation that permits the same uses. Additionally, the technical requirements of this required infrastructure in support of this aerospace manufacturing operation (permitted use) cannot be accommodated at a lesser height without resulting in significantly more frequent deliveries which have the potential for the greatest impact on the adjacent residential neighborhood south the subject property.

- b) The Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

The variance does not constitute a special privilege, as it allows development consistent with the existing industrial use and maintains compliance with the

intent of the zoning district. The adjustment only allows for critical infrastructure with technical requirements that cannot be significantly altered that is common for the allowed use and that is required for some aerospace manufacturing operations without granting development rights unavailable to other similarly situated properties with similar General Plan and Zoning designations.

- c) The granting of a Variance shall not be contrary to the objectives of the Comprehensive General Plan.

Granting this variance supports the General Plan's objectives of responsible economic development (Policy LU-6.1) and business retention and expansion (Policy LU-6.12). By allowing the existing business to install the proposed bulk cryogenic storage tanks, the City is supporting the business with specialized industrial support infrastructure necessary for the permitted industrial activities. By allowing modest additions that generally maintain the existing building envelope the project furthers the goals of healthy, sustainable housing without adversely impacting neighborhood character or public welfare. Further, granting of this variance supports the General Plan's objective to maintain existing employers within the North Redondo Tech District (SPA-1). Thus, the variance aligns with, and does not conflict with the Comprehensive General Plan.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and grant the Variance pursuant to the plans and applications considered by the Planning Commission at its meeting of the 20th day of August, 2026.

Section 2. These permits shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is to exceed the maximum height requirement of 30 feet for the installation of 38-foot-tall cryogenic storage tanks at an existing manufacturing facility located within an Industrial-Commercial (IC-1) zone. Three (3) tanks are permitted with the initial installation and a fourth is proposed for a future installation as shown on the approved site plan and the renderings. Any additional tanks that exceed the height regulation would require a "Modification" to this "Variance".
2. A copy of this Resolution shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.

3. The site shall be fully fenced prior to the start of construction. Site is currently fully fenced.
4. The site shall be maintained in a clean and orderly condition throughout construction, with reasonable measures taken to prevent the accumulation of litter and debris.
5. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, with no work occurring on Sunday and specified holidays per RBMC Section 9-1.12.
6. The project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
7. The streets and sidewalks adjacent to the job site shall be maintained free of debris resulting from construction activities.
8. All construction shall strictly conform to the architectural drawings, floor plans, elevations, and site plan and renderings stamped "Approved" on August 20, 2026. The Planning Division shall be authorized to approve minor changes.
9. The applicant shall obtain all required demolition, building, grading, and mechanical permits and shall comply with all applicable provisions of the California Building Code, Fire Code, and City ordinances.
10. The applicant may be required to install noise mitigation equipment and measures in the event of measured noise violations of the City's noise ordinance (RBMC Title 4, Chapter 24. Noise Regulation).
11. The design shall be constructed per building and fire code requirements and include measures to minimize risks of vehicle impact.
12. The installation area shall be graded in accordance with the approved engineering design.
13. The applicant shall install and maintain NFPA 704 hazard diamond signage at all applicable access points in accordance with applicable code requirements.
14. The Impulse site will be sufficiently secured to prevent unauthorized access to the site and cryogenic storage tanks.

15. The applicant shall develop, maintain, and post written operating procedures for the cryogenic storage equipment at the storage area.
16. The applicant shall notify the local fire department of the cryogenic installation and provide the fire department with a copy of this document.
17. The applicant shall clearly mark the facility address and location of the cryogenic storage equipment to facilitate emergency vehicle access.
18. The applicant shall post and maintain a 24-hour emergency contact telephone number at the facility entrance in a readily visible location.
19. The applicant shall maintain a current site map at the facility entrance identifying the cryogenic vessel locations, designated exclusion zones, and emergency access routes.
20. The applicant shall install and maintain silencers on venting valves associated with the cryogenic storage tanks to suppress noise generated during tank venting operations.
21. The applicant shall limit deliveries of liquefied gas to normal business hours. Very limited off hour deliveries are permitted as a minor change subject to the approval of the Community Development Director.
22. The applicant shall provide a noise report measuring noise generated by tank-related operations, including delivery of gas, filling of the tanks, and tank venting, to confirm compliance with the City's Noise Ordinance. Additional noise mitigation may be required, including, but not limited to, installation of a solid wall along the Manhattan Beach Boulevard frontage.

Section 3. That the approved Variance shall become null and void if not vested within 36 months after the Planning Commission's approval.

Section 4. That, prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the appeal.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 20th day of August, 2026.

Planning Commission Chair
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-08-PCR-11 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 20th day of August, 2026, by the following roll call vote:

AYES:

NOES: None

ABSTAIN: None

ABSENT: None

Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office