

**RESOLUTION NO. 2021-\*\*-PCR-\*\*\***

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUESTS FOR A CONDITIONAL USE PERMIT AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW A THE OPERATION OF A CONVENIENCE STORE AT AN EXISTING VEHICLE SERVICE STATION ON PROPEY LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 1200 BERYL STREET**

WHEREAS, an application was filed on behalf of the owners of property located at 1200 Beryl Street for approval of an Exemption Declaration, Conditional Use Permit, and Planning Commission Design Review to allow the operation of a convenience store at an existing vehicle service station on an existing commercial site located within the Commercial (C-2) Zone;

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and applications would be considered was given pursuant to State law and local ordinances by publication in the Beach Reporter, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; 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 17<sup>th</sup> day of June, 2021 with respect thereto.

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

1. In accordance with Section 10-2.620 of the Redondo Beach Municipal Code, vehicle service stations are conditionally permitted within the Commercial (C-2) zone.
2. In accordance with Section 10-2.2502(b) of the Redondo Beach Municipal Code, the applicant's request for Planning Commission Design Review is consistent with the criteria set forth therein for the following reasons:
  - a) The remodel of the existing vehicle service station considers the impact and needs of the user and improves conditions on the site.
  - b) Given that the site is already developed with a vehicle service station building with paved parking, some landscaping planters, and no natural terrain left, the new convenience store use within the existing building will not have a

negative impact and with conditioned additional new landscaping in the existing planters will actually improve the site.

- c) The façade remodel is harmonious and consistent within the proposed style and the adjacent commercial shopping center regarding the exterior treatments proposed for the conversion of the existing vehicle service station building into a convenience store.
  - d) The remodeled vehicle service station is more in harmony with the scale and bulk and design of surrounding commercial retail center of which it was part of at the time of the development of the original neighborhood commercial center.
  - e) The proposed remodel of the existing vehicle service station/gas station will include vertical and horizontal offsets, maintain the exaggerated roof eaves below the red tile roof and include the same colors and materials utilized in the architecture of the adjacent and surrounding neighborhood commercial shopping center resulting in a more harmonious overall design.
2. In accordance with Section 10-2.2506 (b) of the Redondo Beach Municipal Code, the applicant's request for a Conditional Use Permit is consistent with the criteria set forth therein for the following reasons:
- a) The conversion of an existing vehicle service station automobile service bays into a retail/snack shop for incidental retail sales, with no alcohol sales, is conditionally permitted in the land use district in which the site is located, the site is adequate in size and shape to accommodate the use and all setbacks, spaces, walls, and fences, parking, loading, landscaping, and any other features as required by the applicable sections of the RBMC as the site plan includes the addition of one (1) new parking space and will comply with all development standards.
  - b) The site has existing vehicle access to public streets of adequate width to carry the kind and quantity of traffic generated by the proposed additional use. Additionally the site is well integrated in terms of circulation with the adjacent neighborhood shopping center.
  - c) The proposed use will have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval.
  - d) The proposed project conforms to all of the requirements of the Zoning Ordinance.

3. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.
4. The Planning Commission hereby finds and determines that the proposed use will not have a significant effect on the environment, subject to conditions of approval.
5. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15303 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).

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

Section 1. Based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and grant the Conditional Use Permit, and Planning Commission Design Review pursuant to the plans and applications considered by the Planning Commission at its meeting on the 17th day of June, 2021.

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

1. the approval granted herein is for the renovation and operation of an existing vehicle service station including conversion of three service bays to incidental retail sales, with no alcohol sales, within the existing building. The installation of new signs will be processed under a separate permit and shall be compliant with the approved signage program for the adjacent shopping center and meet all the requirements of the RBMC signage regulations. The vehicle service station shall be maintained and operated in substantial conformance with the plans reviewed and approved by the Planning Commission at its meeting on June 17, 2021.
2. the vehicle service station shall be permitted to operate 24 hours each day, unless such operation results in verifiable complaints regarding the impacts of these business hours. In the event of verifiable complaints, as determined by the Community Development Department, the allowable hours of operation may be further restricted. Such restriction of hours, as necessary, shall be subject to the review and approval of the Planning Commission.
3. any retail sales conducted within the building shall be limited to incidental convenience items such as: soft drinks, juice, gum, candy and cigarettes for the immediate consumption of the motoring public. No sale of substantial food items or alcoholic beverages shall be permitted. The applicant shall prepare and submit a list of items offered for sale to the Community Development Department, the list

shall be reviewed and approved prior to issuance of building permits. That the applicant shall submit complete plans and that all site and building alterations shall comply with all applicable codes and regulations implemented by the City of Redondo Beach and any other agencies with jurisdiction over the facility and that all required permits shall be obtained prior to the commencement of any work.

4. the Community Development Department is authorized to approve minor changes.
5. in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.
6. the applicant shall submit an exterior lighting plan for the convenience store area, for approval prior to issuance of building permits.
7. the applicant shall submit plans for review and approval by the Planning Division for all on-site signage; these plans shall be in accordance with, the approved signage program for the surrounding neighborhood shopping center, the City's Service Station Signage requirements and Sign Regulations sections of the Zoning Code.
8. all mechanical equipment whether on the rooftop or on the ground shall be architecturally screened from view to the satisfaction of the Planning Division.
9. the applicant shall submit plans for the trash and recycling area. The design of this area shall be architecturally compatible with the remodeled service station building and shall meet the requirements of the Zoning Ordinance Section 10-2.1536 Solid waste enclosures and 10-2.1538 Allocation of space for recyclable materials.
10. the applicant shall ensure, to the satisfaction of the Building Department, that the facility is accessible to the disabled.
11. the plans submitted to the Fire Department shall show the location of the existing fire hydrants. The maximum distance from any point on the street/road frontage to a fire hydrant cannot exceed 150-feet.
12. the fire sprinkler protection plans shall be submitted and approved by the Fire Department showing automatic fire sprinklers, fire alarm systems and the location of fire extinguishers in the building and at the pumps.
13. the applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences. Failure to maintain the subject property may result in reconsideration of this approval by the Planning Commission.

14. construction work shall occur only between the hours of 7 a.m. and 6 p.m. Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays.
15. The areas of work shall be fully fenced during construction.
16. All on-site litter and debris shall be collected daily.
17. There shall be no storage of materials on public streets.
18. The project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighboring businesses are not subjected to excessive noise, disorderly behavior, or abusive language.
19. All landscaping within existing planters shall be improved and a landscape plan shall be reviewed and approved by the Planning Division prior to the issuance of building permits. The plans must demonstrate compliance with the State's Model Water Efficient Landscape Ordinance.
20. All landscape areas and sprinklers shall be installed per the approved landscape plan prior to final Planning inspection.
21. The Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.

Section 3. The approved Conditional Use Permit and Planning Commission Design Review shall become null and void if not vested within 36 months after the Planning Commission's approval.

Section 4. Prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten (10) 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 17<sup>th</sup> day of June, 2021.

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Planning Commission Chair  
City of Redondo Beach

ATTEST:

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

I, Brandy Forbes, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2021-\*\*-PCR-\*\*\* 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 17<sup>th</sup> day of June, 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

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Brandy Forbes, AICP  
Community Development Director

APPROVED AS TO FORM:

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City Attorney's Office