

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, Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine

Commissioners Absent: None

Officials Present: Marc Wiener, Community Development Director
Sean Scully, Planning Manager
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.

Chair Hazeltine introduced the new video personnel and Community Development Director Wiener.

Community Development Director Wiener introduced himself.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Lamb, seconded by Commissioner Conroy, to move Agenda Item M.1. prior to Agenda Item E. Motion carried unanimously, with no objection:

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

NOES: None

ABSENT: None

AGENDA ITEM M.1. MOVED OUT OF ORDER

M.1. PRESENTATION AND DISCUSSION ON EX PARTE COMMUNICATIONS IN THE PUBLIC HEARING CONTENT

Assistant City Attorney Park provided the staff presentation regarding Ex Parte Communication in the public hearing context. The PowerPoint presentation included the following details:

- Agenda
- Ex Parte Communication Definition
- Due Process: Procedural Requirements Means
- Fair and Impartial Decision Maker
- Disclosure of Ex Parte Communications
- Final Considerations

Discussion ensued regarding an ex parte communication policy, due process requirements, and disclosures.

Assistant City Attorney Park answered the Commissioners' questions and provided clarification.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

None.

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.

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

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

NOES: None

ABSENT: None

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF MAY 16, 2024

F.2. APPROVE THE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETINGS OF OCTOBER 19, 2023

G. EXCLUDED CONSENT CALENDAR ITEMS

None.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Chair Hazeltine opened the floor to public comments.

1. Sue Brennan spoke regarding housing and expressed concern regarding housing project, Silver Spur Canyon Project, a "builders remedy project". Asked for the

support of the Commission to oppose a large residential project, over 400 residential units.

Staff confirmed there were no additional eComments or Public Comments.

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

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

None.

I. EX-PARTE COMMUNICATION

Secretary Lamb announced she spoke with Chair Hazeltine regarding the items on tonight's agenda.

Commissioner Conroy announced he spoke with Councilmember Nehrenheim regarding the Planning Commission agenda.

Chair Hazeltine announced she spoke with Secretary Lamb regarding the items on tonight's agenda.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF AN ANIMAL GROOMING BUSINESS IN AN APPROXIMATELY 2,025 SQUARE FOOT TENANT SPACE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 1886 ½ S. PACIFIC COAST HIGHWAY IN A MIXED-USE (MU-3A) 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 property located at 1886 ½ S. Pacific Coast Highway. The PowerPoint presentation included the following details:

- Subject Site
- Proposed Project

- Parking
- Noise
- Odor/Waster Disposal
- Conditional Use Permit
- Staff Recommendation

Chair Hazeltine opened the floor to public comments.

1. Dave O'Connell, broker for applicant, spoke in support of the project.
2. Boden, applicant, spoke regarding the Animal Grooming business.

Secretary Lamb asked for clarification regarding the acoustical analysis.

Dave O'Connell, broker for applicant, spoke regarding proposed plan to meeting the acoustical analysis requirements.

Planning Manager Scully and Associate Planner Banfield spoke regarding requirements for the acoustical analysis.

Commissioner Light asked for clarification regarding parking requirements.

Associate Planner Banfield spoke regarding zoning code and parking study related to the parking.

Commissioner Gaddis asked how the monitoring for odor/waste is determined/conducted.

Associate Planner Banfield stated the periodic monitoring is not specified.

Jake Albright, Director of Real Estate, spoke regarding odor/water disposal and stated there is an hourly check.

Discussion ensued regarding odor/waste disposal, day porter services, requirements, and designated areas, audits of franchises, pre-packaged treats, bathing tubs, and acoustical analysis.

Jake Albright, Director of Real Estate, answered the Commissioners' questions and provided clarification.

Secretary Lamb asked how the ratio of commercial business types are determined.

Planning Manager Scully stated it is up to the market unless there is a specific code or zoning ordinance that requires it.

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

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

Motion by Commissioner Conroy, seconded by Commissioner Gaddis, 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

Chair Hazeltine spoke in support of the project.

Motion by Secretary Lamb, 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 an Animal Grooming Business within an Existing Commercial Building Property Located in the Mixed-Use (MU-3A) Zone at 1886 1/2/ S. Pacific Coast Highway (Case No. CUP-2024-03). 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

M. ITEMS FROM STAFF

Community Development Wiener spoke regarding the schedule for the General Plan update.

Brief discussion ensued regarding the deadlines for the adoption of the General Plan, the Planning Commissions role, and Article 27.

M.1. *MOVED OUT OF ORDER AND HEARD PRIOR TO AGENDA ITEM E.*

N. COMMISSION ITEMS AND REFERRALS TO STAFF

None.

O. ADJOURNMENT

Motion by Commissioner Conroy, seconded by Commissioner Gaddis, to adjourn the meeting at 9:07 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 Library Commission will be a Regular Meeting to be held at 6:30 PM on June 20, 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:

Marc Wiener
Community Development Director