

**CITY OF REDONDO BEACH  
PLANNING COMMISSION AGENDA  
Thursday, June 17, 2021**

**THIS VIRTUAL MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY  
GOVERNOR NEWSOM ON MARCH 17, 2020.**

**REGULAR MEETING OF THE PLANNING COMMISSION - 7:00 PM**

**ALL COMMISSION MEMBERS ARE PARTICIPATING BY VIRTUAL  
MEETING. MEMBERS OF THE PUBLIC MAY ONLY PARTICIPATE 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 use the following web address:

[https://us02web.zoom.us/webinar/register/WN\\_4j0OiT6\\_S0eJd36U-jTbXg](https://us02web.zoom.us/webinar/register/WN_4j0OiT6_S0eJd36U-jTbXg)

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:

- 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. Email to [PlanningRedondo@redondo.org](mailto:PlanningRedondo@redondo.org) by 3:00 PM the day of the meeting.

## **REGULAR MEETING OF THE PLANNING COMMISSION - 7:00 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 materials received after release of 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 AFFIDAVIT OF POSTING FOR PLANNING COMMISSION MEETING OF JUNE 17, 2021](#)**

#### **F.2. [APPROVE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MAY 20, 2021](#)**

#### **F.3. [RECEIVE AND FILE PLANNING COMMISSION REFERRALS TO STAFF UPDATE - No new update](#)**

### **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.*

#### **H.1. [RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS](#)**

### **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.** A PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONVERSION OF AN EXISTING AUTOMOBILE SERVICE AREA TO A CONVENIENCE STORE FOR AN EXISTING SERVICE STATION ON PROPERTY LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 1200 BERYL STREET.

APPLICANT: VLADIMIR VARDANIAN

ADDRESS: 1200 BERYL STREET

APPLICATION NOS: CUP-2021-02; PCDR-2021-02

RECOMMENDATION:

1. Open public hearing and administer oath;
2. Take testimony from staff, applicant, and interested parties;
3. Close public hearing and deliberate; and
4. Adopt a resolution by title only approving the request subject to the findings and conditions contained therein;

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 THE OPERATION OF A CONVENIENCE STORE AT AN EXISTING VEHICLE SERVICE STATION ON PROPERTY LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 1200 BERYL ST

**CONTACT:** MARIANNE GASTELUM, ASSISTANT PLANNER

**J.2.** A PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTIONS RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCES AMENDING TITLE 10 CHAPTER 2 ZONING AND LAND USE, TITLE 10 CHAPTER 3 ENVIRONMENTAL REVIEW PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TITLE 10 CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO TRAFFIC ENVIRONMENTAL IMPACTS AND ADOPTING VEHICLE MILES TRAVELED (VMT) AS A REPLACEMENT MEASURE OF TRAFFIC IMPACTS, CONSISTENT WITH STATE LAW.

RECOMMENDATION:

1. Open public hearing and administer oath;
2. Take testimony from staff, applicant, and interested parties;
3. Close public hearing and deliberate; and
4. Adopt the following three resolutions, by title only, subject to the findings contained therein:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 10, CHAPTER 2, ZONING AND LAND USE AND TITLE 10, CHAPTER 3, ENVIRONMENTAL REVIEW PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO TRAFFIC ENVIRONMENTAL IMPACTS

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 10, CHAPTER 5, COASTAL LAND USE PLAN

IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE  
PERTAINING TO TRAFFIC ENVIRONMENTAL IMPACTS  
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO  
BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A  
REVISION TO THE REDONDO BEACH GENERAL PLAN CIRCULATION ELEMENT  
TO ADDRESS CALIFORNIA ENVIRONMENTAL QUALITY ACT REVISED  
REGULATIONS REGARDING TRANSPORTATION IMPACTS, AND A FINDING THAT  
THE REVISION TO THE REDONDO BEACH GENERAL PLAN CIRCULATION  
ELEMENT IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY  
ACT (CEQA)

**CONTACT:** BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

**K. ITEMS CONTINUED FROM PREVIOUS AGENDAS**

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

**L.1. DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPOSED 2021-2026  
CAPITAL IMPROVEMENT PROGRAM AND ITS CONSISTENCY WITH THE  
GENERAL PLAN**

ADOPT RESOLUTION BY TITLE ONLY A RESOLUTION OF THE PLANNING  
COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, FINDING THAT  
THE PROPOSED 2021-2026 CAPITAL IMPROVEMENT PROGRAM (CIP) IS  
CONSISTENT WITH THE ADOPTED GENERAL PLAN OF THE CITY OF REDONDO  
BEACH AS, REQUIRED BY SECTION 65401 OF THE CALIFORNIA GOVERNMENT  
CODE

**CONTACT:** SEAN SCULLY, PLANNING MANAGER

**M. ITEMS FROM STAFF**

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

**O. ADJOURNMENT**

*The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 7:00 p.m. on Thursday July 15, 2021, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California via teleconference.*

*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.*