

**CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Thursday, September 16, 2021**

VIRTUAL MEETING

**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.

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 using the following link:

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:

<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: FOR THOSE THAT CANNOT PARTICIPATE AT THE TIME OF THE MEETING, WRITTEN COMMENTS CAN BE EMAILED 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 - 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 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 AFFIDAVIT OF POSTING FOR PLANNING COMMISSION MEETING OF SEPTEMBER 16, 2021](#)

F.2. [APPROVE MINUTES OF THE REGULAR PLANNING COMMISSION MEETINGS OF JUNE 17, 2021 AND JULY 15, 2021](#)

F.3. [RECEIVE AND FILE PLANNING COMMISSION REFERRALS TO STAFF UPDATE OF SEPTEMBER 16, 2021](#)

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. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW A STRUCTURAL ALTERATION AND ADDITION TO AN EXISTING LEGAL NON-CONFORMING PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE

APPLICANT: GABRIEL FLORES
PROPERTY OWNER: JON OLSON
PROPERTY ADDRESS: 2303 ROCKEFELLER LANE UNIT A
APPLICATION NO.: PCDR-2021-04

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 either approve or deny 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 REQUEST FOR A PLANNING COMMISSION DESIGN REVIEW TO ALLOW A STRUCTURAL ALTERATION AND ADDITION TO AN EXISTING, LEGAL NON-CONFORMING PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE AT 2303 ROCKEFELLER LANE UNIT A

OR

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DENYING A REQUEST FOR PLANNING COMMISSION DESIGN REVIEW FOR A STRUCTURAL ALTERATION AND ADDITION TO AN EXISTING, LEGAL NON-CONFORMING PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE AT 2303 ROCKEFELLER LANE UNIT A

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

J.2. A PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION, AMENDMENT TO A CONDITIONAL USE PERMIT, OVERLAP PARKING REVIEW, AND A COASTAL DEVELOPMENT PERMIT EXEMPTION TO ALLOW THE OPERATION OF A PERSONAL IMPROVEMENT SERVICE OPERATING AS A YOGA STUDIO WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN A COMMERCIAL (C-2) ZONE, IN THE COASTAL ZONE

APPLICANT: 423 YOGA
PROPERTY OWNER: KIRBYLANE, LLC
PROPERTY ADDRESS: 423 S. PACIFIC COAST HIGHWAY
APPLICATION NO.: PAA-2021-01; OP-2021-01

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 AN AMENDMENT TO A CONDITIONAL USE PERMIT, OVERLAP PARKING REVIEW, AND COASTAL DEVELOPMENT PERMIT EXEMPTION TO ALLOW THE OPERATION OF A PERSONAL IMPROVEMENT SERVICE WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN A COMMERCIAL (C-2) ZONE IN THE COASTAL ZONE AT 423 S. PACIFIC COAST HIGHWAY

CONTACT: LINA PORTOLESE, PLANNING ANALYST

- J.3.** A PUBLIC HEARING FOR CONSIDERATION OF THE CITY OF REDONDO BEACH 6TH CYCLE 2021-2029 DRAFT HOUSING ELEMENT OF THE GENERAL PLAN AND CERTIFICATION OF THE ASSOCIATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENT INITIAL STUDY/NEGATIVE DECLARATION

RECOMMENDATION:

1. Open public hearing;
2. Take testimony from staff and interested parties;
3. Close public hearing and deliberate; and
4. Adopt a resolution 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 THE CITY'S 6TH CYCLE 2021-2029 DRAFT HOUSING ELEMENT OF THE GENERAL PLAN AND ASSOCIATED CALIFORNIA ENVIRONMENTAL QUALITY ACT DOCUMENTATION, INITIAL STUDY/NEGATIVE DECLARATION

CONTACT: SEAN SCULLY, PLANNING MANAGER

- J.4.** A PUBLIC HEARING FOR CONSIDERATION OF AMENDMENTS TO THE REDONDO BEACH MUNICIPAL CODE (RBMC) TITLE 10, CHAPTER 2 ZONING AND LAND USE AND TITLE 10, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE PERTAINING TO SETBACKS FOR ACCESSORY STRUCTURES IN RESIDENTIAL ZONES (RBMC 10-2.1500 AND RBMC 10-5.1500) AND STANDARDS FOR BUILDING AND OTHER PROJECTIONS IN ALL ZONES (RBMC 10-2.1522 AND RBMC 10-5.1522) AND CONSIDERATION OF A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION FOR THE PROPOSED AMENDMENTS IN ACCORDANCE WITH SECTION 15308 OF THE CEQA GUIDELINES

RECOMMENDATION:

1. Open public hearing;
2. Take testimony from staff and interested parties;
3. Close public hearing and deliberate; and
4. Adopt a resolution 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 ORDINANCES AMENDING TITLE 10, CHAPTER 2, ZONING AND LAND USE AND TITLE 10, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE PERTAINING TO SETBACKS OF ACCESSORY STRUCTURES IN RESIDENTIAL ZONES AND BUILDING AND OTHER PROJECTIONS IN ALL ZONES](#)

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

- K. ITEMS CONTINUED FROM PREVIOUS AGENDAS**
- L. ITEMS FOR DISCUSSION PRIOR TO ACTION**
- 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 October 21, 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 under the City Clerk.