

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, June 16, 2022**

A. CALL TO ORDER

A meeting of the Planning Commission was held in Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California and via teleconference and was called to order by Chair Gaddis at 6:37 p.m.

B. ROLL CALL

Commissioners Present: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis

Officials Present: Brandy Forbes, Community Development Director
Sean Scully, Planning Manager
Lina Portolese, Planning Analyst

C. SALUTE TO THE FLAG

Had been done prior to Call to Order

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Godek, seconded by Commissioner Hazeltine, to approve the order of the agenda, as presented. Hearing no objections, Chair Gaddis so ordered.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Motion by Commissioner Godek, seconded by Commissioner Hazeltine, to receive and file Blue Folder Items. Hearing no objections, Chair Gaddis so ordered.

F. CONSENT CALENDAR

F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF JUNE 16, 2022

F.2. APPROVE MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF MAY 19, 2022

Commissioner Hinsley pulled Item F.3. from the Consent Calendar for separate discussion.

There were no public comments on the Consent Calendar.

Motion by Commissioner Hazeltine, seconded by Commissioner Godek, to approve the Items No. F.1 and F.2 of the Consent Calendar, as presented. Motion carried unanimously, by the following roll call vote:

AYES: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES: None
ABSENT: None
ABSTAIN: None

G. EXCLUDED CONSENT CALENDAR ITEMS - None

F.3. RECEIVE AND FILE PLANNING COMMISSION REFERRALS TO STAFF UPDATE OF JUNE 16, 2022 - no current update

Commissioner Hinsley requested that staff include the matrix, even when there is not update, going forward. Additionally, he noted tonight's agenda is light and wondered why other discussion items were not included.

Community Development Director Forbes reported that although the agenda has only one item, staff's workload is not light on other priorities directed by City Council; hoped discussion items would have been added but some plans needed correction and were not ready to present. Additionally, items recently considered by the Planning Commission are still ongoing and it takes time to go through the process.

There were no public comments on this item.

Motion by Commissioner Hinsley, seconded by Commissioner Hazeltine, to approve Item No. F.3. Hearing no objections, Chair Gaddis so ordered.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

Allen Klainbaum mentioned the City will be planting trees in different neighborhoods but expressed concerns that residents have not be notified or informed.

Lara Duke discussed the Beach Cities Health District (BCHD) Healthy Living Campus Plan; referenced the Public Community Facilities Zone; noted uses allowed in the zone; reported the structure BCHD intends to build is a massive residential care facility for the elderly, is out of scale with the surrounding neighborhood and will be sold at market value; felt the structure should go into a high-density residential zone and not on the proposed Public Community Facilities Zone. She added the project should be in the right zone and should involve Measure DD and urged the Planning Commission to reject it when the matter is considered.

Planning Analyst Lina Portolese read an eComment from Mark Nelson regarding the BCHD project.

There were no other public comments.

Motion by Commissioner Godek, seconded by Commissioner Hazeltine, to receive and file public comments on non-agenda items. Motion carried unanimously, by the following roll call vote:

AYES: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES: None
ABSENT: None
ABSTAIN: None

I. EX PARTE COMMUNICATION

Commissioner Behrendt reported speaking with Chair Gaddis, Councilmember Laura Emdee and Councilmember Zein Obagi, Jr.

Commissioner Godek reported speaking with a member of the community.

Commissioner Hinsley reported speaking with staff and one member of the community.

Chair Gaddis reported speaking with Commissioner Behrendt, Councilmember Todd Loewenstein and a member of the public.

J. PUBLIC HEARINGS

J.1. A PUBLIC HEARING FOR CONSIDERATION OF AMENDMENTS TO TITLE 10, CHAPTER 2 ZONING AND LAND USE AND TITLE 10, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE SECTIONS 10-2.2500 AND 10-5.2500 PERTAINING TO THE PROCEDURES FOR ADMINISTRATIVE DESIGN REVIEW

RECOMMENDATION:

1. Open Public Hearing and take testimony from staff, and other interested parties, and deliberate;
2. Close Public Hearing; and
3. Adopt a resolution by title only subject to the findings contained therein:

ADOPT A RESOLUTION BY TITLE ONLY OF 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 PROCEDURES FOR ADMINISTRATIVE DESIGN REVIEW

Motion by Commissioner Godek, seconded by Commissioner Hazeltine, to open the public hearing. Motion carried unanimously, by the following roll call vote:

AYES: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES: None
ABSENT: None
ABSTAIN: None

Community Development Director Forbes presented details of the Administrative Report and narrated a PowerPoint presentation.

Commissioner Lamb referenced Section 10-2-2500-A9 does not specify that non-residential developments under 10,000 square feet require ADRs, asked why there is an absence of the specification and believed it would be reasonable to add more specificity to add clarity to the code.

Community Development Director Forbes explained the item and noted the code includes Planning Commission design review and commented on the possibility of creating a conflict with the code.

Discussion followed regarding the threshold requiring Planning Commission design review for mixed use, findings required in the Coastal Land Use Plan, new non-residential developments not under 10,000 square feet, Planning Commissioner Design Review versus Administrative Design Review and yearly appeals considered by the Planning Commission.

There were no public comments on this item.

Motion by Commissioner Godek, seconded by Commissioner Hazeltine, to close the public hearing. Motion carried unanimously, by the following roll call vote:

AYES: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES: None
ABSENT: None
ABSTAIN: None

Motion by Commissioner Godek, seconded by Commissioner Hazeltine, to ADOPT A RESOLUTION BY TITLE ONLY OF 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 PROCEDURES FOR ADMINISTRATIVE DESIGN REVIEW. Motion carried unanimously, by the following roll call vote:

AYES: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES: None
ABSENT: None
ABSTAIN: None

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION – None

M. ITEMS FROM STAFF

Community Development Director Forbes provided updates on the Encroachment Ordinance, the Cannabis Ordinance, the Housing Element and Residential Design Guidelines.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Hinsley asked for a copy of typical notifications sent to residents within three hundred feet of a project.

Chair Gaddis asked for copies of notifications for all appeals of land use decisions and governing documents for appeals on projects.

Discussion followed regarding changes in the appeals process for CEQA, evaluating the ordinance for artificial turf for private property, reviewing installation of artificial turf on public rights-of-ways and defining compatibility within Residential Design Guidelines.

O. ADJOURNMENT

Motion by Commissioner Godek, seconded by Commissioner Hinsley, to adjourn the meeting. Motion carried unanimously, by the following roll call vote:

AYES: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis

NOES: None

ABSENT: None

ABSTAIN: None

At 7:41 p.m., Chair Gaddis adjourned the meeting to the regular meeting of July 21, 2022, at 6:30 p.m.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted,

Brandy Forbes, AICP
Community Development Director