

A. CALL TO ORDER

A meeting of the Planning Commission was called to order by Chair Gaddis at 6:32 p.m. in the Redondo Beach Council Chamber at 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

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

Officials Present: Sean Scully, Planning Manager
Antonio Gardea, Senior Planner
Lina Portolese, Acting Planning Analyst

C. SALUTE TO THE FLAG

At the request of Chair Gaddis, Commissioner Godek led the Commission in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Chair Gaddis, seconded by Commissioner Hazeltine, to approve the Order of Agenda. Motion passed unanimously.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Motion by Commissioner Hinsley, seconded by Commissioner Hazeltine to receive and file Blue Folder Items. Motion carried unanimously by the following roll call vote:

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

F. CONSENT CALENDAR

There were no public comments on the Consent Calendar.

Motion by Commissioner Godek, seconded by Commissioner Hazeltine, to approve the Consent Calendar with the exception of Item F.3, pulled by Commissioner Hinsley. Motion carried unanimously by the following roll call vote:

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

F.1. APPROVE AFFIDAVID OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF JULY 21, 2022

F.2. APPROVE MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF JUNE 16, 2022

F.3. RECEIVE AND FILE REFERRALS TO STAFF UPDATE FOR JULY 21, 2022

Commissioner Hinsley, reviewed the matrix with the Referrals to Staff update. After discussion, the Commissioners agreed to the following:

Remove the status of emails address and business cards;
Remove the discussion of accessory structures;
Remove the item to discuss the preservation of trees;
Agendize the item regarding the item on commercial and mixed-use open space;
Agendize the item regarding requirements for bike racks; and
Keep the item regarding the quasi-judicial and ex parte requirements.

Motion made by Chair Gaddis, seconded by Commissioner Hazeltine, to receive and file Referrals to Staff. Motion passed unanimously.

G. EXCLUDED CONSENT CALENDAR ITEMS

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Holly Osbourne (via Zoom) provided comments on three items: 1) Accessory Dwelling Units (ADUs) are permitted on multi-dwelling lots, which can result in parking challenges; 2) Assembly Bill 2251 and Senate Bill 1425 may be conflicting for staff who are writing for the Open Space Element and the Housing Element; and 3) with regards to the Housing Element, requests the signing of the zoning initiative.

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

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

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

I. EX PARTE COMMUNICATION

Commissioner Behrendt reported communications with Chair Gaddis and staff regarding Items J.1 and J.2.

Commissioner Boswell reported communications with Antonio Gardea, Holly Osbourne, and a local resident regarding Items J.1 and J.2.

Commissioner Godek reported no communications.

Chair Gaddis reported communications with Commissioner Behrendt, Councilmember Nehrenheim, Councilmember Lowenstein, members of the public, and staff regarding Items J.1 and J.2.

Commissioner Hazeltine reported communications with Commissioner Lamb and members of the public regarding Items J. 1 and J.2.

Commissioner Hinsley reported communication with staff and members of the public regarding Items J.1. No communications regarding Item J.2.

Commissioner Lamb reported communications with the Senior Planner Gardea, Councilmember Nehrenheim, and Commissioner Hazeltine regarding Items J.1 and J.2.

J. PUBLIC HEARINGS

J.1. A PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION, PLANNING COMMISSION DESIGN REVIEW, MODIFICATION, AND COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF ADDITIONS TO A RESIDENCE AND DUPLEX THAT IS LEGAL-NONCONFORMING LOCATED WITHIN A SINGLE FAMILY RESIDENTIAL (R-1) ZONE

APPLICANT: CHRISTIAN GOLFIN + ASSOCIATES (MIN NAN WANG TRUST)

ADDRESS: 232 AVENUE A

APPLICATION NUMBER: PCDR-2022-07 / MOD-2022-07 / CDP-20222-07

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 PLANNING COMMISSION DESIGN REVIEW, MODIFICATION PERMIT, AND COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF ADDITIONS TO A

RESIDENCE AND DUPLEX THAT IS A NONCONFORMING PROPERTY LOCATED
WITHIN A SINGLE-FAMILY RESIDENTIAL (R-1) ZONE AT 232 AVENUE A

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

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

Chair Gaddis administered the audience oath to members of the public intending to speak on Item J.1.

Senior Planner, Antonio Gardea reported the design review, modification permit and coastal development permit at the property located at 232 Avenue A, which is in the coastal zone

Senior Planner, Antonio Gardea, presented a brief history of the legal nonconforming use/structure consisting of the single family residence built in 1923 and the detached duplex over a three-car garage built in 1955; presented a copy of the site plan that was submitted and explained the parking limitations on the alley side; displayed the proposed floor plan for the main residence, which complies with development standards; displayed the proposed floor plan for the duplex; and described the elevations of the main house and the duplex. Senior Planner Gardea reported the following staff recommendations:

- Make the finding in the Draft Resolution;
- Adopt the Exemption Declaration; and
- Approve the Planning Commission Design Review, Modification Permit, and Coastal Development Permit

Applicant Christian Golfin and Michelle Wang described the mezzanine, which is open to the ground floor with a vaulted roof; reported the kitchen will be on the lower level with the bedroom upstairs to mitigate the street level noise; and the bath remains on the lower level. Additionally, the overhang is 7 ft. with open space underneath; the front of the house will retain the same character, with a covered porch with the 25 ft. setback; and the space between the front and back units will be used for a garden.

With regards to the sewer vents in the back, Senior Planner Gardea reported the wastewater system is the City's system, and there are separate stormwater systems that usually connect to the County. Since it is in the right-of-way, it is typically under the City's control and would be very difficult to relocate.

Discussion followed regarding the increase of bedrooms from three to four; the location of the stairs to the duplexes from the garages; the concern of converting the two duplex garages into an accessory dwelling unit (ADU), which is allowed by law but would create a parking problem for tenants; and the required 800 ft. of outdoor open space for this property.

Chair Gaddis called for public comments. There being no comments, the public comment period was closed.

Discussion continued regarding the floor area ratio and bonuses to allow more floor area ratio. Senior Planner Gardea reported the bonuses given to this project are the alley at the rear, the 8 ft. second floor setback on one side, and the covered porch.

Discussion followed regarding parking options and regulations; concerns with garage width of 16 ft. 8 inches; and residential guidelines.

Planning Manager Scully reported the improvement will extend the life of the structure. Although the structure is proposed to be enlarged, it is consistent and similar to any other maintenance and repair that would be customary with the structure.

In response to Commissioner Hinsley's inquiry regarding the extent of modifications of the existing buildings, Applicant Christian Golfin reported a significant amount of walls will be removed for the redesign layout; engineering is complete; revisions were made as the building needed to be slightly smaller; there will be numerous amounts of beams and under pitting on some of the old footing; the east walls will remain the same; and the front and rear will slightly be extended.

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

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| AYES: | Hinsley, Hazeltine, Lamb, Boswell, Barrett, Godek, Chair Gaddis |
| Noes: | None |
| Absent: | None |

Senior Planner Gardea reported that an incorrection to Section 4, Code 10-5.2508 of the draft resolution will be remedied.

Discussion followed regarding concerns with parking; modifying the stairs; garage size; and the floor ratio bonuses. Senior Planner Gardea reported there are allowances for undersized garages.

Motion made by Commissioner Hazeltine, seconded by Commissioner Boswell, to reopen the public hearing. Motion

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| AYES: | Lamb, Hinsely, Hazeltine, Godek, Boswell, Behrendt, Chair Gaddis |
| NOES: | None |
| ABSENT: | None |

In response to Commissioner Hazeltine's question regarding the private stairway in the two-car garage, Applicant Michelle Wang stated there is a laundry room between the east side and west side garage with the load bearing wall being attached to the west side garage; there are budgetary constraints with removing the wall; laundry will be in each unit;

Discussion continued regarding the size of the two-car garage at 16 ft., 6 inches. Due to the load bearing wall, the garage will be undersized but can house two smaller cars. There was further discussion of the use of the long driveway for additional parking.

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

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

Motion by Commissioner Hazeltine, seconded by Commissioner Godek, to approve the resolution with modifications that the area between the main house and the two units in the rear, not inclusive of the driveway, be landscaped with live geographical plant materials, and not permeable cement. Motion carried by majority, by the following roll call vote:

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

J.2. A PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A MINI-WAREHOUSE AND SELF-STORAGE FACILITY WITHIN AN EXISTING INDUSTRIAL BUILDING ON A PROPERTY LOCATED IN AN INDUSTRIAL (I-2) ZONE

APPLICANT: BRIAN D. AND TERESA CARLSON (CHRISTOPHER KOCH)
ADDRESS: 601-603 MARY ANN DRIVE
APPLICATION NUMBER: CUP-2019-05

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 APPROVING AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A MINI WAREHOUSING AND SELF STORAGE USE IN AN EXISTING BUILDING LOCATED WITHIN AN INDUSTRIAL (I-2) ZONE AT 601-603 MARY ANN DRIVE

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

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

Chair Gaddis administered the audience oath to members of the public intending to speak on Item J.2.

Senior Planner Gardea stated that the change of use of the property located at 601-603 Mary Ann Drive requires a conditional use permit. The property is currently used as a silk screening shop which falls under the category of garment manufacturing. The approval to use the building as a mini warehousing and self-storage requires a conditional use permit. Senior Planner Gardea presented information on the property such as zoning, size, easements, and setbacks; presented a site plan with landscaping and parking; presented the layout for the floor plan; renovations to restrooms to include ADA compliancy; elevation changes to propose use; and the installation of a wrought iron fence at the front of the building. The property will be used as a wine storage facility; hours of operation being 7:00 a.m. to 7:00 p.m.

Senior Planner Gardea reported the following staff recommendations:

- Make the finding in the Draft Resolution;
- Adopt the Exemption Declaration; and
- Approve the Conditional Use Permit

Chair Gaddis called for comments from the applicant or representatives.

Applicant and owner Brian Carlson reported the space will be utilized as wine storage with proper climate control for businesses and collectors who do not have space to store wine. In wine storage business, collectors for people who don't have space at home; no employees will on site other than assistance with a rental locker; customers will have access using a security card that will allow entry into the garage and building—separate keys will be used for the storage lockers. No consumption or sale of wine will be on the premises; deliveries will be handled off site. Based on records from the applicant's other facilities, it is expected to average 4-6 people entering and leaving this location daily.

Chair Gaddis called for questions for the applicant.

Discussion followed regarding the hours of operation; restrictive access; compressor noise and weight; power outages as it pertains to the temperature control; security; and advertising.

Applicant Carlson reported the compressor would not be loud at approximately 58 decibels; they do not have a backup generator at the other facility, but the wine stays cool up to five days; and there will be a few solar panels on the roof to keep the battery charged for backup power.

Business partner George Van Smith reported this will be the ninth wine storage facility that he has been involved with opening. There will be video recording throughout the interior and exterior of the facility for security purposes. The video cameras will not have an employee watching but the cameras will record activity. Business partner Van Smith also stated there will be motion sensor lighting with a dim light on continuously that is separate from the motion sensor lights.

Applicant Carlson reported this is the second business for him, but partner Van Smith has owned nine.

With regards to advertising, applicant Carlson reported the customers are mostly by word of mouth or referred by local fine wine stores. There is no aggressive marketing. The signage on the building will only show WSM.

Business partner Van Smith also reported they use a security company who provides electronic security, and his wife has a background in the security industry; and clients typically arrive prior and after work hours.

Chair Gaddis called for public comments. There were no public comments.

Commissioner Hinsley motioned, Commissioner Godek seconded, to receive and file staff's presentation slides. Motion passed unanimously.

Commissioner Hinsley motioned, Commissioner Hazeltine seconded, to closed public hearing. Motion passed unanimously.

Discussion continued regarding the hours of operation. It was suggested the applicant may want to extend the requested hours to avoid having to return to change the request at a later time.

Motion by Commissioner Godek, seconded by Commissioner Hazeltine, to approve the resolution striking item 10 and renumbering. Motion passed unanimously by the following roll call vote.

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

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

Planning Manager Scully presented updates on the Artesia/Aviation corridor plan; activation of the ACAP; and the housing element status. They are awaiting the determination from the HDC. The General Plan Advisory Committee has meeting on August 3 where the first draft of the land use element will be presented.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

In response to Commissioner Hinsley's request of the status on the residential design guidelines, Planning Manager Scully reported that although the consultant has performed on a timely manner and provided a few drafts, due to staff resources it has been challenging to report back. It is expected to come to the Planning Commission before the end of the year.

Commissioner Hinsley motioned, seconded by Commissioner Godek, to agendize the discussion and possible creation of a Residential Design Guidelines Subcommittee at the September Planning Commission meeting. Motion passed unanimously.

In response to Commissioner Lamb's inquiry regarding the organization and setup of the Harbor Amenities community meeting, Planning Analyst Portolese reported the Harbor Amenities Plan had a consultant tasked with those specific services.

Limited discussion followed regarding improvements to the north Redondo business district.

Commissioner Hinsley requested a future report on the status of the proposal from Beach Cities Health District regarding tenant improvement for a youth wellness center.

Motion by Commissioner Hinsley, seconded by Commissioner Lamb, for staff to follow up on the the Beach Cities Health District proposal and determine if they need a Conditional Use Permit. Staff will report back to the Planning Commission. Motion passed by the majority.

O. ADJOURNMENT

Commissioner Boswell motioned, seconded by Commissioner Lamb, to adjourn the meeting to 6:30 p.m. on August 18, 2022. Motion passed by the majority.

At 10:12 p.m. Chair Gaddis adjourned the meeting.

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