

## **BLUE FOLDER ITEM**

*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.*

### **PLANNING COMMISSION MEETING August 18, 2022**

- J.1.** A PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A SNACK SHOP WITHIN AN EXISTING COMMERCIAL BUILDING WITH A 419-SQUARE FOOT OUTDOOR SEATING AREA ON PROPERTY LOCATED IN A COMMERCIAL (C-2) ZONE AT 1328 AVIATION BOULEVARD

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

- Public written comment received after release of the agenda

**From:** Pennie Fien  
**Sent:** Thursday, August 18, 2022 2:20 PM  
**To:** Planning Redondo <[Planningredondo@redondo.org](mailto:Planningredondo@redondo.org)>  
**Subject:** 1328 Aviation Boulevard, Redondo Beach

**CAUTION: Email is from an external source; *Stop, Look, and Think* before opening attachments or links.**

This email is to express concern regarding the grant of an Exemption Declaration and Conditional Use Permit to allow operation of a snack shop within an existing commercial building located in a C-2 zone. Parking and traffic on this block is already problematic and congested as Triton Gym uses its parking area as workout space so it's members park on our streets. Many homes have parking for only one car and it's often difficult for residents to find parking on our own streets. Since the requested exemption is more than double the allotted 150 sq. ft, we homeowners need to confirm that this plan for the snack place and it's 419 sq ft outdoor seating area will conform to the Redondo Beach parking space rules for the number of parking spaces for this kind of establishment.

Thank you.

Pennie Fien & Andrew McVey  
1213 Steinhart Avenue, Redondo Beach, CA 90278