

**CITY OF REDONDO BEACH**  
**PLANNING DIVISION**

APPLICATION NO.

TBD

DATE REVIEWED:

10/26/2020

**APPLICATION FOR CONDITIONAL USE PERMIT**

*Application is hereby made to the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 or Section 10-5.2506 of Title 10 of the Redondo Beach Municipal Code.*

**PART I - GENERAL INFORMATION**

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	<b>STREET ADDRESS OF PROPERTY:</b> 2714 Artesia Blvd.	
	<b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b>  LOT: 4,5,6 & 7      BLOCK: 1      TRACT: Redondo Villa	<b>ZONING:</b>  C-2, Commercial
	<b>FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)</b>  <b>SITE SIZE (SQ. FT.): 25,952      GROSS FLOOR AREA (SQ. FT.) 2,416      FLOOR AREA RATIO: 0.93</b>	
	<b>RECORDED OWNER'S NAME:</b> Bashir Shahimi <b>MAILING ADDRESS:</b> 2714 Artesia Blvd, Redondo Beach, CA <b>TELEPHONE:</b>	<b>AUTHORIZED AGENT'S NAME:</b>  <b>MAILING ADDRESS:</b>  <b>TELEPHONE:</b>
	<b>APPLICANT'S NAME:</b> Ben Steckler <b>MAILING ADDRESS:</b> 299 N Euclid Ave, Suite 550, Pasadena, CA 91101 <b>TELEPHONE:</b> 213-381-3243	<b>PROJECT ARCHITECT/FIRM/PRINCIPAL:</b> Patrick Fiedler, P.E. <b>MAILING ADDRESS:</b> 299 N Euclid Ave, Suite 550, Pasadena, CA 91101 <b>TELEPHONE:</b> 213-381-3118 <b>LICENSE NO. C-38123</b>
	<b>B      REQUEST</b>	
	<b>The applicant requests a Conditional Use Permit to use the above described property for the following purposes:</b>  See attached: CUP-Justification-Statements-Project-Description	

**C** **SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.

**1. Describe existing site improvements and their present use. If vacant, please specify.**

See attached: CUP-Justification-Statements-Project-Description

**2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)**

See attached: CUP-Justification-Statements-Project-Description

**3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.**

See attached: CUP-Justification-Statements-Project-Description

	<p><b>4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.</b></p> <p>See attached: CUP-Justification-Statements-Project-Description</p>
	<p><b>5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.</b></p> <p>See attached: CUP-Justification-Statements-Project-Description</p>

D	It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.				
	NAME	ADDRESS	LOT	BLOCK	TRACT

## **IWATANI – REDONDO BEACH, CA - 2714 Artesia Blvd.**

### **Section “B – Request”; The applicant requests an amendment to an existing Conditional Use Permit for the above described property for the following purposes:**

Respectfully request to add Hydrogen Fueling dispensers, storage and related equipment to an existing fuel service station in order to provide access to the zero-emission generating fuel to the residents of Redondo Beach. This will allow for the purchase and use of new Zero-Emission Hydrogen Fuel Cell Electric Vehicles currently entering the retail market.

### **Section “C – Showings”; Conditional Use Permit (2020 application):**

1. Describe existing site improvements and their present use.

The site is an existing service station with one fueling canopy covering twelve fueling positions and an existing convenience-store/auto repair structure. The site is located at the southeast corner of Artesia Blvd and Inglewood Ave. The site is surrounded by a Tire Shop to the east, a Fast-casual Restaurant to the north across Artesia Blvd., a Floral shop on the opposing northwest corner of Artesia and Inglewood, a Mixed-use Commercial Center to the west across Inglewood, and an existing residential development abutting the south parcel line of the project site whose buildings face Vanderbilt Lane.

2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.).

The existing service station has been operating at this site for years. The site is adequate in size for both the existing and the proposed improvements. The existing circulation pattern is remaining substantially the same as it is today even with the proposed addition of the alternative fuel, Hydrogen. The only potential impact the project will have is on parking, due to the proposed Hydrogen Fueling equipment which will occupy some of the parking stalls that are currently existing on-site today. This potential impact is considered a less than significant impact to the site because the site inherently has the 12 stalls under the fueling canopy (providing the parking for both fuel service and convenience store access for most patrons).

3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.

The site has one existing driveway to Inglewood Avenue and has two existing driveways providing access to Artesia Blvd. Both Artesia Blvd. and Inglewood Avenue are divided streets, prohibiting left turns into and out of the site.

## **IWATANI – REDONDO BEACH, CA - 2714 Artesia Blvd.**

Artesia Blvd. has a posted speed limit of 35 mph, with a total of six lanes. However, the site sits adjacent to the two lanes heading eastbound and has street parking on the curb. Inglewood Ave also has a posted speed limit of 40 mph, with a total of six lanes, with the site sitting on the corner next to the four lanes running northbound (left turn only lane, 2 straight forward lanes, and a right turn only lane).

4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.

The proposed addition of Hydrogen Fueling is anticipated to have little or no impact to the operation of the existing service station, and a large positive impact for the community. The site is an existing service station with the primary purpose of dispensing fuel to local citizens. The additional equipment is designed to integrate into the existing service station circulation pattern and to allow for the circulation to remain substantially the same as it is today.

There is no anticipated increase to traffic as Hydrogen Fuel Cell Vehicles are expected to replace a traditional gasoline/diesel powered vehicle. Drivers can only operate one vehicle at a time, and therefore even if the Hydrogen Fuel Cell Vehicle is added to the household, versus simply replacing the previous traditional fuel vehicle, the driver can only operate one vehicle at a time, thereby not increasing traffic congestion.

There is also concern from the City about the possible effects of the noise produced by the equipment in the enclosure and how it may impact the residential development to the south. However, based on the noise study report provided as an exhibit in conjunction with this application, noise is not expected to have a significant impact.

Overall, the addition of Hydrogen as a product offering is expected to reduce pollution, as the only biproduct is water vapor, which in turn will benefit the residents by providing healthier, cleaner air.

5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.

The proposed use is consistent with the Redondo Beach General Plan in that it furthers the various goals and objectives related to protection of environmental resources and looking out for the general health, safety, and welfare of the community. The proposed project allows for the use of Hydrogen Fuel Cell Electric Vehicles which are zero emission vehicles. The more Hydrogen Fuel Cell Electric Vehicles are driven, the better the local air quality will be, as these cars do not emit anything but water vapor. Fossil fuel powered vehicles are responsible for 41% of air pollution, and the more fossil fuel powered vehicles that are replaced with a zero-emission vehicle, the greater the benefit in air quality for the local community and for the region. This project will establish the required infrastructure to allow for these kinds of vehicles to be used and fueled in

## IWATANI – REDONDO BEACH, CA - 2714 Artesia Blvd.

Redondo Beach, thus allowing for the citizens to help further the goals and objectives related to protect the environmental resources (which includes air and air quality).

### Conditional Use Permit (Municipal Code)

- (1) The site for the proposed use shall be in conformity with the General Plan and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.

The site is an existing service station which is in conformance with the General Plan, and the project is simply to add a zero-emission alternative fuel (Hydrogen) so the station can continue operating with a new fuel choice. The station will remain in conformance with the General Plan and will now progress the following goal:

Goal It shall be the goal of the City of Redondo Beach to:

1R Ensure the protection and maintenance of environmental resources.

The addition of Hydrogen as a zero-emission alternative fuel at this location allows for the residents of Redondo Beach to obtain and drive a new Hydrogen Fuel Cell Electric Vehicle instead of a using a traditional fossil fuel burning vehicle. While driving a Hydrogen Fuel Cell Electric Vehicle, the person will not be creating any air pollution. Each person who drives such a car is effectively reducing air pollution with every mile they drive the new Hydrogen Fuel Cell Electric Vehicle instead of a traditional gasoline/diesel vehicle. Thus, this project furthers the above goal and helps each citizen of Redondo Beach to potentially ensure the protection of the environmental resource air.

- (2) The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.

The site is an existing service station that is operating currently with three driveways. The fact that the site has been an existing service station for years proves that it is designed to carry the amount of traffic generated by the existing use. The proposed addition of Hydrogen Fuel as an alternative fuel choice is not anticipated to increase the traffic at the station significantly. The expectation is that existing customers will see the addition of the Hydrogen Fueling infrastructure at the station and will then be able to switch vehicle types (from fossil fuel to Hydrogen Fuel). Since each person can only

## IWATANI – REDONDO BEACH, CA - 2714 Artesia Blvd.

drive one kind of vehicle at a time, any new Hydrogen Fuel customer would likely have been a fossil fuel vehicle customer previously. Thus, traffic is expected to remain essentially the same as it is today.

- (3) The proposed use shall have no adverse effect on abutting property or the permitted use thereof.

The proposed use of the site as a service station requires no change from the current use, so there is no anticipation that the overall use of the station will have any new detrimental or adverse effect on the abutting properties or their continued use. Due to the elevational differences with the residential property to the South, the proposed location of the equipment enclosure for the Hydrogen Fueling equipment will be virtually invisible to the residents living adjacent to the subject site on the south side. Given the strict regulatory safety measures in the California Fire Code (CFC) and the National Fire Protection Association (NFPA) regulations related to the storage and use of Hydrogen as a fuel, and the location of Hydrogen equipment, the project is anticipated to be deemed safe in relation to the residents living on the adjacent parcel.

- (4) The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:
- a) Additional setbacks, open spaces, and buffers;
  - b) Provision of fences and walls;
  - c) Street dedications and improvements, including service roads and alleys;
  - d) The control of vehicular ingress, egress, and circulation;
  - e) Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
  - f) Provision of landscaping and the maintenance thereof;
  - g) The regulation of noise, vibration, odor and the like;
  - h) Requirements for off-street loading facilities;
  - i) A time period within which the proposed use shall be developed;
  - j) Hours of permitted operation and similar restrictions;
  - k) Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b)(7); and
  - l) Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter and the General Plan.

Conditions to be justified at time of selection on an as needed basis.

**CITY OF REDONDO BEACH**  
**PLANNING DIVISION**

APPLICATION NO.

TBD

DATE RECEIVED:

10/26/2020

**APPLICATION FOR PLANNING COMMISSION DESIGN REVIEW**

*Application is hereby made to the Planning Commission of the City of Redondo Beach, for Planning Commission Review, pursuant to Section 10-2.2502 or Section 10-5.2502, Title 10 of the Redondo Beach Municipal Code.*

**PART I - GENERAL INFORMATION**

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	<b>STREET ADDRESS OF PROPERTY:</b> 2714 Artesia Blvd.	
	<b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b>  <b>LOT:</b> 4,5,6 & 7 <b>BLOCK:</b> 1 <b>TRACT:</b> Redondo Villa	<b>ZONING:</b>  C-2, Commercial
	<b>FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)</b> <b>SITE SIZE (SQ. FT.):</b> 26,002 <b>GROSS FLOOR AREA (SQ. FT.):</b> 2,436 <b>FLOOR AREA RATIO:</b> 0.094	
	<b>RECORDED OWNER'S NAME:</b> Bashir Shahimi <b>MAILING ADDRESS:</b> 2714 Artesia Blvd. Redondo Beach, CA <b>TELEPHONE:</b>	<b>AUTHORIZED AGENT'S NAME:</b> Ben Steckler <b>MAILING ADDRESS:</b> 299 N Euclid Avenue, Suite 550, Pasadena, CA <b>TELEPHONE:</b> 213-381-3243
	<b>APPLICANT'S NAME:</b> Ben Steckler <b>MAILING ADDRESS:</b> 299 N Euclid Avenue, Suite 550 Pasadena, CA 91101      (213) 381-3243 <b>TELEPHONE:</b>	<b>PROJECT ARCHITECT:</b> Engineer Patrick O. Fiedler <b>MAILING ADDRESS:</b> 299 N Euclid Avenue, Suite 550, Pasadena, CA <b>TELEPHONE:</b> <b>LICENSE NO.</b> C-38123
<b>B</b>	<b>REQUEST</b>	
	<p>The applicant requests a Planning Commission Design Review to use the above described property for the following purposes:</p> <p style="text-align: center;">See attached.</p>	

C	<b>SHOWINGS:</b> Explain how the project is consistent with the criteria in Section 10-2.2514(C) of the Zonning Ordinance
	<p><b>1. Is the project designed in full accordance with the development standards of the zone in which it is located? If not, explain.</b></p> <p>See attached.</p>
	<p><b>2. Indicate how the location of buildings and structures respects the natural terrain and is integrated with natural features of the landscape including the preservation of existing trees where feasible.</b></p> <p>See attached.</p>
	<p><b>3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.</b></p> <p>See attached.</p>

	<p><b>4. Describe how the overall design is compatible with the neighborhood and in harmony with the scale and bulk of surrounding properties.</b></p> <p>See attached.</p>
	<p><b>5. Describe how the design of buildings and structures avoids the appearance of flat facades or boxlike construction.</b></p> <p>See attached.</p>
	<p><b>6. SIGNS: Indicate how the size, shape, color, materials, illumination, and placement of signs if harmonious and in scale with the building and surrounding area, and avoids needless repetition or proliferation of signs or any adverse impacts on surrounding properties.</b></p> <p>See attached.</p>

**D** It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the proposed project. Use reverse side of this sheet if more space is needed.

NAME \_\_\_\_\_

### ADDRESS

**LOT**

## BLOCK

**TRACT**

## **IWATANI – REDONDO BEACH, CA - 2714 Artesia Blvd.**

### **Section “B – Request”; The applicant requests a Planning Commission Design Review to use the above described property for the following purposes:**

To add Hydrogen Fueling equipment and dispensers so that Zero-Emission Hydrogen fuel can be offered and available to the residents of Redondo Beach for the new Hydrogen Fuel Cell Electric Vehicles.

### **Section “C – Showings”; Design Review (2020 application):**

1. Is the project designed in full accordance with the development standards of the zone in which it is located? If not, explain.

The site is an existing service station which is in conformance with the C-2 Zoning Standards, and the project is simply to add a zero-emission alternative fuel (Hydrogen) so the station can continue operating with a new fuel choice. The station will remain in the same configuration and operational characteristics as it is today. Although the station will remain in substantial conformance with how it operates today, we do need to ask for variances from the municipal code.

As part of our request, we have requested relief from the required side setback for the equipment enclosure due to the abutting residential use on the South property line, along with a reconsideration of how a service station provides for parking stalls and relief from the block wall height limitations for the enclosure. Due to the elevation change along the referenced property line, we expect no adverse effects to the residents as the equipment will be shielded from view due to the close proximity of the equipment enclosure to the existing retaining/screening wall along the property line. Strict adherence to NFPA 2 and California Fire Code Standards will ensure that the project poses as little physical risk to the abutting residences as possible.

2. Indicate how the location of buildings and structures respects the natural terrain and is integrated with natural features of the landscape including the preservation of existing trees where feasible.

The existing service station has been operating at this site for years, and thus the site is already fully developed. The proposed changes will have no impact to site terrain or features. One tree near the intersection corner will be removed. This will be done in conjunction with the replacement of vegetated landscaping to non-combustible landscape materials to adhere to Hazardous Material required setbacks from the dispensers. The amount of landscaping is to remain the same, but landscaping type/materials will be adjusted to adhere to applicable codes requirements.

3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.

## **IWATANI – REDONDO BEACH, CA - 2714 Artesia Blvd.**

The site has one existing driveway to Inglewood Avenue and has two existing driveways providing access to Artesia Blvd. Both Artesia Blvd. and Inglewood Avenue are divided streets, prohibiting left turns into and out of the site.

Artesia Blvd. has a posted speed limit of 35 mph, with a total of six lanes. However, the site sits adjacent to the two lanes heading eastbound and has street parking on the curb. Inglewood Ave also has a posted speed limit of 40 mph, with a total of six lanes, with the site sitting on the corner next to the four lanes running northbound (left turn only lane, 2 straight forward lanes, and a right turn only lane).

4. Describe how the overall design is compatible with the neighborhood and in harmony with the scale and bulk of surrounding properties.

The proposed addition of the Hydrogen dispensers and related storage and equipment will be consistent with the mostly commercial surrounding properties. The storage and equipment compound will be shielded by a neutral colored louvered fence and a tan split faced mixed with bands of smooth CMU to make a decorative block wall where visible from the public's view. The fencing and wall will be less than the height of the adjacent, existing building on site, as well as those on the surrounding properties. The surrounding properties vary in height, shape and color characteristics with no uniform theme. The proposed project's neutral color screening of the equipment will ensure it blends into the existing area.

It will be harmonious with the one adjacent residential area, in that it will be screened from view, by the placement along the property lines. The line of sight angle created by the elevation change, and existing fencing is anticipated to hide the equipment enclosure from their view. They may see the awning and the dispensers, but that is consistent with what they see in conjunction with the existing fueling canopy and dispensers.

And in keeping with the modern and futuristic mode of travel that Hydrogen Fuel Cell Electric Vehicles provide, the dispensing area that will be in public view is proposed to have a modern, clean looking design to match.

5. Describe how the design of buildings and structures avoids the appearance of flat facades or boxlike construction.

The project proposes no new buildings, only an equipment enclosure and an awning above the dispensers. The equipment enclosure will screen the equipment from public view so not to clutter the visual appeal of the site with large mechanical equipment. The equipment enclosure is a mixture of decorative block walls on three sides and a louvered (vented) screen fence on the access side. This will be consistent with the

## **IWATANI – REDONDO BEACH, CA - 2714 Artesia Blvd.**

appearance of the existing trash enclosure (although more decorative), while still meeting the code requirements.

The proposed awning will be minimal, modern and is designed to provide a futuristic experience while providing coverage for the customers as they fuel their Hydrogen Fuel Cell vehicles. The proposed design is more creative and fluid than the existing, rectangular canopy over the gasoline/diesel dispensers and will add variety to the site, while not being eccentric. Since it is in closer proximity to the intersection, the more modern, artistic design was thought to be more appropriate as it can be seen by all passing through the intersection. It is also considered consistent with the existing in the fueling dispensers in that both the Hydrogen fuel dispensers and the dispensers for fossil fuels are covered by a canopy for the protection of the patrons from the elements.

6. SIGNS: Indicate how the size, shape, color, materials, illumination, and placement of signs is harmonious and in scale with the building and surround area, and avoids needless repetition or proliferation of signs or any adverse impacts on surrounding properties.

The proposed project has no proposed signage other than Brand Placement on the Awning covering the Hydrogen Dispensers. It is still being designed but will be consistent with the existing as well as appropriate for the modern design of the hydrogen fueling awning.

**CITY OF REDONDO BEACH**  
**PLANNING DIVISION**

APPLICATION NO.

TBD

DATE RECEIVED:

10/26/2020

**APPLICATION FOR VARIANCE**

*Application is hereby made to the Planning Commission/Harbor Commission of the City of Redondo Beach, for Variance, pursuant to Section 10-2.2510 or Section 10-5.2510 Title 10 of the Redondo Beach Municipal Code.*

**PART I - GENERAL INFORMATION**

<b>A</b>	<b>APPLICANT INFORMATION</b>		
	<b>STREET ADDRESS OF PROPERTY:</b> 2714 Artesia Blvd.		
	<b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b> LOT: 4,5,6 & 7      BLOCK: 1      TRACT: Redondo Villa		<b>ZONING:</b> C-2, Commercial
	<b>RECORDED OWNER'S NAME:</b>  Bashir Shahimi	<b>APPLICANT'S NAME:</b>  Ben Steckler	<b>AUTHORIZED AGENT'S NAME:</b> (if different than applicant)
	<b>MAILING ADDRESS:</b>  2714 Artesia Blvd, Redondo Beach, CA	<b>MAILING ADDRESS:</b>  299 N Euclid Ave, Suite 550, Pasadena, CA 91101	<b>MAILING ADDRESS:</b>
	<b>TELEPHONE:</b>	<b>TELEPHONE:</b> 213-381-3243	<b>TELEPHONE:</b>

<b>B</b>	<b>REQUEST</b>
	<p><b>Describe the proposed project and indicate the development standards from which a Variance is requested:</b></p> <p>Respectfully request to add Hydrogen Fueling dispensers, storage and related equipment to an existing fuel service station in order to provide access to the zero-emission generating fuel to the residents of Redondo Beach. This will allow for the purchase and use of new Zero-Emission Hydrogen Fuel Cell Electric Vehicles currently entering the retail market.</p>

**C**

**SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2510(B) of the Zoning Ordinance.

**1. Indicate the special circumstances applicable to your property, including size, shape, topography, location, or surroundings.**

See attached: VAR-Justification-Statements

**2. Indicate how the strict application of the zoning provisions, in light of the above circumstances, deprives your property of privileges enjoyed by other property in the vicinity and in the same zone.**

See attached: VAR-Justification-Statements

**3. Indicate how the adjustment authorized by the Variance, if granted, does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and in the same zone.**

See attached: VAR-Justification-Statements

<b>C</b>	<b>SHOWINGS:</b> Explain how the project is consistent with the criteria in Section 10-2.2510(B) of the Zoning Ordinance.
	<p><b>4. Indicate how the Variance, if granted, will not be contrary to the objectives of the General Plan.</b></p> <p>See attached: VAR-Justification-Statements</p>
	<p><b>5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.</b></p> <p>See attached: VAR-Justification-Statements</p>

<b>D</b>	<b>It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the Variance. Use reverse side of this sheet if more space is needed.</b>				
	<b>NAME</b>	<b>ADDRESS</b>	<b>LOT</b>	<b>BLOCK</b>	<b>TRACT</b>

## **IWATANI – REDONDO BEACH, CA - 2714 Artesia Blvd.**

### **Request:**

To facilitate the addition of the equipment necessary for the storage and dispensing of Hydrogen fuel, we request a variance from the required parking ordinance, not to eliminate parking but to consider the spaces under the canopy as acceptable in lieu of the striped stalls being removed, as well as approval of a variance from the setback requirements as well as the height limitations on block walls for the equipment enclosure for the Hydrogen Fuel.

### **Variance Findings of Fact (Municipal Code):**

- (1) There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of the zoning provisions deprives such property of privileges enjoyed by other property in the vicinity and under identical zone designation.

The project site is an existing service station and the project is to add an environmentally friendly fuel option. The special circumstances associated with the proposed project are directly related to its existing use, and the location in the City of Redondo Beach. The State of California initiated AB-118 to help spur the new infrastructure for Hydrogen fueling and established that the best locations for this new infrastructure would be at existing service stations (to help facilitate the transition from cars/fuels that pollute to cars/fuels that do not). The State then identified the City of Redondo Beach as a prime location for this infrastructure. These two criteria along with the existing use and the location combine to make the special circumstance that makes this a worthy variance to grant.

Hydrogen Fuel Cell Electric Vehicles are the most associable experience with modern fossil fuel powered vehicles of any of the zero-emission vehicles available. The fact that the experience of driving a Hydrogen Fuel Cell Electric Vehicle is so similar to the experience of driving a fossil fuel powered vehicle is anticipated to make it easier for more drivers to convert. The more drivers that convert from driving fossil fuel vehicles to electric vehicles the less pollution will be in the air. The addition of this infrastructure is both beneficial to the community and to the region.

The proposed location of the equipment enclosure is going to remove seven existing striped parking stalls from the site. The applicant is requesting the community to accept the twelve existing (not-striped) parking spots at the fuel dispensers in lieu of the seven striped stalls. The majority of the clientele of the service station who get fuel and purchase something from the convenience store do so from the spot adjacent to the fuel dispenser they are using, leaving the majority of the required striped stalls vacant and doing nothing except adding to the urban heat index. Allowing the service station to consider the parking under the canopy as part of the requirement for onsite parking benefits the community and the environment in that it will allow for the addition of the Hydrogen fueling which will benefit the air quality with every mile driven behind the wheel of a Hydrogen Fuel Cell Electric Vehicle.

## **IWATANI – REDONDO BEACH, CA - 2714 Artesia Blvd.**

Allowing for the required structure surrounding the Hydrogen equipment to be located in the location proposed allows for the installation of the infrastructure to provide for the use of Hydrogen Fuel Cell Electric Vehicles in Redondo Beach, which in turn will help to reduce air pollution in the region. The proposed location will make the equipment enclosure nearly invisible to the residential neighbors to the south, as well as help to ensure it to be as safe and unobtrusive as can be. The neighboring property is elevated an estimated 9-13 feet over the height of the service station and has its own retaining wall with screening fence. The proposed location of the equipment enclosure will be screened by the elevation difference as well as their existing 6' high wooden fence on top of the existing retaining wall. The proposed enclosure will be below the overall height of the existing wall along the property line and will be in proximity to that wall so that it is not anticipated to be visible to any of the residents.

Allowing for the height of the proposed enclosure makes it consistent with the adjacent retaining wall and provides for the additional concern the Redondo Beach Fire Department expressed during the preliminary review. The RBFD stated they wanted the enclosure wall surrounding the equipment to be as high as the equipment inside or higher if possible (as an additional safety requirement above and beyond standard code requirements).

The Hydrogen Fuel Cell electric vehicles that will use this facility are environmentally friendly (producing zero-emissions). And, because they are electric vehicles, they produce almost no sound and no toxic emissions. Thus, both the proposed location and the proposed wall height are specifically for the safety and the benefit of the general welfare of the community, along with being an environmental benefit for the community to have this fuel available for the residents. Since the code allows for variances from development standards if these criteria can be met, and since any property owner can apply for a variance, the granting of the variances does not constitute a special privilege inconsistent with the vicinity or the zone. Approval of the variance is both beneficial for the community and the region.

- (2) Any Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

Variances are allowed via the development code, any property needing a variance for a project that does not impact the general health, safety or welfare of the community is permitted to apply for a variance. Providing that the variance requested here, to accept alternative locations for required parking stalls at a service station, is deemed acceptable and approved, the project and the approval would be consistent with the development code and would not be receiving a grant of a special privilege. Since anyone in the community can apply for it, and it is determined that the project is not detrimental to the community (where this project is actually beneficial for the community) then it is not a special privilege to grant this variance request. The request is a sensible modification to the code in relation to this project to allow for a project

## **IWATANI – REDONDO BEACH, CA - 2714 Artesia Blvd.**

that is not detrimental, and is in this case beneficial, to proceed. The granting of this variance would not cause any detriment and it would benefit the public health, safety and general welfare.

- (3) The granting of a Variance shall not be contrary to the objectives of the Comprehensive General Plan.

The granting of the variance will not be contrary to the goals of the General Plan, it will be consistent with and further goal 1R of the General Plan (as quoted below):

“It shall be the goal of the City of Redondo Beach to:

1R Ensure the protection and maintenance of environmental resources.”

The addition of Hydrogen as a zero-emission alternative fuel at this location allows for the residents of Redondo Beach to obtain and drive a new Hydrogen Fuel Cell Electric Vehicle instead of a using a traditional fossil fuel burning vehicle. While driving a Hydrogen Fuel Cell Electric Vehicle, the person will not be creating any air pollution. Each person who drives such a car is effectively reducing air pollution with every mile they drive the new Hydrogen Fuel Cell Electric Vehicle instead of a traditional gasoline/diesel vehicle. Thus, this project furthers the above goal and helps each citizen of Redondo Beach to potentially ensure the protection of the environmental resource air.

8/14/20

City of Redondo Beach -  
Community Development Department  
415 Diamond Street  
Redondo Beach, CA 90277

Attn: City Planning Manager & City Building Official

**Subject:** Iwatani Hydrogen Fueling Upgrade  
2714 Artesia Boulevard  
Redondo Beach, CA 90278

**Re:** Property Owner Authorization Letter

To Whom It May Concern:

As property owner of the subject location, I BASHIR Shahimi, hereby authorize Ben Steckler, Aydin Manouchehri and Jimmy Toetz of Fiedler Group to apply for and represent **Bussopp, Inc.** in the filing of any Planning applications for required approvals and/or for related permits for the subject site/project. Additionally, this authorization includes, but is not limited to, appearing before any governmental agency at meetings or public hearings addressing proposed construction/improvements for the above mentioned facility. Should you have any questions, I can be reached at (310)-213-1185. Thank you for your time.

Best regards,

  
Bashir Shahimi  
Owner

08/17/20

Subscribed and sworn to (or affirmed) before me this 17<sup>th</sup> day of August, 2020  
by \_\_\_\_\_, proved to me on the basis of  
satisfactory evidence to be the person(s) who appeared before me.

See Attached  
FILING CLERK OR NOTARY PUBLIC

State of California )  
County of Los Angeles ) ss Seal

## CALIFORNIA JURAT CERTIFICATE

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

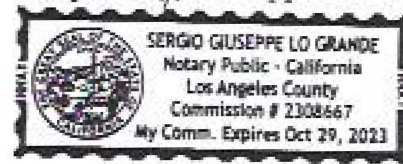
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 17th day of August  
2020, by Bashir Shamihi

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS MY HAND AND OFFICIAL SEAL.

Sergio Giuseppe Lo Grande  
Signature of Notary Public



(Notary Seal)

### OPTIONAL INFORMATION

*The jurat contained within this document is in accordance with California law. Any affidavit subscribed and sworn to before a notary shall use the preceding wording or substantially similar wording pursuant to Civil Code sections 1189 and 8202. A jurat certificate cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. The seal and signature cannot be affixed to a document without the correct notarial wording. As an additional option an affiant can produce an affidavit on the same document as the notarial certificate wording to eliminate the use of additional documentation.*

#### DESCRIPTION OF ATTACHED DOCUMENT

Property Owner Authorization Letter  
(Title of document)

Number of Pages 1 (Including jurat)

Document Date 08/17/2020

(Additional Information)

#### CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual  
☐ Corporate Officer  
☐ Partner  
☐ Attorney-In-Fact  
☐ Trustee  
☐ Other: \_\_\_\_\_