

**A. CALL MEETING TO ORDER**

A Virtual Meeting of the City of Redondo Beach Planning Commission was called to order by Vice Chair Toporow at 7:00 p.m.

**B. ROLL CALL**

Commissioners Present: Hinsley, Ung, Gaddis, Boswell, Godek, Vice Chair Toporow

Commissioners Absent: Berg

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

**C. SALUTE TO THE FLAG**

Vice Chair Toporow led in the Salute to the Flag.

**D. APPROVAL OF ORDER OF AGENDA**

Motion by Commissioner Gaddis, seconded by Commissioner Godek, to approve the Order of Agenda, as presented. Motion carried unanimously, without objection.

**E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS**

**E.1 Receive and File Blue Folder Items**

Motion by Commissioner Ung, seconded by Commissioner Gaddis, to receive and file Blue Folder Items. Motion carried unanimously, without objection.

**F. CONSENT CALENDAR**

**F.1 Approve Affidavit of Posting of Planning Commission Regular Meeting of July 15, 2021**

**F.2 Approve Minutes of the Regular Planning Commission meeting of May 20, 2021, and June 17, 2021**

**F.3 Receive and File Planning Commission Referrals to Staff Update July 15, 2021**

Commissioner Hinsley pulled Item No. F.2 from the Consent Calendar for separate discussion and action.

Motion by Commissioner Hinsley, seconded by Commissioner Gaddis, to approve the Consent Calendar, except for Item No. F.2. Motion carried unanimously, without objection.

## **G. EXCLUDED CONSENT CALENDAR ITEMS**

### **G.1 (F.2) Approve Minutes of the Regular Planning Commission meeting of May 20, 2021, and June 17, 2021**

Commissioner Hinsley referenced the meeting minutes of June 17, 2021, Page 2, noted the motion was to incorporate the blue folder edits of Commissioner Berg, not Commissioner Hinsley.

Motion by Commissioner Hinsley, seconded by Commissioner Gaddis, to continue approval of the June 17, 2021, minutes to the Planning Commission meeting of August 19, 2021 for verification by staff of the proposed change, and approve the meeting minutes of May 20, 2021, as presented. Motion carried unanimously, without objection.

## **H. PUBLIC PARTICIPATION NON-AGENDA ITEMS**

### **H.1 Receive and File Written Communications for the Planning Commission on Non-Agenda Items**

Planning Analyst Lina Portolese reported receiving one written comment regarding the Beach Cities Health District.

There were no other public comments on this item.

Motion by Commissioner Gaddis, seconded by Commissioner Hinsley, to receive and file written communications to the Planning Commission on non-agenda items. Motion carried unanimously, without objection.

## **I. EX PARTE COMMUNICATIONS**

Commissioner Boswell reported speaking with Commissioner Gaddis regarding Items No. J.1, J.2 and J.3 and visited each site.

Commissioner Hinsley reported discussing Item No. J.1 with staff and Vice Chair Toporow, and discussing Item No. J.3. with staff, Vice Chair Toporow, the applicant and visited the site.

Commissioner Gaddis reported speaking with Commissioner Boswell regarding Items

No. J.1, J.2 and J.3; visited the site for Items No. J.1 and J.2 and spoke with a member of the public regarding Item No. J.2.

Commissioner Godek reported visiting each site relative to Items No. J.1, J.2 and J.3. and no verbal communications.

Commissioner Ung reported no Ex Parte.

Vice Chair Toporow reported speaking with Commissioner Hinsley regarding Items No. J.1 and J.3.

## **J. PUBLIC HEARINGS**

### **J.1. A PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A VETERINARY CLINIC WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 1436 AVIATION BOULEVARD.**

APPLICANT: DR. ELIZABETH HIX, DVM  
dba PAW VETERINARY CENTER INC.  
ADDRESS: 1436 AVIATION BOULEVARD  
APPLICATION NO: CUP- 2021- 03

#### **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 REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A VETERINARY CLINIC (ANIMAL HOSPITAL) WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN A COMMERCIAL (C-2) ZONE AT 1436 AVIATION BOULEVARD

**CONTACT: LINA PORTOLESE, PLANNING ANALYST**

Motion by Commissioner Ung, seconded by Commissioner Godek, to open the Public Hearing. Motion carried, unanimously, without objection.

Vice Chair Toporow administered the Audience Oath to those wishing to comment on Public Hearing items.

Planning Analyst Lina Portolese narrated a PowerPoint presentation with details of the project; discussed location, existing conditions, adjacent properties, site plan, proposed veterinary clinic business plan, floor plans, elevations, evaluation of the CUP, incidental uses, traffic and parking impacts, noise, odor, and waste disposal, and CEQA exemptions, and listed recommendations.

Vice Chair Toporow distinguished between kenneling and boarding and confirmed the number of animals that can be boarded at a particular time is not specified by the code.

Vice Chair Toporow invited the applicant to address the Commission.

Dr. Elizabeth Hix, applicant, noted the intent is to have a predominantly veterinary facility; reported that with the pandemic, accessing veterinary care is difficult and offered to respond to questions from the Commission.

There were no other public comments.

Discussion followed regarding the number of pets expected to be served, per day, proposed boarding services, requirements for overnight supervision both on site and virtual, expected deliveries, biohazard waste removal, allowing sliding doors to be opened only during clinic hours, location of the kenneling component, placing a limitation on the number of boarded animals, sanitation of the play pen area on the second floor, housing animals in individual kennels, and the possibility of adding sound-proofing.

It was noted Condition of Approval No. 6 relates to noise and verifiable complaints, and discussion continued regarding creating an environment of low vocalization and low stress, adding language to Condition No. 2, "Not to exceed 30", the possibility of setting the delivery schedule later in the day to avoid rush hour traffic, and increasing safety during exiting from the parking area by adding a mirror and/or signage.

Commissioner Ung noted mirrors are not an approved traffic technique.

In reply to Commissioner Gaddis's question, Planning Analyst Portolese reported subsequent owners would be subject to the conditions of the CUP.

There were no public comments on this item.

Motion by Commissioner Godek, seconded by Commissioner Gaddis, to close the Public Hearing. Motion carried, unanimously, without objection.

In response to Vice Chair Toporow regarding adding a condition relative to noise, Planning Manager Sean Sculley discussed crafting a typical condition regarding requiring a noise consultant to confirm noise elements of the construction.

Commissioner Hinsley suggested setting a maximum number of animals to be kenneled at 20 and 10 for the care of sick animals and adding language to Condition No. 10 indicating, "exclusive of the sliding glass doors on the second floor".

Community Development Director Brandy Forbes noted Condition No. 10 has to do with ensuring HVAC is adequately sized; stated the City does not have requirements relative to ventilation and reported State requirements will have to be met.

Vice Chair Toporow suggested adding language that, "State requirements for ventilation must be met".

Commissioner Ung recommended changing the maximum number of animals to be kenneled at 25 and in terms of Condition No. 9, suggested allowing the sliding glass doors to be open during clinic hours only.

Planning Manager Scully recommended adding language to the end Condition No. 9, "Sliding glass doors shall remain closed when the clinic is closed" and to Condition No. 20, "Traffic caution safety signage, use of mirrors and/or red curbing to improve traffic egress safety as approved necessary by the City Traffic Engineer shall be confirmed prior to the issuance of the building permit". Relative to Condition No. 21, he offered the following language: "Prior to the issuance of a building permit, a licensed acoustical engineer shall confirm noise attenuation measures required to comply with the City's noise ordinance."

Community Development Director Forbes referenced the California Health and Safety Code relative to veterinary public health and safety regulations and suggested adding language that, "Needs to comply with the California Health and Safety Code regulations including pet boarding facilities regulations".

Planning Manager Scully offered language for Condition No. 2 as follows, "Animal kenneling or overnight boarding shall be allowed as an incidental use to primary veterinary clinic services and is limited to a maximum of 30 pets, 25 of which can be kenneled animals, ancillary to the clinic operation with overnight supervision as stated in the business plan submitted by the applicant."

Commissioner Boswell suggested allowing flexibility to adjust then number of animals kenneled or under clinical care depending on demand and the space available.

Discussion followed regarding setting a limit to the number of animals which can be kenneled for non-medical care, allowing flexibility in terms of animals needing overnight clinical care and avoiding setting precedence.

Motion by Commissioner Hinsley, seconded by Commissioner Ung, to adopt a resolution by title only approving the request subject to the findings and conditions contained therein, in the draft resolution included as a Blue Folder item:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A VETERINARY CLINIC (ANIMAL HOSPITAL) WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN A COMMERCIAL (C-2) ZONE

AT 1436 AVIATION BOULEVARD

With the following modifications to the Conditions of Approval:

- To modify Condition No. 2 to limit the number of non-medical overnight boarding to 25 pets, not to exceed a total of 30 pets boarded pets.
- To modify Condition No. 9: "Sliding glass doors shall remain closed when the clinic is closed and open only during business hours".
- Add Condition No. 20: "Traffic caution safety signage, use of mirrors and/or red curbing to improve traffic egress safety as approved necessary by the City Traffic Engineer shall be confirmed prior to the issuance of the building permit".
- Add Condition No. 21: "Prior to the issuance of a building permit, a licensed acoustical engineer shall confirm noise attenuation measures required to comply with the City's noise ordinance."
- Add Condition No. 22: "The clinic and boarding facility shall comply with the California Health and Safety Code regulations including pet boarding facilities regulations".

The motion carried, unanimously, (6-0) by roll call vote.

**J. 2. A PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION, PLANNING COMMISSION DESIGN REVIEW, AND COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF AN ADDITION TO AN ATTACHED GARAGE TO AN EXISTING BUILDING ON A LEGAL NON- CONFORMING PROPERTY LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 607 S. PACIFIC COAST HIGHWAY.**

APPLICANT: SCOTT CHERNOFF, CUMBERLAND HOLDINGS LLC  
ADDRESS: 607 S. PACIFIC COAST HIGHWAY  
APPLICATION NOS: PCDR-2021-03; CDP-2021-06

**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 finding 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 A PLANNING COMMISSION DESIGN REVIEW AND COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A 200-SQUARE FOOT ADDITION (GARAGE) TO AN EXISTING, LEGAL NON- CONFORMING PROPERTY LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 607 S. PACIFIC COAST HIGHWAY

**CONTACT: ANTONIO GARDEA, SENIOR PLANNER**

Motion by Commissioner Godek, seconded by Commissioner Hinsley, to open the Public Hearing. Motion carried, unanimously, without objection.

Vice Chair Toporow administered the Audience Oath to those wishing to comment on this Public Hearing item.

Senior Planner Antonio Gardea narrated a PowerPoint presentation regarding the proposed project; discussed location, zoning, lot area, existing conditions, challenges due to the layout of the building, site plan, criteria related to nonconforming uses, elevations, the proposed garage, and recommendations.

Vice Chair Toporow invited the applicant to address the Commission.

Scott Chernoff, applicant, narrated a PowerPoint presentation with an introduction of the project; addressed property history, prior conditions, current conditions, submittal, rationale, planning history, neighborhood outreach and conclusion.

Discussion followed regarding the roof of the garage and whether it will have mechanical equipment, the height of the garage, the existing height of the apex of the garage, conforming rear setbacks in the commercial zone, the required side setbacks, improved egress/ingress, and minimum requirements for lockable storage.

Rebecca Rumsey spoke in support of the proposed project and discussed an ongoing issue with respect to safety.

Junko Hall acknowledged issues with safety but noted the situation has changed because of the garage, lighting and cameras that have been installed and spoke in support of the proposed project.

Randall Kimose, 610 Elvira, reported the ridge on the existing garage is 12 feet; opposed the proposed increase in the rear property line and stated the building is ugly from nearby residents' perspectives.

Planning Analyst Portolese noted eComments were received from:

Noel Sack, in support of the Commission's decision to deny a setback less than 5 feet.

Wendy Gutierrez, in favor of the proposed project.

Sean Killackey, 606 Elvira, in opposition to the project, felt it is an encroachment; expressed concerns it will reduce existing parking space; believed the purpose is for personal storage of the owner's automobiles; opined the applicant's request will make it more non-conforming than it is now and urged the Commission to reject the application.

There were no other public comments on this item.



Commissioner Hinsley reported speaking with Commissioner Toporow regarding this item.

Scott Chernoff, applicant, stated Mr. Kimose believes he speaks for the whole neighborhood; noted that he does not; reported speaking with neighbors, individually; discussed working with the architect and City planners; talked about planting trees which will offer screening in the future and addressed the height of the garage.

Discussion followed regarding the height of the new structure, the possibility of repositioning the garage 4 feet forward, potential issues with the garage being used for the storage of personal-use vehicles, City requirements relative to garages, design consistency for the two buildings, the possibility of narrowing the windows of the garage so the roof can be conforming, the width of the proposed large and small garage doors, residential parking standards and tenant parking.

Motion by Commissioner Hinlsey, seconded by Commissioner Gaddis, to close the Public Hearing. Motion carried, unanimously, without objection.

Commissioner Hinsley expressed interest in moving the garage further away from the property line and changing the height of the roof to a flat roof or a slight pitch.

Commissioner Ung expressed concerns that the current design adds a second non-conforming feature and stated he does not agree with widening the garage as it is currently in conformance.

Commissioner Boswell stated he would like to see the slope of the garage roof be the same slope as the main building and encouraging moving the building forward.

Motion by Commissioner Hinlsey, seconded by Commissioner Godek, to adopt a resolution by title only approving the request subject to the finding 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 A PLANNING COMMISSION DESIGN REVIEW AND COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A 200-SQUARE FOOT ADDITION (GARAGE) TO AN EXISTING, LEGAL NON- CONFORMING PROPERTY LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 607 S. PACIFIC COAST HIGHWAY

With the following modifications to the Conditions of Approval:

- Modify Finding No. 1A: Revise second sentence to read the addition should be a minimum of 6 foot 7 inches from the rear property line and 11 feet 6 inches from the side property line, strike 19 feet in height.
- Strike Condition No. 8: In its entirety and renumber the Conditions of Approval
- Add Condition No. 15: To move the garage east, a minimum of 2 feet to a maximum of 4 feet, if feasible, as determined by the Community Development Director
- Add Condition No. 16: The garage/addition shall have a southern roof height of 14'-



feet, 6-inches with a roof designed with the same slope as the existing adjacent main building.

The motion carried, unanimously, (6-1) by roll call vote, with Commissioner Ung, opposed.

Recess/Reconvene

Motion by Commissioner Hinlsey, seconded by Commissioner Ung, to recess the meeting at 10:54 p.m. Motion carried, unanimously, without objection.

Motion by Commissioner Godek, seconded by Commissioner Boswell, to reconvene the meeting at 10:57 p.m. Motion carried, unanimously, without objection.

**J.3. A PUBLIC HEARING FOR CONSIDERATION OF AN APPEAL OF THE ADMINISTRATIVE DESIGN REVIEW DECISION DENYING THE REQUEST TO VOLUNTARILY DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE AND REMOVE AN ATTACHED STANDARD, TWO-CAR GARAGE AND REPLACE WITH A NEW SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TANDEM GARAGE AND A BALCONY IN THE REAR YARD SETBACK CLOSER THAN FIVE (5') FEET FROM THE SIDE PROPERTY LINE ON PROPERTY LOCATED WITHIN A SINGLE-FAMILY RESIDENTIAL (R-1A) ZONE AT 1743 MORGAN LANE.**

APPLICANT: STEVEN McCASLIN AND DIANE KACER-McCASLIN  
OWNER: Same as applicant  
ADDRESS: 1743 Morgan Lane

RECOMMENDATION:

1. Open public hearing and administer oath;
2. Request Staff presentation;
3. Request appellant's presentation;
4. Take further testimony from staff, the appellant, and the public;
5. Close the public hearing and deliberate
6. Adopt by title only a Resolution of the Planning Commission of the City of Redondo Beach, California, denying an appeal and upholding the Administrative Design Review decision denying the request to voluntarily demolish an existing single-family residence and remove an attached standard, two-car garage and replace with a new single-family residence with an attached tandem garage and a balcony in the rear yard setback closer than five (5') feet from the side property line on property located within a Single-Family Residential (R-1A) zone at 1743 Morgan Lane, OR
7. Adopt by title only a Resolution of the Planning Commission of the City of Redondo Beach, California, upholding an appeal of the Administrative Design Review decision and granting the request to voluntarily demolish an existing single-family residence and remove an attached standard, two-car garage and replace with a new two-car garage and replace with a new single-family residence with an attached tandem garage and a balcony in the rear yard setback closer than five (5') feet from the side property line on property located within a Single-Family Residential (R-1A) zone at

1743 Morgan Lane

**CONTACT: SEAN SCULLY, PLANNING MANAGER**

Motion by Commissioner Hinsley, seconded by Commissioner Ung, to open the Public Hearing. Motion carried, unanimously, without objection.

Planning Manager Scully narrated a PowerPoint presentation addressing tonight's proceedings, lot dimensions, existing conditions, elevations, surrounding properties, details of the proposal, site plan, Administrative Design Review criteria, areas of non-compliance, conclusion, and recommendations.

Steven McCaslin, applicant, discussed existing conditions; reported their living space is completely cut off from natural sunlight; commented on the backyard space and access through the master bedroom; noted a lack of ventilation and street visibility; spoke about the roof deck and addressed the balcony, the tandem garage, and the context within the block.

Discussion followed regarding past approval of houses that seem to be out of code, balconies given credit for open space but not used as open space, projects currently under construction that are in violation of the required setbacks, other projects requesting tandem parking and the lack of design guidelines for R-1A zones.

Mr. McCaslin reported he considers the tandem garage a priority over the balcony; suggested that staff investigate the property under construction at 734 Morgan Lane, to ensure their balcony complies; provided examples of other single-car garages in the neighborhood and noted the paved area in front of the garage is large enough to fit two cars in the driveway.

Discussion followed regarding maintaining consistency in the neighborhood, the lack of available street parking and ways of discouraging termite invasions.

Planning Analyst Portolese reported receiving one eComment regarding this item from:

Noel Sack, in support of the Commission's decision to deny a setback less than 5 feet.

There were no other public comments.

Motion by Commissioner Gaddis, seconded by Commissioner Godek, to close the Public Hearing. Motion carried, unanimously, without objection.

Vice Chair Toporow commented positively on the tandem garage; noted she does not think balconies are a good use of open space but declared she will accept the Commission's willingness to change the setback of the balcony.

Commissioner Hinsley believed the applicant's interpretation of the tandem garage is correct; agreed with staff's interpretation of the required balcony setback but stated he cannot make the finding that the design is compatible with the surrounding neighborhood.

Vice Chair Toporow stressed that designs change over time.

Commissioner Boswell felt the small concession of allowing tandem parking is worth the benefits of the design; suggested adjusting the balcony to comply and spoke about the lack of conformity in design throughout the City.

Motion by Commissioner Boswell, seconded by Commissioner Godek, to adopt by title only a Resolution of the Planning Commission of the City of Redondo Beach, California, upholding an appeal of the Administrative Design Review decision and granting the request to voluntarily demolish an existing single-family residence and remove an attached standard, two-car garage and replace with a new two-car garage and replace with a new single-family residence with an attached tandem garage and a balcony in the rear yard setback not closer than five (5') feet from the side property line on property located within a Single-Family Residential (R-1A) zone at 1743 Morgan Lane, as amended by the Planning Commission. "Not" added to language from draft resolution, with following amendment:

- Revise finding 1a to read "...and the balcony projecting into the required rear yard setback *not closer than 5' to the side property line...*"

Substitute motion by Commissioner Hinsley to continue the public hearing to the September Planning Commissioner meeting and revise the project to offset the front wall above the garage rear, to change the flat roof design to a pitched roof design to align with single-car garages in the neighborhood. Motion not carried for lack of a second.

The original motion carried, (4-2) by roll call vote, with Commissioner Hinsley and Gaddis opposed.

**K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None**

**L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None**

**M. ITEMS FROM STAFF**

Community Development Director Forbes reported the VMT standards were adopted by City Council.

**N. COMMISSION ITEMS AND REFERRALS TO STAFF**

Commissioner Hinsley praised Planning Analyst Portolese on her presentation of the 1436 Aviation Boulevard CUP.

Vice Chair Toporow requested placing consideration of commercial open space on an upcoming Planning Commission agenda and suggested reviewing the Municipal Code relative to kennels and tandem parking and subterranean garages.

Community Development Director Forbes commented on the Commission's prior

consideration of kennels and recommendations to City Council.

**O. ADJOURNMENT**

There being no further business to come before the Commission, Commissioner Hinsley motioned, seconded by Commissioner Godek, to adjourn at 12:56 a.m., July 16, 2021, to the next Planning Commission meeting on Thursday, August 19, 2021, at 7:00 p.m. Motion carried unanimously (6-0), by roll call vote.

Respectfully submitted,

---

Brandy Forbes  
Community Development Director