

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, Godek, Berg, Vice Chair Toporow

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

C. SALUTE TO THE FLAG

Commissioner Ung led in the Salute to the Flag.

D. APPROVAL OF ORDER OF AGENDA

Motion by Commissioner Hinsley, seconded by Commissioner Ung, to approve the Order of Agenda, as presented. Motion carried unanimously (5-0), 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 Godek, to receive and file Blue Folder Items. Motion carried unanimously (5-0), without objection.

F. CONSENT CALENDAR

F.1 Approve Affidavit of Posting of Planning Commission Regular Meeting of May 20, 2021

F.2 Approve Minutes of the Regular Planning Commission meeting of March 18, 2021 and April 15, 2021

F.3 Receive and File Planning Commission Referrals to Staff Update

Commissioner Hinsley pulled Item No. F.2 for separate discussion.

There were no public comments on this item.

Motion by Commissioner Godek, seconded by Commissioner Berg, to approve the Consent Calendar, except for Item No. F.2. Motion carried unanimously (5-0), by roll call vote.

G. EXCLUDED CONSENT CALENDAR ITEMS

G.1 (F.2) Approve Minutes of the Regular Planning Commission meeting of March 18, 2021 and April 15, 2021

Commissioner Hinsley referenced edits he submitted earlier to the minutes of March 18, 2021.

Motion by Commissioner Hinsley, seconded by Commissioner Godek, to approve the meeting minutes of March 18, 2021, as corrected and the minutes of April 15, 2021, as presented. Motion carried unanimously (5-0), by roll call vote.

H. PUBLIC PARTICIPATION NON-AGENDA ITEMS

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

Holly Osborne referenced Blue Folder Items relative to SB 478 and SB 778; discussed the need to refine standards for open space, R2 and R3 lots; urged the Planning Commission to develop guidelines for open space and asked that the City oppose SB 478 and write to Ben Allen.

There were no other public comments on this item.

Motion by Commissioner Ung, seconded by Commissioner Berg, to receive and file written communications for the Planning Commission on non-agenda items. Motion carried (5-0), by roll call vote.

I. EX PARTE COMMUNICATIONS

Commissioner Hinsley reported speaking to Commissioner Berg regarding Items No. J.1. and J.2., staff and a member of the public.

Commissioner Berg reported speaking with Commissioner Hinsley regarding Items No. J.1. and J.2., staff regarding Item No. J.1., and the applicants on Item No. J.1. and J.2.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, AND VARIANCE TO ALLOW THE INSTALLATION AND OPERATION OF A HYDROGEN FUELING STATION WITH A REDUCTION

IN THE PARKING REQUIREMENT FOR AN EXISTING AUTOMOBILE SERVICE STATION ON PROPERTY LOCATED WITHIN A COMMERCIAL (C-2) ZONE.

APPLICANT: FIELDER GROUP
ADDRESS: 2714 ARTESIA BOULEVARD
CASE NOS: CUP-2021-01; PCDR-2021-01; VAR-2021-01

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, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, AND VARIANCE TO ALLOW THE INSTALLATION AND OPERATION OF A NEW HYDROGEN FUELING STATION AND RELATED EQUIPMENT WITH A REDUCTION IN THE PARKING REQUIREMENT AT AN EXISTING SERVICE STATION ON PROPERTY LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 2714 ARTESIA BOULEVARD

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

Motion by Commissioner Ung, seconded by Commissioner Berg, to open the Public Hearing. Motion carried (5-0), without opposition.

Vice Chair Toporow administered the Audience Oath for this Public Hearing item.

Planning Manager Sean Scully narrated a PowerPoint presentation addressing the subject site, zoning, surrounding uses, background, proposed island and equipment, site plan, examples of equipment enclosures, the Conditional Use Permit, Planning Commission Design Review, variance for parking, variance findings, coordination with other City departments and recommendations.

Discussion followed regarding the number of hydrogen fuel vehicles, the Governor's initiation of numerous programs to provide infrastructure for alternative fuels, the height of the proposed awning, setbacks, and requirements for hydrogen fuel signage.

Commissioner Berg reported there are restrictions in the covenants as a Mobil service station that preclude them from using advertisements for non-Mobil products; noted the owners pointed out the station is used as a cut-through as people travel north on Inglewood to avoid the red light and discussed delivery trucks and noise.

Vice Chair Toporow spoke about past projects having limitations in terms of hours of delivery and asked if that is possible with this project.

Community Development Director Forbes reported it is not an issue of when the delivery takes place, but rather when a patron begins fueling, the compressor turns on and stated the Commission may set limitations on the hours of delivery, but also on the hours of the hydrogen fuel operations.

Commissioner Godek noted a 1 dB change in noise would not be perceptible.

Ben Steckler of Fiedler Group, representative for the applicant, narrated a PowerPoint presentation addressing the project, the proposed awning, equipment screening, AB 118, existing hydrogen fuel infrastructure, benefits of hydrogen fuel and vehicles; reported they will not be advertising on the fuel sign, itself; noted most hydrogen fuel stations are advertised via an application and stated the station limits delivery of fuel during peak hours.

In response to Commission Ung, Mr. Steckler stated Fiedler group does not own or operate the stations, the company assists in designing and construction of the stations.

In response to Vice-Chair Toporow, Mr. Steckler stated the operator, Iwatani, will have a lease with the Mobil station owner.

In reply to Commissioner Ung's question, Mr. Steckler stated that the noise of venting at the compressor and the venting stacks will not be audible over the ambient noise levels and the awning will stop the noise from reaching the adjacent residential units, and the other noise will be the clicking noise occurs at the end of the cycle of fueling near the vehicle. Commissioner Ung followed up comparing the hydrogen refueling compressor noise to a roofing air compressor to which Mr. Steckler replied that he has never actually heard the noise so he couldn't respond as to what it sounds like but that the study says it would not be noticeable to the neighbors. The enclosure walls deflect the sound and the awning provides an extra barrier.

In response to Commissioner Ung regarding extending the awning across the entire enclosure, Mr. Steckler stated that the awning was added as a visual barrier, not an acoustical barrier, but that it does provide the added benefit of reducing the noise by one decibel lower as currently designed.

In response to Commissioner Ung, Mr. Steckler confirmed that extending the awning would obstruct access for maintenance.

Discussion followed regarding regulations relative to gas/diesel price signage, the time required for refueling the hydrogen storage tanks as being the same amount of time as gasoline tanks of approximately 20-30 minutes, would not occur at the same time as gasoline tank refueling, would not block the driveway access, frequency of deliveries expected to be once per week, other hydrogen fueling stations in the City and other locations considered for the hydrogen fueling site are not known to be planned by Iwatani at this time.

Commissioner Berg stated that the station owner believed refueling could be placed under the awning and that the station hydrogen refueling would not take up to 30 minutes.

In response to Commissioner Hinsley, Mr. Steckler stated the location of the fueling station on the site was selected to not conflict with the Mobile station branding.

Gia Vacin, Governor's Office of Business and Economic Development, spoke in support of the project; reported the State has a target of 200 hydrogen stations by 2025; noted increased sales of alternative-fuel vehicles and noted infrastructure remains a limiting factor to adoption; addressed fueling card incentives provided by dealerships and reported all the stations have received State support.

In reply to Commissioner Hinsley's question regarding the conditions of approval, Planning Manager Scully reported the conditions of approval were reviewed and developed by Planning staff, in coordination with other departments including Fire and Engineering, trying to adequately address the project's impacts.

Commissioner Hinsley asked if the city has any experience with hydrogen fuel and Planning Manager Scully spoke about his experience with hydrogen fuels and impact concerns are usually focused on noise and fire; addressed parking and noise studies and spoke about community outreach of completing one public notice mailing to property owners, tenants, and residents within 300 feet and did not receive any feedback or comments.

Commissioner Ung suggested adding a condition that if there are complaints regarding noise, hours of operation would be reviewed.

Motion by Commissioner Godek, seconded by Commissioner Berg, to close the Public Hearing. Motion carried (5-0), without opposition.

Commissioner Hinsley expressed concerns regarding impacts to adjacent neighbors that may not understand hydrogen fueling and whether the conditions of approval are appropriate and suggested doing more outreach to adjacent neighbors.

It was noted by Mr. Steckel that the adjacent neighbors were notified twice, once by the applicant in February and once by the City, and no comments were received in response.

Vice-Chair Toporow commented that the applicant and the City have done their due diligence for public noticing to neighbors.

Commissioner Godek commented that the project is good for the site is thoughtfully designed.

Commissioner Berg commented on how well the property owner has upkeep the location and is in favor of this project.

In response to Commissioner Ung, Planning Manager Scully suggested adding Condition of Approval No. 25 as follows: If complaints are received concerning the operation of the

hydrogen fuel station, including but not limited to noise, hours of operation and other limitations may be applied to the project as determined by the Community Development Director.

Discussion followed regarding other sources of noise and it was noted any future dispute regarding restrictions would come before the Planning Commission.

In response to Commissioner Berg, Community Development Director Forbes stated that the current CUP for the gas station does not restrict hours for delivery.

Motion by Commissioner Ung, seconded by Commissioner Godek, to adopt a resolution by title only approving the request subject to the findings and conditions contained therein and with the addition of Condition of Approval No. 25 as stated by staff.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, AND VARIANCE TO ALLOW THE INSTALLATION AND OPERATION OF A NEW HYDROGEN FUELING STATION AND RELATED EQUIPMENT WITH A REDUCTION IN THE PARKING REQUIREMENT AT AN EXISTING SERVICE STATION ON PROPERTY LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 2714 ARTESIA BOULEVARD

Motion carried (5-0), by roll call vote.

J.2. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED REAR YARD SETBACK TO CONSTRUCT A NEW ATTACHED TWO-CAR GARAGE, WITH A SECOND-STORY ADDITION ABOVE, ON PROPERTY LOCATED IN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE.

APPLICANT: STEWART AND CHIKAKO HOFFMAN
ADDRESS: 2323 CLARK LANE
CASE NO: VAR-2021-02

RECOMMENDATION:

1. Open public hearing and administer oath;
2. Take testimony from staff, applicant, and interested parties;
3. Close public hearing and deliberate;
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 VARIANCE TO

ALLOW THE CONSTRUCTION OF A NEW TWO-CAR GARAGE WITH A SECOND STORY ABOVE ATTACHED TO THE MAIN RESIDENCE ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE AT 2323 CLARK LANE.

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

Motion by Commissioner Ung, seconded by Commissioner Godek, to open the Public Hearing. Motion carried (5-0), without opposition.

Vice Chair Toporow administered the Audience Oath for this Public Hearing item.

Senior Planner Antonio Gardea narrated a PowerPoint presentation addressing a project description, background, zoning, existing conditions, existing and proposed site plans, applicable development standards, setback requirements, first and second floor layouts; addressed future conversion to an ADU; spoke about minimizing privacy impacts with adjacent neighbors and presented recommendations.

In response to Commissioner Ung, Senior Planner Gardea briefly spoke on the prior application for this property in 2014 for a single-story garage which did not include a second story, the maximum height for ADUs and height requirements for primary buildings.

Stewart Hoffman, applicant, provided a brief history of the property; commented on benefits to the City; noted neighbors have expressed their support of the project and urged the Planning Commission to approve the project.

Bruno Conte, resident, spoke in support of the project.

Rolf Strutzenberg, resident, noted height restrictions for ADUs, the resolution doesn't address the ADU above the garage and noted his concern that by approving the variance that the Planning Commission would be creating a new precedent for ADUs above a garage.

Community Development Director Forbes stated the applicants are allowed to do a second story addition above their existing house and later convert it to an ADU, reported the height restriction for the addition is what is permitted for the main structure (30 feet). The applicants could also fully convert their garage to an ADU and lose all the parking. She stated the applicants are looking for a middle ground, rather than adding a second story to the house, they will attach the garage to the main house and add the second floor above the garage and still maintain their parking.

Planning Analyst Lina Portolese read eComments from Sandra Nguyen and Jennifer Wagner in support of the project.

Mr. Hoffman referenced a previous approval on Elvira Street with an ADU over the garage and Director Forbes responded that approval was prior to adoption of the City's current ADU ordinance.

In response to Commissioner Hinsley, Director Forbes clarified that by attaching the garage to the house the project is considered an addition to the house. She further stated that the applicants could keep the garage detached, construct a second story addition to the existing house and any portion of the house and the addition would be allowed to be converted to an ADU in the future.

Commissioner Hinsley asked if the prior variance for the garage that was granted in 2014 was built could the applicants now build an ADU over the attached garage. Director Forbes affirmed and would have whatever setbacks were approved.

In response to Commissioner Hinsley regarding the current need for a variance, Senior Planner Gardea explain that this is an R-2 lot for which the standard lot depth is 150-feet, but that a portion of this original lot was subdivided giving the lot only a 90-foot depth instead of a 150-foot depth. The lot is substandard in terms of size in length. They would not need a variance if they had a 100-foot deep lot. The house is also setback a substantial distance from the front, in addition to the required setback.

In response the Commissioner Hinsley, Senior Planner Gardea stated that other variances granted in the area included two-stories, or second floor balcony, mostly for corner properties and the manner in which they were originally developed with the garages accessed from the exterior side street.

In response to Commissioner Hinsley asked about the possibility of converting the garage into an ADU in the future of a multi-family zoned lot. Senior Planner Gardea stated staff would need to research the code further for multi-family zoned properties.

Commissioner Hinsley asked about the outdoor usable open space and plans for the side yard. Mr. Gardea stated that historically a side yard would be granted a 200% bonus for a patio for the R-2 properties.

The applicants stated that their side yard is currently artificial turf. Commissioner Hinsley opined that only balconies get a bonus and without the bonus the side yard is insufficient to meet the outdoor living space.

In response to Commissioner Hinsley, Senior Planner Gardea stated the side yard and the area in the front yard in excess of the front setback does not meet the minimum width to count towards outdoor living space.

In response to Commissioner Hinsley regarding a connection between the second-floor addition and the house, Mr. Gardea responded that there is a connection to the garage and that you must exit the garage to then enter the house. The garage has two exit doors on the north and the south.

Motion by Commissioner Godek, seconded by Commissioner Hinsley, to close the Public Hearing. Motion carried (5-0), without opposition.

Discussion followed regarding unique circumstances and physical constraints of the property.

Motion by Commissioner Ung, seconded by Commissioner Godek, to 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 VARIANCE FOR A REDUCED REAR YARD SETBACK TO ALLOW THE CONSTRUCTION OF A NEW TWO-CAR GARAGE WITH A SECOND STORY ABOVE ATTACHED TO THE MAIN RESIDENCE ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE AT 2323 CLARK LANE.

Motion carried (4-1), by roll call vote, with Commissioner Hinsley opposed.

Commissioner Hinsley stated he cannot make the appropriate findings as this will eventually be an ADU over the garage which is not attached to the house.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF

Community Development Director Forbes announced that at its last meeting the City Council made a motion for a Land Use Plan, taking some recommendations from GPAC and Planning Commission with some of their own decisions. The Land Use Plan will be moving forward and also the Housing Element.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Vice Chair Toporow commented on City vehicles and on available State funds for alternative fuel vehicles; recommended that staff look into obtaining grants for future vehicle purchases; referenced SB 478 and SB 778 and suggested staff consider sending a letter to State legislators.

Community Development Director Forbes reported City Council adopted a resolution in opposition to any State or Assembly bills that remove local control on zoning.

Vice Chair Toporow noted the need to further consider open space and Community Development Director Forbes reported the issue will be presented to City Council for further direction, most likely, in July.

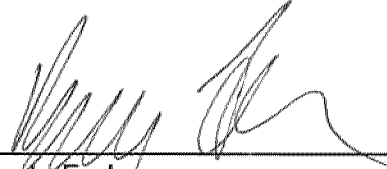
Commissioner Hinsley commented on the need to review the accessory structure ordinance. Director Forbes replied on the need to wait until a decision is made by City Council on the appeal related to this issue.

Motion by Vice-Chair Toporow, seconded by Commissioner Hinsley, to direct staff to agendize commercial and mixed-use outdoor living space. Motion carried (5-0), by roll call vote.

O. ADJOURNMENT

There being no further business to come before the Commission, Commissioner Hinsley motioned, seconded by Commissioner Ung, to adjourn at 9:46 p.m. to the next Planning Commission meeting on Thursday, June 17, 2021, at 7:00 p.m. Motion carried unanimously (5-0), by roll call vote.

Respectfully submitted,



Brandy Forbes
Community Development Director