

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, Berg, Vice Chair Toporow

Commissioners Absent: None

Officials Present: Brandy Forbes, Community Development Director
Sean Scully, Planning Manager
Marianne Gastelum, Assistant Planner
Lina Portolese, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Godek led in the Salute to the Flag.

D. APPROVAL OF ORDER OF AGENDA

Motion by Commissioner Hinsley, seconded by Commissioner Godek, to approve the Order of Agenda, as presented. Motion carried unanimously (7-0), by roll call vote.

Vice Chair Toporow welcomed new Planning Commissioners Gaddis and Boswell.

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 (7-0), by roll call vote.

F. CONSENT CALENDAR

F.1 Approve Affidavit of Posting of Planning Commission Regular Meeting of June 17, 2021

F.2 Approve Minutes of the Regular Planning Commission meeting of May 20, 2021

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

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

Motion by Commissioner Godek, seconded by Commissioner Berg, to approve the Consent Calendar, except for Item No. F.2. Motion carried unanimously (7-0), by roll call vote.

G. EXCLUDED CONSENT CALENDAR ITEMS

G.1 (F.2) Approve Minutes of the Regular Planning Commission meeting of May 20, 2021

Commissioner Hinsley referenced edits he submitted earlier to the minutes of May 20, 2021.

Motion by Commissioner Hinsley, seconded by Commissioner Berg, to continue Item No. F.2 to the Planning Commission meeting of July 15, 2021, to incorporate the blue folder edits provided by Commissioner Berg. Motion carried unanimously (7-0), 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

Planning Assistant Lina Portolese reported written comments were submitted under the Blue Folder items and summarized a comment regarding an upcoming Beach Cities Safety event.

There were no other public comments on this item.

Motion by Commissioner Hinsley, seconded by Commissioner Ung, to receive and file written communications submitted under Blue Folder items, for the Planning Commission on non-agenda items. Motion carried (7-0), by roll call vote.

I. EX PARTE COMMUNICATIONS

Commissioner Godek reported speaking to Commissioner Berg regarding Items No. J.1. and J.2.

Commissioner Hinsley reported speaking with staff and visiting the site on Item No. J.1 and noted he spoke with staff regarding Item No. J.2.

Commissioner Boswell reported speaking with Commissioner Gaddis regarding Items No. J.1. and J.2.

Commissioner Gaddis reported speaking with Commissioner Boswell regarding Items No. J.1. and J.2., with Mayor Brand and members of the public regarding Item No. J.2.

Commissioner Berg reported speaking with Commissioner Godek regarding Items No. J.1. and J.2. and spoke with the appellant on Item No. J.1. and visited the site.

J. PUBLIC HEARINGS

J.1 A PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONVERSION OF AN EXISTING AUTOMOBILE SERVICE AREA TO A

**CONVENIENCE STORE FOR AN EXISTING SERVICE STATION ON PROPERTY
LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 1200 BERYL STREET.**

APPLICANT: VLADIMIR VARDANIAN
ADDRESS: 1200 BERYL STREET
APPLICATION NOS: CUP-2021: 02; PCDR: 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; 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 REQUESTS FOR A CONDITIONAL USE PERMIT AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE OPERATION OF A CONVENIENCE STORE AT AN EXISTING VEHICLE SERVICE STATION ON PROPERTY LOCATED WITHIN A COMMERCIAL (Q- 2) ZONE AT 1200 BERYL ST

CONTACT: MARIANNE GASTELUM, ASSISTANT PLANNER

Motion by Commissioner Ung, seconded by Commissioner Berg, to open the Public Hearing. Motion carried (7-0), by roll call vote.

Vice Chair Toporow administered the Audience Oath to those wishing to comment.

Assistant Planner Marianne Gastelum narrated a PowerPoint presentation regarding the proposed project; addressed existing conditions, surrounding properties and uses, the need for a CUP, elevations, architectural design and materials, design review and staff recommendations.

Vice Chair Toporow invited public comments on this item.

Mustafa Bdaiwi, architect, discussed details of the project, compatibility with surrounding properties, benefits to the City and parking.

Vladimir Vardanian, owner, discussed the project and noted his goal is to provide the best customer service, possible.

Discussion followed regarding competing with the adjacent grocery store, operating hours, sale of cigarettes, intended uses, prohibiting the sale of alcohol and the need to remove hazardous materials and soil remediation.

Planning Analyst Portolese reported an email was received from Mark Nelson, resident, expressing concerns regarding noise and lighting but in support of the project in general and read it into the record.

There were no other public comments.

Motion by Commissioner Godek, seconded by Commissioner Gaddis, to close the Public Hearing. Motion carried (7-0), by roll call vote.

Discussion followed regarding alcohol sales outside of the structure, the possibility of adding a condition prohibiting an audible entry/exit chime and the number of existing gas station/convenience stores in the City.

Motion by Commissioner Hinsley, seconded by Commissioner Godek to adopt a resolution by title only approving the request subject to the findings and conditions contained therein, as amended in Condition of Approval No. 1, striking "within the existing building" and adding "including noise complaints" to Condition No. 2.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUESTS FOR A CONDITIONAL USE PERMIT AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE OPERATION OF A CONVENIENCE STORE AT AN EXISTING VEHICLE SERVICE STATION ON PROPERTY LOCATED WITHIN A COMMERCIAL (Q- 2) ZONE AT 1200 BERYL ST

The motion carried (7-0), by roll call vote.

J.2. PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTIONS RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCES AMENDING TITLE 10 CHAPTER 2 ZONING AND LAND USE, TITLE 10 CHAPTER 3 ENVIRONMENTAL REVIEW PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND TITLE 10 CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO TRAFFIC ENVIRONMENTAL IMPACTS AND ADOPTING VEHICLE MILES TRAVELED (VMT) AS A REPLACEMENT MEASURE OF TRAFFIC IMPACTS, CONSISTENT WITH STATE LAW.

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 the following three resolutions, by title only, subject to the findings contained therein

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 10, CHAPTER 2, ZONING AND LAND USE AND TITLE 10, CHAPTER 3 ENVIRONMENTAL REVIEW PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO TRAFFIC ENVIRONMENTAL IMPACTS

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 10, CHAPTER 5, COASTAL LAND USE PLAN 3 IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO TRAFFIC ENVIRONMENTAL IMPACTS

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A REVISION TO THE REDONDO BEACH GENERAL PLAN CIRCULATION ELEMENT

TO ADDRESS CALIFORNIA ENVIRONMENTAL QUALITY ACT REVISED
REGULATIONS REGARDING TRANSPORTATION IMPACTS, AND A FINDING THAT THE
REVISION TO THE REDONDO BEACH GENERAL PLAN CIRCULATION
ELEMENT IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT (CEQA)

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

Motion by Commissioner Ung, seconded by Commissioner Godek, to open the Public Hearing. Motion carried (7-0), by roll call vote.

Community Development Director Brandy Forbes presented details of the Administrative Report; addressed City Council evaluation of standards and discussed recommendations.

Nico Boyd and Michael Kennedy, Fehr and Peers, narrated a PowerPoint presentation regarding the City's implementation of SB 743; discussed the goals of SB 743 in keeping with the State's goals of reducing greenhouse gas emissions, Vehicle Miles Travelled (VMT), implementation decisions considered and recommended by City Council, identifying the baseline, baseline VMT metrics, screening criteria, project size screening for local serving retail and other project types, project location screening for daily home-based VMT per capita and work VMT per employee, impact thresholds, City Council direction and action items.

Discussion followed regarding consideration by Public Works, Planning Commission review as a technicality, adoption of the guidelines by resolution, applying mitigation through conditions of approval, amending the Circulation Element, LOS thresholds and CEQA thresholds and consistency requirements.

There were no public comments on this item.

Motion by Commissioner Godek, seconded by Commissioner Berg, to close the Public Hearing. Motion carried (7-0), by roll call vote.

Motion by Commissioner Ung, seconded by Commissioner Gaddis to adopt the following three resolutions, by title only, subject to the findings contained therein.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 10, CHAPTER 2, ZONING AND LAND USE AND TITLE 10, CHAPTER 3 ENVIRONMENTAL REVIEW PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO TRAFFIC ENVIRONMENTAL IMPACTS

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REGULATIONS REGARDING TRANSPORTATION IMPACTS, AND A FINDING THAT THE REVISION TO THE REDONDO BEACH GENERAL PLAN CIRCULATION ELEMENT IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The motion carried (7-0), by roll call vote.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPOSED 2021- 2026 CAPITAL IMPROVEMENT PROGRAM AND ITS CONSISTENCY WITH THE GENERAL PLAN

ADOPT RESOLUTION BY TITLE ONLY A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, FINDING THAT THE PROPOSED 2021-2026 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE ADOPTED GENERAL PLAN OF THE CITY OF REDONDO BEACH AS REQUIRED BY SECTION 65401 OF THE CALIFORNIA GOVERNMENT CODE

CONTACT: SEAN SCULLY, PLANNING MANAGER

Planning Manager Sean Scully narrated a PowerPoint presentation of the City's proposed Capital Improvement Program for 2021-2026; highlighted specific projects; discussed policies and goals and addressed the requirement for the Planning Commission to evaluate its consistency with the General Plan.

Commissioner Gaddis noted the availability of the full CIP on the City's website.

Discussion followed regarding the status of the renovation of the City Council Chambers.

There were no public comments on this item.

Motion by Commissioner Hinsley, seconded by Commissioner Gaddis to adopt the following resolution, by title only, subject to the findings contained therein.

ADOPT RESOLUTION BY TITLE ONLY A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, FINDING THAT THE PROPOSED 2021-2026 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE ADOPTED GENERAL PLAN OF THE CITY OF REDONDO BEACH AS REQUIRED BY SECTION 65401 OF THE CALIFORNIA GOVERNMENT CODE

The motion carried (7-0), by roll call vote.

M. ITEMS FROM STAFF

Community Development Director Forbes reported the City Council upheld the Planning Commission's determination regarding the recent appeal and there will be amendments to the

Code as a result to specific more on the separation between accessory structures versus accessory buildings and discussed an update of the Beach Cities Heath District EIR.

N. COMMISSION ITEMS AND REFERRALS TO STAFF - None

O. ADJOURNMENT

There being no further business to come before the Commission, Commissioner Godek motioned, seconded by Commissioner Berg, to adjourn at 9:36 p.m. to the next Planning Commission meeting on Thursday, July 15, 2021, at 7:00 p.m. Motion carried unanimously (7-0), by roll call vote.

Respectfully submitted,



Brandy Forbes
Community Development Director