

A. CALL TO ORDER

A meeting of the Planning Commission was called to order by Chair Gaddis at 6:30 p.m. in the Redondo Beach Council Chamber at 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Commissioners Present: Behrendt, Boswell, Godek, Hazeltine, Hinsley, Lamb,
Chair Gaddis

Officials Present: Brandy Forbes, Community Development Director
Antonio Gardea, Senior Planner

C. SALUTE TO THE FLAG

At the request of Chair Gaddis, Commissioner Boswell led the Commission in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Hazeltine, seconded by Commissioner Godek, to approve the Order of Agenda. Motion carried unanimously.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Motion by Commissioner Hazeltine, seconded by Commissioner Godek to receive and file Blue Folder items. Motion carried unanimously.

F. CONSENT CALENDAR

There were no public comments on the Consent Calendar.

F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF AUGUST 18, 2022

F.2. APPROVE MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF JULY 21, 2022

F.3. RECEIVE AND FILE REFERRALS TO STAFF UPDATE FOR AUGUST 18, 2022

Commissioner Hinsley removed Items F.2 and F.3 from the Consent Calendar.

Motion made by Commissioner Hazeltine, seconded by Commissioner Godek, to receive and file the Affidavit of Posting. Motion carried unanimously.

G. EXCLUDED CONSENT CALENDAR ITEMS

Commissioner Hinsley reported under the Referrals, the request for a report from Beach Cities Health District Youth Wellness Center was made by Chair Gaddis, not Commissioner Hinsley.

Motion by Commissioner Gaddis, seconded by Commissioner Godek, to continue. Motion carried unanimously.

With regards to Item F.3, Commissioner Hinsley inquired of the status of the quasi-judicial and ex parte requirements from the City Attorney.

Community Development Director Forbes will check on the status and report back to the Commission.

Motion by Commissioner Hinsley, seconded by Commissioner Hazeltine, to receive and file Referrals to Staff. Motion carried unanimously.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

H.1. RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS

Tom Bakaly, Chief Executive Officer, Beach Cities Health District (BCHD) provided an update for the redevelopment of the BCHD campus. The Environmental Impact Report has been completed; the pre application was submitted and comments were received back from staff; the comments will be incorporated into Conditional Use Permit (CUP) application; BCHD is continuing to receive information from the community; a potential partner has been identified; and BCHD be looking at ground leases in next couple of months and will prepare the CUP application.

Regarding the BCHD campus, Mary Drummer supports the project and expressed concern regarding false information being used by the opposition to influence residents and provided examples. Mary Drummer also reported the funds generated support programs that support all Beach Cities' residents with positive results.

Motion by Commissioner Hazeltine, seconded by Commissioner Godek, to receive and file written comments on non-agenda items. Motion carried unanimously.

I. EX PARTE COMMUNICATION

Commissioner Behrendt reported ex parte communication with Chair Gaddis and staff.

Commissioner Boswell reported ex parte communication with a local resident near the project.

Commissioner Godek reported none.

Commissioner Hazeltine reported ex parte communication with members of the public.

Commissioner Hinsley reported none.

Commissioner Lamb reported ex parte communication with Senior Planner Antonio Gardea, Councilmember Nehrenheim, and members of the public.

Chair Gaddis reported ex parte communication with Commissioner Behrendt and staff.

J. PUBLIC HEARINGS

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

RECOMMENDATION:

1. Open public hearing, administer oath, take testimony from staff, applicant, and other interested parties, and deliberate;
2. Close public hearing;
4. Adopt a resolution by title only 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 SNACK SHOP WITH AN OUTDOOR DINING AREA THAT EXCEEDS 150-SQUARE FEET IN SIZE ON PROPERTY LOCATED IN A COMMERCIAL (C-2) ZONE AT 1328 AVIATION BOULEVARD

Chair Gaddis administered the audience oath to members of the public intending to speak on Item J.1.

Motion by Commissioner Hazeltine, seconded by Commissioner Godek, to open the public hearing. Hearing no objections, Chair Gaddis so ordered.

Senior Planner Antonio Gardea provided a presentation and reported details of the proposed project, including: the Conditional Use Permit (CUP) for the outdoor dining area which exceeds the allowable area; the change from retail commercial use to a snack shop; the building is non conforming in terms of rear and side setbacks due to rear setback being greater than is provided because it backs up to residential; there are no alterations or expansions of the building; renovations are mostly for the interior and minor exterior renovations; the sign pole is not permitted for single tenant commercial buildings; the property is zoned as C2 and allows the snack shop as a use by right; parking remains the same as the retail and snack shop parking ratios are interchangeable; and outdoor seating is limited to 12 seats. Planner Gardea also presented a photograph of the existing site, and presented the site plan for the proposed shop with the outdoor

dining area and elevations. The prospective drawing also displayed an outdoor awning for the front patio that is open on three sides and showed the guardrail for the outdoor dining area with bike racks.

Senior Planner Gardea provided staff recommendations and stated the CUP is required to come to the Commission for consideration due to the outdoor dining area exceeding 150 square feet.

Brior Moran, architect with Aero Collective, reported working for six months with the team from Lavendar & Honey, who owns a similar concept in Pasadena. They are interested in taking the existing building and modernizing it, bringing it to a more community focused and active use business.

Chair Gaddis called for questions.

Andrew Crane, architect with Aero Collective, reported the business hours would be the same as the hours in the Pasadena location--7:00 a.m. to 4:00 p.m.

Mr. Moran reported there will be indoor seating for those who wish to sit, and there will be grab and go food items. The total number of indoor seats are 12 and outdoor seating has a maximum of 12.

There was discussion regarding the parking ratio. Senior Planner Gardea explained the parking ratio is based on the square footage and also explained the blue folder item in which a neighbor has concerns about parking due to the training gym utilizing street parking. Senior Planner Gardea reported the project complies with parking standards.

Mr. Moran also pointed out that customers will walk and bike to the business in addition to driving. Bike racks will also be provided, and the number of bike racks can be increased.

Discussion followed regarding the number of indoor and outdoor seats, food and preparation, the existing mural on an exterior wall, timeline and hours of construction, possible condition on the outdoor patio hours, and the fencing.

Mr. Moran reported the kitchen will be a cold kitchen consisting of items such as sandwiches. There will not be on site cooking.

With regards to construction, Mr. Moran stated construction will take approximately four to six months, depending on the timelines for the general contractor, materials, etc. Not much will be torn down, and windows will be added. Dumpsters will be in the parking lot, and parking is available on site for the crew. Construction hours will fall within the hours determined by the city.

Regarding the mural on the building, the artist has not been contacted. Senior Planner Gardea reported a survey in 1986 identifying historical resources, including landmarks. This property was not listed on the survey. However, Senior Planner Gardea reported he will further explore the parameters of the Preservation Act and report back.

Senior Planner Gardea commented that if the Commission wishes to limit the hours of the outdoor patio, it can be one of the conditions for the CUP.

Mr. Moran reported the railing is per code, and plants and shrubbery will be added for buffering traffic noise on Aviation, but it is not possible to increase the height of the fence.

It was noted on the application for the CUP that the zip code was incorrect as well as on the owner's affidavit. Senior Planner Gardea reported these are minor issues that can be corrected.

Discussion followed regarding increased internal seating as shown on the site plan. Community Development Director Forbes reported the plan check process would catch any discrepancies. Additionally, there are no restrictions for people who want to stand outside.

Chair Gaddis called for public comment.

Chair Gaddis administered the oath to members of the public, who were not present earlier, intending to speak on Item J.1.

Sam stated concerns regarding not enough parking spaces and reported there are seven parking spots, including the handicap space. With two staff people working, it will reduce the parking to five. Of those parking spots, one is much smaller, and it doesn't appear a regular sized car would fit in the space. In addition, there is an existing issue with parking due to the gym patrons parking on the side street.

There were no other public comments.

Commissioner Hinsley had some additional questions regarding the explanation of signage and single commercial use; Condition 3, the covenant and agreement to hold property and parcel numbers; and the origin of the hours of construction.

Senior Planner Gardea explained the existing pole sign is a non-conforming sign, and the state code allows for modification of copy, but structural modification is not allowable.

Regarding Condition 3, the site is comprised of four lots—three parcels. Because they are separate parcels, they would have the ability to be sold off separately. The city requires the applicant to record this covenant that holds all three parcels as one so the parking lot will always be there.

Senior Planner Gardea reported the hours of construction are from 7:00 a.m. to 6:00 p.m. that were set by the building division. The condition of those hours can be changed, but the applicant would have to agree with those hours. Community Director Forbes stated that the hours of construction for a project would be the same as anyone else and does not believe it would be legal to impose construction hours separate from what the code states.

There was further discussion regarding adding more bike racks, street parking and what appears to be additional space in the current parking lot that would allow for horizontal parking.

Senior Planner Gardea explained additional back up space of 25 feet is required for the other parking space.

Motion by Commissioner Boswell, seconded by Commissioner Godek, to close public hearing. Motion carried unanimously.

Discussion followed regarding reasonable hours of operation for outdoor seating and concerns with increasing indoor seating.

Community Development Director Forbes reported that the seating indoors is not limited because of parking, it is limited because of the type of use. A condition of not more than 12 outdoor seats and indoor seats must comply with the zoning.

Motion by Commissioner Boswell, seconded by Commissioner Hinsley, to reopen public hearing. Motion carried unanimously.

Mr. Crane reported the hours of operation to be from 7:00 a.m. to 4:00 p.m., the same hours as the Pasadena location. However, those hours could change based on the market. Should the market indicate people would like earlier hours for coffee, we would respond to that. Based on experience, there isn't concern for noisy patrons early in the morning. There are no plans to change the hours but being able to remain fluid is important to the business.

Mr. Crane also commented that limiting the hours for outdoor seating may be challenging for staff. It would be difficult for staff to police outdoor seating.

Chair Gaddis called for public comment. There were no additional public comments.

Motion by Commissioner Hinsley, seconded by Commissioner Boswell, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Hinsley, seconded by Commissioner Godek, to adopt the Resolution by title only, adding one additional condition to limit the number of outdoor seats to 12. Motion carried unanimously by the following roll call vote:

AYES:	Lamb, Hinsley, Hazeltine, Godek, Boswell, Behrendt, Chair Gaddis
NOES:	None
ABSENT:	None

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

Community Development Director Forbes informed the Commissioners of the following:

- City Council will be holding two Strategic Planning Session meetings in the Council Chambers at 6:00 p.m. The dates are Tuesday, August 30th and Thursday, September 1st.
- The Objective Design Standards Subcommittee discussion will be on the agenda for the September meeting.
- 100 N. Catalina is expected to return to the September meeting.

Referral Regarding Beach Cities Health District

An application was submitted for the Alcove youth wellness center which was evaluated by looking at the prior CUPs on the site. The existing CUP for the building that is being proposed is Resolution No. 8746. In reviewing, it is confirmed the uses proposed are aligned with the uses approved in that CUP for a medical clinic, office and educational facilities. Additional information was required. The CUP approved the north wing and floors 2, 3 and 4. The specific area where the proposed Alcove youth wellness center needs to be identified, and it needs to be within the approved areas.

There aren't any changes to the approved FAR or the structure itself. It is just a tenant improvement. It does comply with the conditions of the CUP, and they will be moving forward with tenant improvements. They may be proposing something with PACE program, but it has not yet been submitted, and it would need to be submitted in the same way. If it does not comply, it would require a CUP.

Additional Referrals

- Outdoor living space.
- City Council referral for the Planning Commission to consider SB9. The Department is currently short staffed resulting in a lot of extra work for staff. The building division is to the point of being fully staffed and focusing on improving customer service. Some of the larger projects are time consuming such as the Housing Element. There are ongoing commitments that are requiring responses. Once the Housing Element is certified and the adoption process for the cannabis ordinance is done, these items will come to the Planning Commission Agenda.

With regards to the Housing Element closing date of September 9, Community Development Director Forbes reported the California Department of Housing and Community Development (HCD) has a 60-day window to provide comments and determination. The Department has worked closely with HCD to make all the changes to comply with their comments during this process, and received confirmation there are no additional questions.

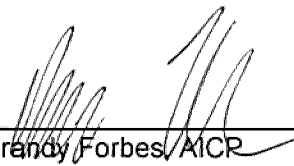
N. COMMISSION ITEMS AND REFERRALS TO STAFF

O. ADJOURNMENT

*Motion by Commissioner Godek, seconded by Commissioner Hazeltine, to adjourn the meeting.
Motion carried unanimously.*

At 8:11 p.m. Chair Gaddis adjourned the meeting to September 15, 2022.

Respectfully submitted,



Brandy Forbes, AICP
Community Development Director