



Administrative Report

J.1., File # PC22-4679

Meeting Date: 8/18/2022

To: **PLANNING COMMISSION**

From: ANTONIO GARDEA, SENIOR PLANNER

TITLE

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;
3. 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

BACKGROUND

The property at 1328 Aviation Boulevard is developed with a single-story, commercial building originally built in 1962. The property is not listed on the survey of potential historic resources. The site is commercially (C-2) zoned and is located on the east side of Aviation Boulevard at the intersection with Steinhart Avenue. Neighboring properties along Aviation Boulevard include retail businesses, home improvement stores, fitness facilities, and automotive repair shops. The properties to the east are zoned as single-family (R-1A) residential.

CURRENT REQUEST

The applicants are requesting a Conditional Use Permit (CUP) to have an outdoor dining area that is 419 square feet in size. Per Code Section 10-2.1622, a Conditional Use Permit is required for an outdoor dining area that is greater than 150 square-feet in size. A portion of the area in front of the building facing Aviation Boulevard would be used as an outdoor dining patio.

DEPARTMENT'S ANALYSIS OF REQUEST

The Conditional Use Permit review process ensures "...that the establishment or significant alteration

of those uses will not adversely affect surrounding uses and properties nor disrupt the orderly development of the community". A set of criteria helps determine the proposed project's consistency with this purpose. Specific findings are provided in the attached draft Resolution that reiterate compliance with the criteria.

The site was originally built, and continuously operated since, as the neighborhood-serving Rockview Farms Mini-Mart. The structure is legal nonconforming in terms of the required side and rear setbacks (ten feet required from property line along Steinhart Avenue, four (4) feet provided; and 20 feet required from the south, rear property line, twelve (12) feet provided.). In addition, the existing pole sign is also considered legal nonconforming.

The area at the front of the building would be refurbished and repurposed with new pavers to serve as an outdoor dining patio. The area would be delineated by a new three-foot tall fence and a new metal awning structure. The awning structure would be placed at the required five-foot (5'), front setback line. The northwest corner of the property would be re-landscaped. Although the plans denote an alteration to the pole sign, because it is legal non-conforming, only changes to the copy are allowed. Other exterior rehabilitation work would also be undertaken, including, but not limited to, a new raised seam metal roof, windows and doors, new a/c equipment and screening, light sconces, a vertical trellis green wall, and metal signage. The interior of the building will be completely remodeled.

Parking for a snack shop of this size is a minimum of nine (9) parking spaces, which are provided on site, including one accessible parking space. Bicycle racks will be provided for customers and employees. The proposed coffee shop (snack shop) use is not anticipated to generate noise, odors, traffic, or any other externality that would adversely affect the surrounding properties.

ENVIRONMENTAL STATUS:

Pursuant to the California Environmental Quality Act (CEQA), Section 15301 of the Guidelines, the proposed project is categorically exempt from the preparation of environmental analyses.

ATTACHMENTS

Draft Resolution
Exemption Declaration
CUP Application
Plans
Legal Ad Proof