

**CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Monday, June 2, 2025**

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER



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PUBLIC COMMENT - The public is encouraged to address the City Council on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council on non-agenda items, you may do so during the **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** section on the agenda. Each person is allotted three (3) minutes to speak.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

AMERICANS WITH DISABILITIES ACT - It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is regularly provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and for determination that accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

**CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Monday, June 2, 2025**

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

SPECIAL MEETING OF THE PLANNING COMMISSION - 6:30 PM

**ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER.
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,
EMAIL OR eCOMMENT.**

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TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

https://www.zoomgov.com/webinar/register/WN_1VeKxxQGRCiVHqu9a49V7Q

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:

Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under

the relevant agenda item. Planning.Redondo.org

SPECIAL MEETING OF THE PLANNING COMMISSION - 6:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG

D. APPROVE ORDER OF AGENDA

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

E.1. [RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda](#)

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

F.1. [APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF JUNE 02, 2025](#)

F.2. [APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF AUGUST 15TH, OCTOBER 17TH, AND NOVEMBER 21ST OF 2024.](#)

G. EXCLUDED CONSENT CALENDAR ITEMS

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

H.1. [RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS](#)

I. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.

J. PUBLIC HEARINGS

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. [DISCUSSION AND POSSIBLE ACTION CONFIRMING CONSISTENCY OF THE](#)

PROPOSED 2025-2030 CAPITAL IMPROVEMENT PROGRAM WITH THE CITY'S GENERAL PLAN; AND RECOMMENDATIONS TO THE CITY MANAGER FOR THE UPCOMING FISCAL YEAR 2025-2026 BUDGET

M. ITEMS FROM STAFF

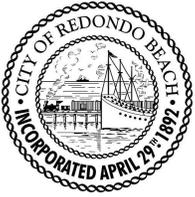
N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

O. ADJOURNMENT

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on June 19th, 2025, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the City Clerk.



Administrative Report

E.1., File # PC25-0813

Meeting Date: 6/2/2025

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda



Administrative Report

E.1., File # PC25-0813

Meeting Date: 6/2/2025

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RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda



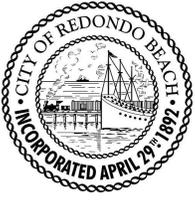
Administrative Report

F.1., File # PC25-0814

Meeting Date: 6/2/2025

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF
JUNE 02, 2025



Administrative Report

F.1., File # PC25-0814

Meeting Date: 6/2/2025



Administrative Report

F.2., File # PC25-0815

Meeting Date: 6/2/2025

TITLE

APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF AUGUST 15TH, OCTOBER 17TH, AND NOVEMBER 21ST OF 2024.



Administrative Report

F.2., File # PC25-0815

Meeting Date: 6/2/2025

TITLE

APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF AUGUST 15TH 2024, OCTOBER 17TH 2024 AND NOVEMBER 21ST 2024.

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach Planning Commission was called to order by Chair Hazeltine at 6:30 PM, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, and teleconference.

B. ROLL CALL

Commissioners Present: Boswell (Arrived at 6:35 P.M.), Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine

Commissioners Absent: None.

Officials Present: Marc Wiener, Community Development Director
Sean Scully, Planning Manager
Victoria Banfield, Associate Planner
Jamal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Chair Hazeltine led the Commissioners in a Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to move approve order of agenda. Motion carried unanimously, with no objection:

AYES: Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to receive and file Blue Folder Items. Motion carried unanimously, with no objection:

AYES: Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell

F. CONSENT CALENDAR

Chair Hazeltine opened the floor to public comments.

Staff confirmed there were no eComments or Public Comments.

Seeing no requests to speak, Chair Hazeltine closed the floor to public comments.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to approve the Consent Calendar Items. Motion carried.

AYES: Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine
NOES: None
ABSENT: Boswell

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF AUGUST 15, 2024

G. EXCLUDED CONSENT CALENDAR ITEMS

None.

Commissioner Boswell arrived at 6:35 P.M.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Chair Hazeltine opened the floor to public comments.

The following individual addressed the Planning Commission via Zoom:

1. Mark Nelson spoke regarding Beach Cities Pre-CUP with the City. Mr. Nelson discussed the existing square footage totals existing on the BCHD property and identified the existing floor area ratio on the property. Additionally, he discussed the proposed square footage and proposed FAR and height.

Staff confirmed there were no eComments received and no Public Comments.

Seeing no additional requests to speak, Chair Hazeltine closed the floor to public comments.

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

None.

I. EX-PARTE COMMUNICATION

Commissioner Lamb stated she spoke with Chair Hazeltine regarding Agenda Item J.1., and Commissioner Craig, Planning Manager Scully, Community Development Director Wiener, and members of the public regarding Agenda Item J.2.

Commissioner Craig stated he spoke with Chair Hazeltine and Secretary Lamb regarding Agenda Item J.2. and spoke with Council Member Todd Lonstein regarding Agenda Item J.1.

Chair Hazeltine, stated she spoke with Secretary Lamb, staff, and members of the public regarding Agenda Item J.1. and Secretary Lamb, staff, and Commissioner Craig regarding Agenda Item J.2.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DELCARATION AND CONDITIONAL USE PERMIT, AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW FOR THE CONSTRUCTION OF A NEW 1,862 SQUARE FOOT, SINGLE-STORY COMMERCIAL BUILDING WITH TWO (2) MECHANICAL PARKING 2 LIFTS, AND OPERATION OF A LIQUOR STORE ON PROPERTY LOCATED AT 510 N. PACIFIC COAST HIGHWAY IN THE COMMERCIAL (C-2B) ZONE

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine
NOES: None
ABSENT: None

Chair Hazeltine administered the Audience Oath for individuals wishing to address the Planning Commission on the following Public Hearing.

Associate Planner Banfield provided the staff presentation regarding the consideration of an exemption declaration and conditional use permit for property located at 510 N. Pacific Coast Highway. The PowerPoint presentation included the following details:

- Subject Site Description
- Proposed Project Description
 - Site Plan and Architectural Design
 - Parking Lifts and Requirements
 - Operation Details
- Conditional Use Permit – General Criteria
- Conditional Use Permit – Liquor Store Special Regulations
- Planning Commission Design Review - Criteria
- Staff Recommendation – Approval with Conditions

Commissioner Light asked whether there is currently a liquor store at the subject property.

Associate Planner Banfield stated there was a liquor store at the property but it is not currently open.

Chair Hazeltine opened the floor to public comments.

1. Brian Winters, Project Architect, spoke regarding the project site, neighbor feedback, parking issues, and benefits to the community.

Commissioner Gaddis asked if there were any other examples of parking lifts in Redondo Beach and for clarification regarding ceiling height of the store.

Planning Manager Scully stated that parking lifts have been approved at Legado hotel but no other locations and Mr. Winters stated the ceiling height is 19 ft.

Brief discussion ensued regarding mechanical parking elevators, staggered roof lines, delivery strategies, ACCAP, and green roofs.

Mr. Winters provided clarification and answered the Commissioner's questions.

Planning Manager Scully spoke regarding code violation process, security measures, and mechanical parking elevators.

2. Bob Kinsler spoke regarding the parking lifts and asked whether there should be earthquake certification to ACCAP.

Commissioner Light stated that based on his experience the parking lifts are safe and certified and noted they are common in San Francisco.

Commissioner Conroy expressed concern regarding the noise of the lifts.

Brief discussion ensued regarding tree canopies and parking specifications, spaces, maintenance, usage and noise.

Mr. Winters provided clarification and answered the Commissioners' questions.

Commissioner Gadis asked for clarification regarding the distance between the project and the building to the South, how the space will be utilized, and whether it will be closed off.

Mr. Winters stated the distance is 3ft 9.5 inches and stated he is working with the owners of the building to the South to come up with a solution.

Commissioner Conroy asked for clarification regarding deliveries and loading zones, and clearance underneath the lift.

Mr. Winters spoke regarding delivery time and clearance heights.

Secretary Lamb asked if the building has any historical significance

Associate Planner Banfield stated the property is not listed as a historical resource.

Discussion ensued regarding the common features related to the design review of surrounding building and new development, architectural features of the project, bioswales, zoning standards, and permits.

Mr. Winters, Planning Manager Sully and Associate Planner Banfield provided clarification and answered the Commissioners' questions.

Seeing no additional requests to speak, Chair Hazeltine closed the floor to public comments.

Motion by Secretary Lamb, seconded by Commissioner Gaddis, to close the Public Hearing. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: None

Chair Hazeltine spoke in support of the project.

Commissioner Conroy spoke in opposition to the project.

Brief discussion ensued regarding the architectural design.

Motion by Secretary Lamb, seconded by Commissioner Craig, to approve Resolution No. 2024-08-PCR-06 entitled A Resolution of the Planning Commission of the City of Redondo Beach Adopting an Exemption Declaration and Approving the Request for a Conditional Use Permit and Planning Commission Design Review to Allow the Construction of a New 1,862 Square Foot, Single-Story Commercial Building with Two (2) Mechanical Parking Lifts, and Operation of a Liquor Store on Property Located at 510 N. Pacific Coast Highway in the Commercial (C-2B) Zone (Case No. CUP-2024-04 and PCDR-2024-02). Motion carried.

AYES: Boswell, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: Conroy

ABSENT: None

J.2. PUBLIC HEARING TO CONTINUE DELIBERATIONS ON UPDATES TO THE CITY'S GENERAL PLAN LAND USE, OPEN SPACE & CONSERVATION, NOISE, AND SAFETY ELEMENT, AND TO INTRODUCE REVISIONS TO THE CITY'S ZONING ORDINANCES AND LOCAL COASTAL PROGRAM (LCP) REQUIRED FOR CONSISTENCY AND TO IMPLEMENT THE CITY'S HOUSING ELEMENT

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine
NOES: None
ABSENT: None

Motion by Chair Hazeltine, seconded by Commissioner Gaddis, to allow public comments for the Public Hearing. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine
NOES: None
ABSENT: None

Chair Hazeltine administered the Audience Oath for individuals wishing to address the Planning Commission on the following Public Hearing.

Planning Manager Scully provided the staff presentation regarding the zoning amendments related to the update of the General Plan. The PowerPoint presentation included the following details:

- Announcements – Draft EIR – Draft GPU
- Announcements - Schedule Forward
- Announcements - Tonight's Focus
- How Housing Element Affects Zoning Ordinance Updates – Housing Sites
- How Housing Element Affects Zoning Ordinance Updates – Housing Programs
 - Program 8: Residential Sites Inventory and Monitoring of No Net Loss - Objectives
 - Program 9: By-Right Approval for Projects with 20 Percent Affordable Units - Objectives
 - Program 10: Replacement Housing - Objectives
 - Program 13: Amendments to the Zoning Ordinance - Objectives
 - Housing Sites
- Zoning Map - Proposed Areas of Change
- Proposed Zoning Ordinance Amendments - Implementing the Housing Element and State Law
- Zoning Standards - Proposed Changes
- Proposed Zoning Ordinance Amendments - Implementing the Housing Element and State Law
- Proposed Local Coastal Program Amendments - Implementing the Housing Element and State Law
- Proposed Residential Zoning Ordinance Amendments - Not Required by the Housing Element or State Law
- Zoning Standards - Proposed Changes
- Proposed Local Coastal Program Amendments - Required for Consistency with the General Plan Update
- Proposed Local Coastal Program Amendments - Required for Consistency with the GPU - Map Updates
- Recommendation

Community Development Director Wiener spoke regarding zoning and housing.

Chair Hazeltine administered the Audience Oath for individuals wishing to address the Planning Commission on the following Public Hearing.

Chair Hazeltine opened the floor to public comments.

Staff stated there were 20 eComments received, 14 in opposition and four (4) in support.

The following individual addressed the Planning Commission via teleconference:

1. Mary Lang expressed concerned regarding the proposed redesignation of certain Redondo Beach Unified School District properties from open space to public institutional.

Motion by Commissioner Boswell, seconded by Commissioner Craig, to extend public speaking time. Motion carried unanimously, with no objection.

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine
NOES: None
ABSENT: None

The following individuals addressed the Planning Commission via in-person:

2. Jim Muller asked for clarification regarding the appeal process to code enforcement decisions and spoke regarding derelict properties.

Discussion ensued regarding vacancy rates and derelict properties.

3. Laura Duke spoke in opposition regarding the proposed Beach Cities Health District project and the potential negative impacts.
4. Josephine Herina spoke in opposition for to the Beach Cities Health District project proposal as land is designated for public use and not for profit facilities and spoke regarding the impact to the surrounding areas and neighborhoods.
5. Deny Nelson spoke in support of Beach Cities Health District proposed project and the benefits to the community.
6. Jeff Gilbert spoke regarding FAR related to the Beach Cities Health District proposed project and in opposition of the proposal.
7. Joan Edelman spoke in opposition to the floor area ratio change that would adversely impact of Beach Cities Health District Healthy Living campus and jeopardize all of the programs that are provided.

8. Linda Celic spoke in opposition to the project proposed by Beach Cities Health District and spoke regarding the impacts to the community.
9. Joseph Larson, on behalf of Beach City's Health District, spoke regarding the draft EIR and the beneficial aspects of the proposed project to the community.
10. Bob Pinzler, spoke in opposition to the project proposed by Beach Cities Health District and the 1.25 FAR and spoke regarding the impacts to the community.
11. Citizen spoke in opposition of the 0.75FAR, spoke in support of Beach Cities Health District proposed project, and spoke regarding the beneficial impacts to the community.
12. Alina Rashidi spoke in opposition of the 0.75FAR, spoke in support of Beach Cities Health District proposed project, and spoke regarding the beneficial impacts to the youth in the community.
13. Monica Su, Chief Finance Officer at Beach Cities Health District, addressed community concerns regarding partnerships, finances, services to the community, and transparency.
14. Mike Martin spoke in opposition to the project proposed by Beach Cities Health District and spoke about zoning.
15. Nick Biro spoke regarding GPAC discussions related to the FAR and consistency.

Brief discussion ensued regarding GPAC discussions related to FAR.

16. Logan Galimi spoke in support of the Beach Cities Health District proposed project and the benefits to the community.

The following individual addressed the Planning Commission via teleconference:

17. Mark Nelson spoke regarding GPAC meetings and when BCHD project was discussed with GPAC and spoke in opposition to the project proposed by Beach Cities Health District.

Motion by Commissioner Boswell, seconded by Commissioner Light, to extend time. Motion carried unanimously, with no objection.

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine
 NOES: None
 ABSENT: None

18. Holly Osborn spoke in opposition to the project proposed by Beach Cities Health District.

Seeing no additional requests to speak, Chair Hazeltine closed the floor to public comments.

Motion by Commissioner Gaddis, seconded by Commissioner Lamb, to close the Public Hearing. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine
NOES: None
ABSENT: None

Commissioner Light asked for clarification regarding PCH corridor going from residential to commercial and impacts to the residents.

Planning Manager Scully stated those would be legal non-conforming residential uses on commercially zoned property and spoke regarding the zoning ordinance section related to non-conforming structures.

Discussion ensued regarding the project recommendation and proposed recommendations, affordable housing height limits, increasing and taking out the setbacks, housing element site inventories, FARs, zoning map designations, tentative maps related to lot combinations, open space reductions, small lot development program, and potential changes to the municipal code.

Community Development Director Wiener and Planning Manager Scully answered the Commissioners' questions and provided clarification.

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to continue the Public Hearing to the September 19, 2024 meeting. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine
NOES: None
ABSENT: None

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

None.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

Community Development Director Wiener stated the new permitting system, City Tech Solutions, was launched last week

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Conroy thanked staff for their presentation of Agenda Item No. J.1., expressed excitement for public turnout, and recommended a better communication feature for Commissioners to speak.

O. ADJOURNMENT

Motion by Chair Hazeltine, seconded by Commissioner XXX, to adjourn the meeting at 10:40 PM. Motion carried unanimously, with no objection.

AYES: Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine
NOES: None
ABSENT: Boswell

The next meeting of the Redondo Beach Library Commission will be a Special Meeting to be held at 6:30 PM on September 19, 2024, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California, and via teleconference.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted:

Marc Wiener
Community Development Director

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, October 17, 2024**

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

A meeting of the Planning Commission was held in Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California and via teleconference and was called to order by Chair Hazeltine at 6:30 p.m.

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

Officials Present: Sean Scully, Planning Manager
Steven Giang, Senior Planner
Jamaal Brown, Planning Manager

C. SALUTE TO THE FLAG

Commissioner Conroy led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

There was consensus to follow the order of the agenda, as presented.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

Chair Hazeltine announced that the Planning Commission meeting minutes for November and December 2023 were included in Blue Folder Items.

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Motion by Commissioner Gaddis, seconded by Commissioner Boswell, and carried by voice vote, to receive and file Blue Folder Items.

Motion carried 7-0.

F. CONSENT CALENDAR

F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF OCTOBER 17, 2024

CONTACT: SEAN SCULLY, PLANNING MANAGER

F.2. APPROVE MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF OCTOBER 19, 2023

There were no public comments on Consent Calendar items.

Motion by Commissioner Gaddis, seconded by Commissioner Craig, and approved by voice vote, the Consent Calendar, as presented.

Motion carried 7-0.

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

CONTACT: SEAN SCULLY, PLANNING MANAGER

Jim Mueller, District 5, reported identifying several chronically vacant properties in residential and commercial areas; listed efforts to address the issue with Code Enforcement without results and felt it is a shame as revenue can be used for affordable housing. He responded to questions from the Commission regarding the City Attorney's offer to City Council to develop a code to address chronically vacant properties and Council did not support it.

Secretary Lamb thanked Jim Mueller for his persistence in this matter. She recalled that after asking about how many vacant properties exist currently, Councilmember Nehrenheim felt it was not worth RBP time to go after them (5-7 properties).

Discussion followed regarding rat infestations related to vacant properties, location of the various properties and making property owners, accountable.

Rick McQuillin, spoke about his experience in the South Bay; spoke about developing a "community commerce" software application that can be applied to Artesia Boulevard, where his business is located and shared his vision for Artesia Boulevard.

There were no other public comments and Chair Hazeltine closed this portion of the meeting.

I. EX PARTE COMMUNICATION

Commissioner Craig reported speaking with Councilmembers Nehrenheim and Obagi regarding Item J.1.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A MASSAGE BUSINESS IN AN APPROXIMATELY 1,100 SQUARE FOOT TENANT SPACE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 730 S. PACIFIC COAST HIGHWAY, SUITE #101 IN A COMMERCIAL (C-2) ZONE.

RECOMMENDATION:

- 1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;**
- 2. Close the public hearing; and**
- 3. Adopt the attached resolution by title only, waiving further reading:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A MASSAGE BUSINESS (WATERFRONT SPA) WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED IN THE COMMERCIAL (C-2) ZONE AT 730 S. PACIFIC COAST HIGHWAY, SUITE #101 (CASE NO. CUP-2024-02)

Chair Hazeltine opened the public hearing and administered the oath to those in attendance planning to provide public comment on this item.

Planning Manager Scully introduced new Senior Planner Giang and deferred to him for the presentation.

Senior Planner Giang narrated a PowerPoint presentation with details of the project.

Discussion followed regarding hours of operation, peak hours of operation, and the public notification process.

Chair Hazeltine invited public comments.

The applicant, responded to questions from the Commission regarding the number of employees; discussed compliance with the City's Municipal Code and spoke about his other business in the City of San Pedro.

Discussion followed regarding parking, whether the applicant will need to come before the Planning Commission to hire more employees and specifying up to 4 in the motion.

It was noted the zoning code for the specific use, does not define the number of parking spaces based on the number of employees, but rather on the size of the space they are encompassing.

Discussion followed regarding protocols for security, licensing requirements and experience, focusing on legit massages, permit requirements, signage, specifications for windows, the need for separate permits for signs, targeted audience and marketing and advertising plan.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to close the public hearing.

Motion carried 7-0.

Secretary Lamb summarized findings regarding compliance with specific City codes and spoke about a correction to the code referenced in the resolution regarding the CUP (22506).

Planning Manager Scully referenced Item 2 in the findings and noted the need to make a change to the section referenced as, "In accordance with Section 10-2.2506...".

Discussion followed regarding prohibiting window graphics.

Planning Manager Scully proposed adding Condition No. 7 that "The business shall have a maximum number of four full-time workers at any given time" and adding to Condition No. 13 to include the prohibition of window graphics.

Commissioner Conroy stated that he liked that the business operates entirely indoors, offers quiet services such as massages which are inherently low noise and not disruptive; noted that the distance from the nearby residential properties is 45 feet and mentioned that although parking could be a concern, the businesses peak are staggered compared to other tenants in the building but that in real world conditions, especially during peak hours, there could be parking congestion, particularly due to the nearby fast food establishments and the laundromat. He continued that in general, massage businesses can raise concerns by the community due to past illicit activities in some cases; stated he is happy to see that while the applicant has no history of infractions, the nature of the business might still evoke community objections, particularly related to monitoring for compliance with health, safety and operational standards, there was a previous massage businesses in the area and commented on the business owner's experience and commitment.

In reply to Commissioner Boswell’s question regarding whether it is realistic to get through the process by the end of the year, Planning Manager Scully stated that it is a straightforward buildout and hoped that it can be built out by end of the year.

Discussion followed regarding the nearest similar establishments from the subject site.

Commissioner Craig spoke about helping the business, being business friendly and trying to encourage businesses to succeed in the City.

Planning Manager Scully spoke about the City having a specific section in special use regulations to address this particular land use; added that it is strictly regulated, and all such businesses have to meet the standards. He added they may offer different types of massages and services, but they must meet City standards.

Discussion followed regarding CUP prohibitions for the business and for the plaza itself and amenities of other massage businesses in the area.

Motion by Commissioner Craig, seconded by Commissioner Light, to waive full reading of and adopt by title, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A MASSAGE BUSINESS (WATERFRONT SPA) WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED IN THE COMMERCIAL (C-2) ZONE AT 730 S. PACIFIC COAST HIGHWAY, SUITE #101 (CASE NO. CUP-2024-02) as amended by Conditions No. 7 and 13.

The motion carried 7-0, with the following roll call vote:

AYES:	Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine
NOES:	None
ABSENT:	None
ABSTAIN:	None

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION – None

M. ITEMS FROM STAFF

Planning Manager Scully announced that today, the EIR for the General Plan Update was posted; reported on upcoming, related Council public hearings and noted the election of Commission Officers will be on the Planning Commission’s November agenda.

In response to an inquiry from Commissioner Craig, Planning Manager Scully reported the Galleria project will probably be considered during the December meeting.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Lamb commended staff for the work done on the General Plan and in response to her inquiries, Planning Manager Scully provided a brief update on the Social District and the Grub House; discussed upcoming projects, follow-up on the General Plan, the PCH corridor and addressed value captured zoning.

Discussion followed regarding going beyond Quimby fees, looking at more creative ways of trying to finance community infrastructure improvements, density/intensity, attracting businesses and development, triggers to changes in land use, the minor change clause, enforcing violations of a CUP and responses to a letter about someone violating their CUP.

Commissioner Boswell asked for updates regarding a prior CUP approval for a Haagen Das franchise in a Mobil station and Planning Manager Scully stated he will follow up.

Commissioner Conroy welcomed Senior Planner Giang to the City; complimented City staff for their work and professionalism and asked for an update on Zanas Grill and the schedule of street resurfacing throughout the City.

Planning Manager Scully reported that it is part of the CIP projects and that information about them is on the City's website.

O. ADJOURNMENT

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to adjourn the meeting at 8:00 p.m.

Motion carried 7-0.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on November 21, 2024, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California, and via teleconference.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted,

Sean Scully
Planning Manager

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, November 21, 2024**

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

A meeting of the Planning Commission, held in the Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California was called to order by Commissioner Craig at 6:30 p.m.

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Craig, Gaddis, Light, Lamb and Chair Hazeltine (arrived at 7:30 p.m.)

Officials Present: Sean Scully, Planning Manager
Steven Giang, Senior Planner
Jamaal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Craig led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Gaddis, seconded by Commissioner Boswell to approve the order of the agenda, as presented.

Substitute motion by Commissioner Lamb, seconded by Commissioner Conroy, and approved by voice vote, to change the order of the agenda to discuss item J.2 before Item J.1.

The substitute motion carried 6-0. Chair Hazeltine was absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

Planning Manager Scully reported Blue Folder Items for Items No. J.1 and J.2.

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and carried by voice vote, to receive and file Blue Folder Items.

The motion carried 6-0. Chair Hazeltine was absent.

F. CONSENT CALENDAR

F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF NOVEMBER 21, 2024

There were no public comments on Consent Calendar items.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, the Consent Calendar, as presented.

The motion carried 6-0. Chair Hazeltine was absent.

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

Commissioner Craig invited public comments.

Richard McQuillin, Manhattan Beach resident, detailed his “Community Commerce” project that he wants to implement on Artesia Boulevard; stated he was disheartened with the low lights and closed storefronts at The Galleria and that his project could help with those issues; welcomed future ideas and comments to help develop the project and claimed his project may help with revenue loss.

Motion by Commissioner Gaddis, seconded by Commissioner Craig, and approved by voice vote, to receive and file Richard McQuillin’s card.

The motion carried 6-0. Chair Hazeltine was absent.

There were no other public comments and Commissioner Craig closed this portion of the meeting.

I. EX PARTE COMMUNICATION

Commissioner Lamb reported speaking with Chair Hazeltine, Councilmember Loewenstein, and Planning Manger Scully.

Commissioner Craig reported speaking to Councilmembers Lowenstein and Nehrenheim, and Chair Hazeltine.

Commissioner Craig administered the oath to members of the public who intend on speaking under Public Hearings.

Commissioner Craig moved to Item No. J.2 as approved under Item No. D.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING to consider and make recommendations to the City Council on AMENDMENTS TO TITLE 10, CHAPTER 2 (ZONING ORDINANCE) AND CHAPTER 5 (COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE) OF THE REDONDO BEACH MUNICIPAL CODE RELATED TO THE USE OF ELECTRONIC SIGNS ON CITY-OWNED PROPERTIES.

RECOMMENDATION:

- 1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate; and**
- 2. Approve Resolution No. 2024-**-PCR-*** recommending that the City Council amend Title 10 Chapter 2 and 5 of the Redondo Beach Municipal Code related to the use of electronic signs on City-owned properties.**

CONTACT: STEVEN GIANG, SENIOR PLANNER

Motion by Commissioner Craig, seconded by Commissioner Conroy, and approved by voice vote, to open the public hearing.

The motion carried, 7-0.

Planning Manager Scully introduced the item and invited W.E.D. Director Kapovich to join him.

Senior Planner Giang narrated a PowerPoint presentation on Amendments to Title 10, Chapter 2, and Chapter 5 of the Redondo Beach Municipal Code related to the use of electronic signs on City-owned properties.

Discussion followed regarding the jurisdiction for approval, prohibitions and the type of signs that are subject to the purview of the Planning Commission.

Discussion continued on the type of wayfinding signs and why this amendment is needed, allowing electronic signs on PI land if they are under 30 square feet, continuing applying current standards and items requiring Planning Commission review.

In response Commissioner Boswell's question, W.E.D. Director Kapovich confirmed this change only affects signs on City property and addressed wayfinding signage in the Harbor.

Chair Hazeltine reported spoke about prohibiting "Las Vegas" type signs and noted she does not support electronic signs on City-owned properties.

In response to Chair Hazeltine, Planning Manager Scully explained the electronic signs can be used for real time communications that may aid the public, such as public safety messages and high surf advisories.

Commissioner Lamb referenced the original staff referral for this item and wondered whether the current code can be amended to include this specific location instead of allowing electronic signs City-wide. She noted when a wayfinding sign was addressed it was made synonymous with a mall and asserted that the Harbor is not a mall.

Chair Hazeltine recounted a personal story to emphasize how electronic signs take away the charm and beauty of the City.

Commissioner Conroy stated he is not in favor of permitting electronic signs, but he would be more open if the sign size was smaller, for example anything under six square feet.

W.E.D. Director Kapovich reported that City Council directed staff to explore permitting electronic signs on the waterfront.

In reply to Commissioner Gaddis's question, W.E.D. Director Kapovich reported staff has not looked at other harbors to determine best practices in terms of electronic signs in the Harbor and talked about the Harbor being difficult to navigate and the need for an interactive map and wayfinding.

In response to Commissioner Light, W.E.D. Director Kapovich explained the reason for including all City-owned properties instead of a specific location; mentioned the possibility of a variance and suggested changing the rules that the zoning can permit it with approval of the Planning Commission.

Commissioner Lamb reiterated her recommendation to add the specific location as one of the areas where electronic signs are allowed within the zoning code.

Commissioner Boswell declared the City should not be expanding this beyond what has been clearly requested.

Planning Manager Scully suggested incorporating staff recommendations and discussions and creating a separate exhibit to the proposed ordinance to present to Council.

The Commission disagreed and discussed recommending approval of the resolution, as amended, proposing one electronic sign at the subject location and that electronic sign applications be subject to Planning Commission review on a case-by-case basis.

Commissioner Conroy noted that electronic signs need to be maintained and hoped City Council has earmarked funds to do so.

The Commission continued making edits to the language in the amendments and concurred to approving one sign at the subject site.

There were no public comments on this item.

Motion by Commissioner Gaddis, seconded by Commissioner Lamb, and approved by voice vote, to close the public hearing.

The motion carried 7-0.

Motion by Chair Hazeltine, seconded by Commissioner Gaddis, to deny Resolution No. 2024-**-PCR-** recommending that the City Council amend Title 10 Chapter 2 and 5 of the Redondo Beach Municipal Code related to the use of electronic signs on City-owned properties, as written.

The motion carried 7-0, with the following roll-call vote:

AYES: Boswell, Conroy, Craig, Gaddis, Lamb, Light, and
Chair Hazeltine

NOES: None

ABSENT: None

ABSTAIN: None

Discussion continued on how the Commission wants to deal with electronic signs in the future.

The Commission continued making recommended changes to the resolution.

Planning Manager Scully reported staff will present staff's recommendations and the Commission's recommendations to the City Council.

Discussion followed regarding facilitating dissemination of information to the public.

Commissioner Lamb reviewed specific changes and edits to the resolution as displayed on the screen.

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to approve Resolution No. 2024-**-PCR-** recommending that the City Council amend Title 10 Chapter 2 and 5 of the Redondo Beach Municipal Code related to the use of electronic signs on City-owned properties, as amended, to reflect that any application for electronic signs would be subject to Planning Commission review and approving an electronic sign for the subject site, only.

The motion carried 6-1-0, with the following roll-call vote:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Lamb
NOES: Chair Hazeltine
ABSENT: None
ABSTAIN: None:

Chair Hazeltine moved to Item No. K.

J.2. PUBLIC HEARING TO CONSIDER AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A NEW CHILDCARE FACILITY (WITH INFANTS), OCEAN VIEW ACADEMY CHILD DEVELOPMENT CENTER, WITHIN AN EXISTING CHURCH/SCHOOL BUILDING ON PROPERTY LOCATED WITHIN A COMMERCIAL-PEDESTRIAN ORIENTED (C-2-PD) ZONE AND SINGLE-FAMILY RESIDENTIAL (R-1) ZONE.

RECOMMENDATION:

- 1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;**
- 2. Close the public hearing; and**
- 3. Adopt the attached resolution by title only, waiving further reading:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A CHILD DAY CARE CENTER (WITH INFANTS) WITH A MAXIMUM OF 100 CHILDREN WITHIN EXISTING CLASSROOMS AT AN EXISTING CHURCH LOCATED WITHIN A COMMERCIALPEDESTRIAN (C-2-P) ZONE AND A SINGLE-FAMILY RESIDENTIAL (R1) ZONE, AT 301 AVENUE D. (CASE NO. CUP-2023-14)

CONTACT: SEAN SCULLY, PLANNING MANAGER

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to open the public hearing.

The motion carried 6-0. Chair Hazeltine was absent.

Planning Manager Scully and Senior Planner Giang narrated a PowerPoint presentation with details of the project and recommendations. Planning Manager Scully reported receiving one letter of opposition.

Discussion followed regarding the possibility of installing a mid-block cross walk from the parking lot across Avenue D directly to the school (ADA path of travel), having the matter reviewed by the Public Works and Sustainability Commission and Public Safety to formalize practices, pedestrian access and crosswalk safety on Avenue D, the extent of liability of the City, school drop-off/pick-up location, requiring parents to walk their children across the street, and noise levels.

Commissioner Craig invited the applicant to the front.

Liliana Luhan and Conrad Luhan, applicants, responded to questions from the Commission regarding their existing facility in Hermosa Beach, enrollment numbers, drop-off procedures, hours of operation, challenges with traffic and drop-offs at their Hermosa Beach facility, amount of time until they reach full capacity, traffic congestion, parking circulation, leasing space, clientel, and education.

Chair Hazeltine arrived at 7:30 p.m.

Chair Hazeltine reported speaking with Commissioners Lamb and Craig regarding the public hearings.

Liliana Luhan and Conrad Luhan, applicants, continued responding to questions from the Commission regarding their rapport with parents, the addition of infant care in the Redondo Beach facility, increased demand for infant care, providing a necessary service for the community and offering infant care and preschool.

Chair Hazeltine administered to oath to the next speaker.

Bob White, St. Andrew's Presbyterian Church, responded to questions from the Commission regarding traffic from Church events, the use of Traffic Monitors and previous school programs.

Chair Hazeltine proposed a condition requiring a Crossing Monitor during drop-off.

Planning Manager Scully suggested deferring to the Public Works and Sustainability Commission or the City's Traffic Engineer. He suggested adding the condition, pending review by the Public Works and Sustainability Commission or the City's Traffic Engineer.

Discussion continued on the traffic of the surrounding area and how best to handle it, getting the input from City experts regarding a installing a crossing midblock and the existing crossing sign, circulation during drop-off and speed bumps.

Planning Manager Scully suggested adding a condition that, "A Traffic Monitor or Daycare staff will direct children and parents from the parking lot across the daycare, subject to review and approval by the City's Traffic Engineer and the Public Works and Sustainability Commission". He noted that an interim requirement would be as conditioned, now, except for striking the PCH crossing and made amendments to Condition No. 9.

Liliana Luhan suggested having a Crossing Monitor at the intersections of Avenue D and Juanita/Gertruda to incentivize parents not to cross midblock.

Motion by Commissioner Gaddis, seconded by Commissioner Craig, and approved by voice vote, to close the public hearing.

The motion carried 6-1-0. Commissioner Boswell was opposed.

Commissioner Boswell commented on the applicants' experience; foresaw this will be a successful business; spoke about continuously monitoring the operation and adjusting as behavior adjusts and encouraged the applicants to move forward asking the City to install a crosswalk, midblock.

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A CHILD DAY CARE CENTER (WITH INFANTS) WITH A MAXIMUM OF 100 CHILDREN WITHIN EXISTING CLASSROOMS AT AN EXISTING CHURCH LOCATED WITHIN A COMMERCIALPEDESTRIAN (C-2-P) ZONE AND A SINGLE-FAMILY RESIDENTIAL (R1) ZONE, AT 301 AVENUE D. (CASE NO. CUP-2023-14), as amended, removing the PCH crossing and adding a condition to relocate the pedestrian crossing to the intersection of Avenue D and Juanita/Gertruda.

The motion carried 7-0, with the following roll call vote:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Lamb, and
Chair Hazeltine
NOES: None
ABSENT: None

ABSTAIN: None:

Chair Hazeltine returned to Item No. J.1.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION – None

M. ITEMS FROM STAFF

Planning Manager Scully apologized on behalf of staff for not putting the election for Chair and Vice Chair on the agenda and for being behind on minutes.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Lamb reported receiving complaints regarding food trucks and pointed out that food trucks do not require a business license in Redondo Beach.

Planning Manager Scully and Senior Manager Giang explained the regulations and rules in place but could not offer a more detailed response at this time.

Discussion followed regarding food truck regulations and operations and prohibiting parking on residential streets.

Planning Manager Scully advised residents to report any complaints regarding food trucks in the Comcate system.

In response to Commissioner Lamb's question, Planning Manager Scully answered it is under Code Enforcement's purview to investigate food truck related issues.

In response to Commissioner Craig's inquiry, Planning Manger Scully anticipated the Galleria Project coming before the Commission in January and relayed a status update on the project.

O. ADJOURNMENT

Motion by Commissioner Craig, seconded by Commissioner Gaddis, and approved by voice vote, to adjourn the meeting at 9:30 p.m. in memory of long-time Redondo Beach resident Jack Epstein.

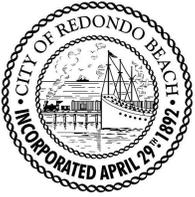
The motion carried 7-0.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on December 19, 2024, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted,

Marc Wiener
Community Development Director



Administrative Report

H.1., File # PC25-0816

Meeting Date: 6/2/2025

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



Administrative Report

H.1., **File #** PC25-0816

Meeting Date: 6/2/2025

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



Administrative Report

L.1., File # PC25-0812

Meeting Date: 6/2/2025

TO: PLANNING COMMISSION

FROM: MARC WEINER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

APPROVE A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, FINDING THAT THE PROPOSED 2025-2030 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; AND MAKE RECOMMENDATIONS TO THE CITY COUNCIL ON THE PROPOSED 2025-2026 CITY BUDGET.

EXECUTIVE SUMMARY

Pursuant to State Law, the Planning Commission is responsible for reviewing the City's Capital Improvement Program (CIP), and finding that the projects contained in the CIP are consistent with the City's General Plan. The Community Development Department staff was involved in the CIP preparation process and finds that the projects listed in the document are consistent with the City's General Plan.

Additionally, the City Manager released the Proposed City Budget on May 20, 2025 and is requesting recommendations from all of the City's Commissions, including the Planning Commission on the proposed FY 2025/2026 annual budget.

BACKGROUND

As part of the annual budget preparation process, the City Council adopts an updated Five-Year Capital Improvement Program. The current update will span the years of 2025 through 2030. The continued priority of the CIP is the maintenance and improvement of the City's infrastructure, including sewers, storm drains, streets, Harbor/Pier assets, parks and recreation facilities, and public buildings.

The CIP includes projects previously approved in various phases of development, along with new additional proposed projects. The proposed CIP document was recently presented to the City Council and the public on May 20, 2025 and is provided to the Planning Commission via "links" attached to this Administrative Report.

The Community Development Department is involved in the CIP preparation process, and confirms that the proposed projects are consistent with the goals and policies of the General Plan elements, including Land Use, Circulation, Safety, Utilities, and Parks and Open Space.

The Planning Commission's role is limited to a determination of consistency with the General Plan in this process. The Planning Commission role does not include prioritization of the projects, evaluation of costs, or determining the efficacy of implementing any of the projects. This is the role of the City Council, in consultation with the Budget and Finance Commission and Public Works Commission.

City Council approves the Five-Year Capital Improvement Program simultaneously with the annual budget adoption each June. A Planning Commission finding of consistency must occur prior to the City Council's action on the CIP and budget.

In an effort to easily illustrate the consistency of the City's proposed CIP and General Plan, staff has attached a document entitled, "General Plan - Capital Improvement Projects (2025 - 2030) Consistency" which provides a summary list of various proposed capital improvement projects and numerous General Plan Element Goals, Objectives, and Policies that serve to clearly demonstrate the consistency of the City's CIP with the City's General Plan. The attached "General Plan - Capital Improvement Projects (2025 - 2030) Consistency" document also includes links to the City's "Capital Improvement Program Dashboard" and the proposed 2025-2030 CIP.

Also attached to this Administrative Report is a link to the City's proposed draft annual budget for fiscal year 2025/2026. The City Manager is requesting that the Planning Commission provide recommendations on the proposed draft annual budget for fiscal year 2025/2026.

Marc Wiener, AICP
Community Development Director

ATTACHMENTS

2025-2030 CIP Consistency PC Resolution
GP - CIP (2025 - 2030) Consistency Document (with LINKS)
FY 25-26 Proposed Annual Budget (LINK)



Administrative Report

L.1., File # PC25-0812

Meeting Date: 6/2/2025

TO: PLANNING COMMISSION

FROM: MARC WEINER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

APPROVE A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, FINDING THAT THE PROPOSED 2025-2030 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; AND MAKE RECOMMENDATIONS TO THE CITY COUNCIL ON THE PROPOSED 2025-2026 CITY BUDGET.

EXECUTIVE SUMMARY

Pursuant to State Law, the Planning Commission is responsible for reviewing the City's Capital Improvement Program (CIP), and finding that the projects contained in the CIP are consistent with the City's General Plan. The Community Development Department staff was involved in the CIP preparation process and finds that the projects listed in the document are consistent with the City's General Plan.

Additionally, the City Manager released the Proposed City Budget on May 20, 2025 and is requesting recommendations from all of the City's Commissions, including the Planning Commission on the proposed FY 2025/2026 annual budget.

BACKGROUND

As part of the annual budget preparation process, the City Council adopts an updated Five-Year Capital Improvement Program. The current update will span the years of 2025 through 2030. The continued priority of the CIP is the maintenance and improvement of the City's infrastructure, including sewers, storm drains, streets, Harbor/Pier assets, parks and recreation facilities, and public buildings.

The CIP includes projects previously approved in various phases of development, along with new additional proposed projects. The proposed CIP document was recently presented to the City Council and the public on May 20, 2025 and is provided to the Planning Commission via "links" attached to this Administrative Report.

The Community Development Department is involved in the CIP preparation process, and confirms that the proposed projects are consistent with the goals and policies of the General Plan elements, including Land Use, Circulation, Safety, Utilities, and Parks and Open Space.

The Planning Commission's role is limited to a determination of consistency with the General Plan in this process. The Planning Commission role does not include prioritization of the projects, evaluation of costs, or determining the efficacy of implementing any of the projects. This is the role of the City Council, in consultation with the Budget and Finance Commission and Public Works Commission.

City Council approves the Five-Year Capital Improvement Program simultaneously with the annual budget adoption each June. A Planning Commission finding of consistency must occur prior to the City Council's action on the CIP and budget.

In an effort to easily illustrate the consistency of the City's proposed CIP and General Plan, staff has attached a document entitled, "General Plan - Capital Improvement Projects (2025 - 2030) Consistency" which provides a summary list of various proposed capital improvement projects and numerous General Plan Element Goals, Objectives, and Policies that serve to clearly demonstrate the consistency of the City's CIP with the City's General Plan. The attached "General Plan - Capital Improvement Projects (2025 - 2030) Consistency" document also includes links to the City's "Capital Improvement Program Dashboard" and the proposed 2025-2030 CIP.

Also attached to this Administrative Report is a link to the City's proposed draft annual budget for fiscal year 2025/2026. The City Manager is requesting that the Planning Commission provide recommendations on the proposed draft annual budget for fiscal year 2025/2026.

Marc Wiener, AICP
Community Development Director

ATTACHMENTS

2025-2030 CIP Consistency PC Resolution
GP - CIP (2025 - 2030) Consistency Document (with LINKS)
FY 25-26 Proposed Annual Budget (LINK)

RESOLUTION NO. 2025--PCR-*****

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH FINDING THAT THE PROPOSED 2025-2030 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

WHEREAS, Section 65401 of the California Government Code requires that the "Planning Agency" (i.e. Planning Commission) of a municipality review any Capital Improvement Program (CIP) within its jurisdiction for conformance with the adopted General Plan for the jurisdiction; and

WHEREAS, at its special meeting of June 2nd, 2025, the Planning Commission of the City of Redondo Beach reviewed the proposed 2025-2030 CIP for the City as to its conformance and consistency with the adopted City of Redondo Beach General Plan; and

WHEREAS, the projects proposed reflect the need for public roadways, public utilities and other community facilities during the next five-years in concert with the provisions of the General Plan.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City of Redondo Beach's General Plan, Land Use Element, Conservation, Recreation and Parks, and Open Space Elements, Utilities Element, and Circulation Element include numerous Goals, Objectives, and Policies that reflect the need for the continuation of existing and the development of new public service and recreation uses and facilities, utility infrastructure, and transportation facilities.

SECTION 2. The proposed 2025-2030 CIP for the City of Redondo Beach includes numerous projects in support of existing and new public service and recreation uses and facilities, utility infrastructure, and transportation facilities and is therefore consistent with the adopted General Plan for the City of Redondo Beach, pursuant to Section 65401 of the California Government Code.

SECTION 3. The Planning Commission shall forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 2nd day of June, 2025.

Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2025-**-PCR-*** was duly passed, approved, and adopted by the Planning Commission of the City of Redondo Beach, California, at a special meeting of said Planning Commission held on the 2nd day of June, 2025 by the following roll call vote:

AYES:

NOES:

ABSENT:

Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

Link to FY 25-26 Proposed Annual Budget

<https://www.redondo.org/FY%202025-26%20Proposed%20Budget-for%20web.pdf>

GENERAL PLAN – CAPITAL IMPROVEMENT PROJECTS (2025 - 2030) CONSISTENCY

This document serves to establish the connection to and consistency between the City of Redondo Beach's General Plan and Capital Improvement Program (CIP). The information below first identifies a sample list of projects within the City's CIP followed by a list of General Plan Goals, Objectives, and Policies that substantiate the consistency of the CIP with the City's General Plan. Neither the noted CIP projects or the General Plan Goals, Objectives, and Policies are an all-inclusive list but rather a sampling that clearly demonstrates the consistency of City's Capital Improvement Projects with the City's General Plan.

The various Goals, Objectives, and Policies noted below are pulled from the City's Land Use Element, Utilities Element, and the Transportation and Circulation Element. The City's Conservation, Recreation and Parks, and Open Space Elements, although not summarized below, also include numerous specific Goals, Objectives, and Policies in support of and consistent with the City's Capital Improvement Projects.

Following the sample list of "Capital Improvement Projects" from the City's proposed 2025-2030 CIP, is a link to the City's "Capital Improvement Projects Dashboard" where current and upcoming Capital Improvement Projects are mapped on the City's mapping program. The "Dashboard" map breaks down the various capital improvement projects into two (2) categories, "Construction" and "Upcoming". By "clicking" on a mapped project a description and status of each project is provided. Below the link to the "Capital Improvements Project Dashboard" is a link to the City's "Proposed Five-Year Capital Improvement Program 2025-2030".

Sewer

- **Sanitary Sewer Facilities Rehabilitation**
 - This Project is intended to maintain and improve the City's sewer infrastructure to meet existing and future sewer demands, including lining and root removal of the system.
- **Sanitary Sewer System Camera Inspection**
 - Through the City's sewer video inspection program, the entire sewer system needs to be documented every few years to determine damage and deficiencies. The project supports the Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Drainage

- **Enhanced Watershed Management Plan (EWMP) Implementation**
 - The new Municipal MS4 NPDES permit was adopted by the Regional Board on November 8, 2012 and became effective on December 28, 2012. The City joined with neighboring cities to develop an Enhanced Watershed Management Program (EWMP) to implement various permit requirements. EWMP implementation will include both structural water quality enhancement projects and non-structural measures that address the need to comply with three new TMDLs recently approved by the EPA. They are PCB/DDT and debris for Santa Monica Bay and toxics for Dominguez Channel. Structural projects include dry weather diversion projects such as the Regional Green Streets Project and the Alondra Park Infiltration Project.

Public Facilities

- **Alta Vista Community Center Teen Recreation Equipment**
 - This project focuses on the planning and purchase of recreational equipment for teens at the Alta Vista Community Center.

Parks

- **Andrews Park Exercise Course**
- **SCE ROW NRB Bike Path Beautification**

- This project will beautify and maintain various sections along the SCE ROW with landscaping improvements for an enhanced experience for pedestrians and cyclists.

Waterfront

- **International Boardwalk Surface Repair**
 - This project will resurface and repair the surface along the International Boardwalk.
- **Pier Deck & Piling Structure Repair**
 - Repair pier structure including decking and pilings and pertinent utilities pursuant to annual maintenance inspections.

Streets

- **Advanced Traffic Signal System – Aviation Boulevard**
 - The purpose of the complete project is to design and install state of the art infrastructure so that signal timing and operations can be integrated into a broadband network, which will enable enhanced signal timing, relieve congestion during peak hours, allow the system to be more responsive to changes in traffic conditions, and prepare for automation, which should also ultimately relieve traffic congestion.
- **Bicycle Transportation Plan Implementation**
 - The project will update and continue the implementation of the City's Bicycle Transportation Plan that was adopted by the City Council. The project will fund bicycle improvements not included in Metro Bicycle Plan Grants including bike mini-corrals and Harbor bikeway signage among other enhancements.

General

- **City Monument Sign Replacement – Ongoing**
 - The project will replace City monument signs that are damaged and in disrepair.

Link to “Capital Improvement Projects Dashboard”

<https://redondobeachgis.maps.arcgis.com/apps/dashboards/6c1a620190d040168eff642e4aa47789>

Link to “Proposed Five-Year Capital Improvement Program 2025-2030”

https://www.redondo.org/FY%202025-26%20Proposed%20Capital%20Improvement%20Program%20Budget_Final%20for%20Web.pdf

GENERAL PLAN – LAND USE ELEMENT

Goal 1A (General) It shall be the goal of the City of Redondo Beach to:

1A Provide for the types and mix of land uses necessary to serve the needs of existing and future residents.

Objective It shall be the objective of the City of Redondo Beach to:

1.5 Provide for the continuation of existing and development of new public service uses and facilities which meet the needs of the City's residents.

Policies It shall be the policy of the City of Redondo Beach to:

1.5.1 Allow for the continuation of existing public recreational, cultural (libraries, museums, etc.), educational, institutional (governmental, police, fire, etc.), and health uses at their present location

[areas classified as Public (“P”) on the Land Use Plan map] and development of new uses where they complement and are compatible with adjacent land uses (I1.1).

Goal (Coastal Related Land Uses) It shall be the goal of the City of Redondo Beach to:

1C Provide land uses which reflect and capitalize on the City's location along the Southern California coastline.

Objective It shall be the objective of the City of Redondo Beach to:

1.7 Accommodate coastal-related recreation and commercial uses which serve the year-long need of the residents and visitors and are attractive and compatible with adjacent residential neighborhoods and commercial districts.

Policies It shall be the policy of the City of Redondo Beach to:

1.7.2 Allow for the continued operation and enhancement of King Harbor (I 1.1, I1.3, I1.13).

1.7.3 Allow for the operation and maintenance of the Pier as a recreational asset for the City and region; ensuring a high-level quality of use and design, adequate safety, and compatibility with adjacent residential neighborhoods and commercial districts (I1.1, I1.3, I1.14).

Goal (Public Infrastructure) It shall be the goal of the City of Redondo Beach to:

1D Provide for the development of public infrastructure to support existing and future residents, businesses, recreation, and other uses.

Objective It shall be the objective of the City of Redondo Beach to:

1.8 Commit lands for the continued operation of public infrastructure which supports residents, businesses, and visitors and protects them from environmental hazards.

Policies It shall be the policy of the City of Redondo Beach to:

1.8.1 Allocate lands for the continuation and expansion of public streets and highways in accordance with the Master Plan of Streets and Highways, as defined in the Transportation and Circulation section of the General Plan (I1.1, I1.2).

1.8.2 Allow for the continuation of utility corridors, easements, and facilities (sewer, water, energy, storm drainage, telecommunications, and other) to provide for existing and future land use development in areas classified as Public (“P”) on the Land Use Plan map (I1.1).

Goal (Public and Institutional Uses) It shall be the goal of the City of Redondo Beach to:

1K Provide for public uses which support the needs and functions of the residents and businesses of the City.

Objective It shall be the objective of the City of Redondo Beach to:

1.46 Provide for the continuation of existing and expansion of governmental administrative and capital, recreation, public safety, human service, cultural and educational, infrastructure, and other public land uses and facilities to support the existing and future population and development of the City.

Goal It shall be the goal of the City of Redondo Beach to:

1N Ensure a high quality of the City's built environment, architecture, landscape, and public open spaces and sidewalks.

Objective It shall be the objective of the City of Redondo Beach to:

1.56 Establish a system of visually attractive public open spaces which creates a high quality and distinctive image for the City; containing street landscape, unified public signage, well-defined entries, and other elements.

Policies It shall be the policy of the City of Redondo Beach to:

1.56.19 Establish a master plan for the installation of improvements along the principal streets at the City's boundary with adjacent jurisdictions which clearly distinguishes these as major entries to the City; including elements such as signage, landscape clusters, vertical pylons or flags, banners, public art, and/or other distinctive treatment (11.17).

General Plan – Utilities Element:

Goal (Sanitary Sewer Service) It shall be the goal of the City of Redondo Beach (in cooperation with the Los Angeles County Sanitations Districts) to:

6A Establish and maintain adequate planning, construction, maintenance, and funding for sanitary sewer collection and treatment facilities to support and serve the various land uses and intensities of development in the city and protect public health and safety; upgrading existing deficient systems, and expanding the system, where necessary. The services shall be provided and system operated in an ecologically-sensitive manner.

Objective It shall be the objective of the City of Redondo Beach (in cooperation with the Los Angeles County Sanitations Districts) to:

6.1 Provide a comprehensive and modern system of sanitary sewer collection and treatment facilities which will adequately collect, convey, and treat sewerage generated by existing and future development in the city. The services shall be provided and system operated in an ecologically-sensitive manner.

Policies It shall be the policy of the City of Redondo Beach (in cooperation with the Los Angeles County Sanitations Districts) to:

6.1.2 Provide for the adequate operation and maintenance of existing sanitary sewer collection and treatment facilities serving the city.

6.1.3 Provide for the improvement of sanitary sewer collection and treatment facilities (i.e., through replacement of old mains, construction of parallel lines, etc.) where existing systems are deficient.

6.1.4 Provide for the construction of upgraded and expanded sanitary sewer and treatment improvements to adequately support new and existing development throughout the city.

Goal (Storm Drainage Service) It shall be the goal of the City of Redondo Beach (in cooperation with the Los Angeles County Department of Public Works Flood Control Division) to:

6B Establish and maintain adequate planning, construction, maintenance, and funding for storm drainage facilities to support and serve the various land uses and intensities of development in the city and protect public health and safety; upgrading existing deficient systems and expanding the system, where necessary. The services shall be provided and system operated in an ecologically-sensitive manner.

Objective It shall be the objective of the City of Redondo Beach (in cooperation with the Los Angeles County Department of Public Works Flood Control Division) to:

6.2 Ensure the provision of a comprehensive and modern system of storm drainage facilities that will adequately collect, convey, and remove/dispose of the quantities of storm water and excess water that are generated in the city. The services shall be provided and system operated in an ecologically-sensitive manner.

Policies It shall be the policy of the City of Redondo Beach (in association with the Los Angeles County Department of Public Works Flood Control Division to:

6.2.1 Ensure the provision and operation of adequate storm drainage facilities, where necessary, throughout the city.

6.2.2 Provide for the maintenance and repair of existing storm drainage facilities, wherever located, throughout the city.

6.2.5 Plan and provide for the ongoing construction of upgraded and expanded storm drainage facilities in areas currently underserved by such facilities in the city, focusing on areas currently encumbered by high incidences of long standing “nuisance” or excess water generated by day to day domestic activities (i.e., washing of vehicles, irrigation of lawns or planting areas, etc.), to protect existing and new development.

6.2.12 Where appropriate and feasible, upgrade the existing drainage system by replacing open swales and drainage channels with covered or underground facilities.

General Plan – Transportation and Circulation Element:

Goal: Pursue Bicycle and Pedestrian Priorities

G13 Link existing and proposed facilities.

Policies It shall be the policy of the City of Redondo Beach to:

P22. Connect North Redondo Beach and South Redondo Beach with bike facilities

Goal: Enhance Bicycle Infrastructure

G14 Increase the provision of bike lockers, bike racks, and lighting for bike facilities.

Goal: Create Opportunities for Physical Activity.

G15 Ensure that residents will be able to walk or bicycle to destinations such as the beach, the Civic Center, Redondo Beach Pier, Riviera Village, and other activity centers.

Policies It shall be the policy of the City of Redondo Beach to:

P25 Conduct walkability and bike ability audits to identify inconvenient or potentially unsafe routes, prioritize infrastructure improvements, and generate community support for active modes of transportation.

P26 Work with the Redondo Beach Unified School District to create safe, walkable environments around schools and apply for Safe Routes to Schools grants to support infrastructure development.