CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Thursday, February 19, 2026

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

REGULAR 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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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.
https://redondo.zoomgov.com/webinar/register/WN__s648-MDRriOtr4nSvUbYg
eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:
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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. PlanningRedondo@redondo.org

REGULAR 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 FEBRUARY 19, 2026.

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION SPECIAL MEETING ON FEBRUARY 3 2025 AND THE REGULAR MEETING OF JUNE 19 2025, JULY 17 2025, AND NOVEMBER 20 2025.

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

J.1. A public hearing to consider an Ordinance amending Title 10 Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code pertaining to amendments to the C-2 and C-2-PD zones located on properties within the Artesia and Aviation Corridors Area

Plan (AACAP).

RECOMMENDATION
1. Open the public hearing and take testimony, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff, and public and deliberate;
3. Close the public hearing;
4. Adopt the attached Resolution recommending that the City Council adopt the CEQA Exemption Declaration, and amend Title 10 Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code pertaining amendments to the C-2 and C-2-PD zones on properties within the Artesia and Aviation Corridors Area Plan:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10 CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO AMENDMENTS TO THE C-2 AND C-2-PD ZONES LOCATED ON PROPERTIES WITHIN THE ARTESIA AND AVIATION CORRIDORS AREA PLAN.

J.2. A public hearing to consider an Ordinance amending Title 10 Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code pertaining to amendments to establish regulations permitting rooftop dining within the Artesia and Aviation Corridors Area Plan (AACAP).

RECOMMENDATION
1. Open the public hearing and take testimony, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff and public and deliberate;
3. Close the public hearing;
4. Adopt the attached Resolution:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10 CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO ESTABLISH REGULATIONS PERMITTING ROOFTOP DINING LOCATED ON PROPERTIES WITHIN THE ARTESIA AND AVIATION CORRIDORS AREA PLAN

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

M.1. M. ITEMS FROM STAFF - RECEIVE AND FILE

RE: Commission Rule Updates - Effective November 15, 2025

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

O. ADJOURNMENT

The next meeting of the Redondo Beach Planning Commission will be a special meeting to be held at 6:30 p.m. on March 4, 2026, 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 #** PC26-0214 **Meeting Date:** 2/19/2026

TITLE

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

Administrative Report

E.1., **File #** PC26-0214 **Meeting Date:** 2/19/2026

TITLE

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

Administrative Report

F.1., **File #** PC26-0215 **Meeting Date:** 2/19/2026

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 19, 2026.

Administrative Report

F.1., **File #** PC26-0215 **Meeting Date:** 2/19/2026

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 19, 2026.

Community Development
Planning Division

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

tel 310 318-0637
fax 310 372-8021

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

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body	Planning Commission
Posting Type	Regular Meeting Agenda
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ Bulletin Board Adjacent to Council Chambers ✓ City Clerk's Office, Door 1
Meeting Date & Time	Thursday February 19, 2026 6:30 p.m.

As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Daisy Canales, Planning Technician

Date: February 13, 2026

Administrative Report

F.2., **File #** PC26-0216 **Meeting Date:** 2/19/2026

TITLE

APPROVE MINUTES FOR THE PLANNING COMMISSION SPECIAL MEETING ON FEBRUARY 3 2025 AND THE REGULAR MEETING OF JUNE 19 2025, JULY 17 2025, AND NOVEMBER 20 2025.

Administrative Report

F.2., **File #** PC26-0216 **Meeting Date:** 2/19/2026

TITLE

APPROVE MINUTES FOR THE PLANNING COMMISSION SPECIAL MEETING ON FEBRUARY 3 2025 AND THE REGULAR MEETING OF JUNE 19 2025, JULY 17 2025, AND NOVEMBER 20 2025.

CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Monday, February 3, 2025

SPECIAL MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

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

B. ROLL CALL

Commissioners Present: Boswell (arrived at 6:34 p.m.), Conroy, Craig, Gaddis, Hazeltine and Chair Lamb

Commissioners Absent: Light

Officials Present: Marc Wiener, Community Development Director
Elizabeth Hause, Community Services Director
Jamaal Brown, (Planning Analyst)

C. SALUTE TO THE FLAG

Chair Lamb led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, the order of the agenda, as presented.

The motion carried 5-0-2, with Commissioners Boswell and Light were absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

(Planning Analyst) Brown reported there was one Blue Folder Item.

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

The motion carried 5-0-2, with Commissioners Boswell and Light were absent.

F. CONSENT CALENDAR

F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF FEBRUARY 3, 2025

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 5-0-2, with Commissioners Boswell and Light were 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

Chair Lamb invited public comments.

Jim Mueller, District 5, spoke about the future of North Redondo; talked about preservation as a priority and all three Mayoral Candidates being from District 1; noted that planning is about the future, that residents of North Redondo do not want smoke shops along Artesia and mentioned empty logs and rundown stores that are being squatted on. He wondered if the General Plan would come soon enough to assuage new voters in North Redondo.

Commissioner Boswell arrived at this juncture. (6:34 p.m.)

Sandy Ano spoke about moving from Hermosa Beach to North Redondo; stated she misses the sense of community she previously had; talked about business owners along Artesia not feeling safe; noted the need for a place where the community will feel safe taking a stroll and hoped everyone would work together to make the Artesia Boulevard corridor a beautiful place.

Eugene Solomon talked about the difficulty in balancing private property and how it is zoned, such as the AES site, where any significant change would have to go to a vote of the people; spoke about private property for development, such as the Galleria, private property along Artesia Boulevard and the City not having control as to who the landlord

would lease to; acknowledged attempts to form a BID and mentioned challenges in forming consensus. Additionally, he spoke about ways the City can encourage and provide tools for development of private properties but noted the City cannot develop them itself.

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

I. EX PARTE COMMUNICATION

Commissioner Hazeltine reported speaking with the public, Chair Lamb and Mayor Light regarding Item No. J.1.

Commissioner Conroy reported speaking with members of the public regarding Item No. J.1.

Commissioner Gaddis spoke with Councilmembers Nehrenheim and Loewenstein.

Commissioner Craig spoke with the public and Councilmembers Nehrenheim and Obagi and Mayor Light.

Chair Lamb reported speaking with Commissioner Hazeltine and Councilmember Nehrenheim.

Commissioner Boswell noted an attempt by Councilmember Nehrenheim to talk about this matter but stated he stopped it, as he prefers that any communication be made in a public forum.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING AT A SPECIAL MEETING OF THE PLANNING COMMISSION TO CONSIDER ORDINANCES AMENDING TITLE 10 CHAPTER 2 ZONING AND LAND USE, AND TITLE 10 CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO REGULATIONS FOR CANNABIS RETAIL SALES AND ALSO CONSIDER CATEGORICAL EXEMPTIONS FROM THE CALIFORNIA QUALITY ACT (CEQA) UNDER CEQA SECTION 15060(c)(2) AND SECTION 15060(c)(3) PER SECTION 15378 FOR THE PROPOSED AMENDMENTS.

Chair Lamb presented background of the item and noted the Planning has a narrow purview in considering the matter, at this time.

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

The motion carried 6-0. Commissioner Light was absent.

Community Services Director Hause narrated a PowerPoint presentation with details of the proposed amendments to the City's Cannabis Ordinance.

Commissioner Gaddis asked why this is being considered, at all, and Chair Lamb noted that it is not what is on the agenda and that the Commission is only focusing on what has been presented. She added that Council has asked for the Commission to review only the proposed amendments.

Community Development Director Wiener stated the policy question is for City Council; noted Council has held several meetings on the subject and wants to proceed with limitations on how many dispensaries to permit to avoid the impacts of proliferation; reported the Commission's role at this time is to review the Zoning Ordinance Amendments and provide recommendations to City Council. He confirmed focus is on the Zoning Code in terms of the amendments and not the entire code.

Discussion followed regarding cannabis as a source of revenue, permitting retail sales only, tracking and tracing deliveries through the State, buffer zones, addressing the potential for having two dispensaries along Artesia Boulevard, suggesting one being north and the other being south of 190th, commercial properties within 150ft of the Dale Page Park, whether there are areas available in every district and ensuring that no district is excluded.

Chair Lamb administered the oath to those planning on speaking and invited public comments.

Jim Mueller, District 5, spoke about surrounding cities that have banned cannabis businesses; spoke in opposition to the ordinance, specifically allowing cultivation and recommended that the ordinance be amended to prohibit cultivation and the selling of cultivation tools and supplies as well as the processing of cannabis, in Redondo Beach.

Melissa DeSante, District 1, spoke in opposition to allowing cannabis dispensaries in Redondo Beach; talked about Measure E, inadequate testing, increased youth use and declining sales in the industry and distributed copies of peer-reviewed data for the Commission's review.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and approved by voice vote, to receive and file documents submitted by Melissa DeSante.

The motion carried 6-0. Commissioner Light was absent.

Jonatan Cvetko, District 1, stated it is false that the State will force the City to allow cannabis shops in the City if Redondo Beach does nothing; talked about incentives when

the issue was first discussed; addressed changes in the industry and how it has failed, decreased sales taxes and testing issues and urged the Commission to recommend a pause, until the State understands its mistakes and corrects them so this can be done, responsibly.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to extend Jonatan Cvetko's time for commenting.

The motion carried 6-0. Commissioner Light was absent.

Jonatan Cvetko responded to questions from the Commission regarding SB 1186; discussed the steps involved in developing an ordinance; talked about residents rejecting Measure E and therefore, not wanting shops in the City and felt the City does not have to do this now and that it is the wrong thing to do.

Community Development Director Wiener corrected himself; noted the State does allow certain cannabis rights and stated that in terms of retail shops, the lack of adopting an ordinance does not entitle the individual to open a shop.

Community Services Director Hause explained there are ordinances in place that allow for two cannabis shops in the City; reported that before releasing an RFP for applications for those permits, Council and staff identified issues with the existing ordinance and what is being presented are changes to address those issues. In response to questions from the Commission, she explain that Council requested the Commission give feedback and it, along with any related recommendations, will be brought back to Council for their consideration.

Community Development Director Wiener explained that the Planning Commission's role is to make a recommendation to Council. It is up to Council to make the final decision.

Discussion followed regarding the Commission's ability to recommend additional changes or broadening recommendations, buffer zones around other parks in the City besides Dale Page Park, other uses around Dale Page Park and being consistent regarding buffer zones around City parks.

Eugene Solomon asserted it is not the Planning Commission's charge to decide to make a recommendation as to whether or not the City should permit two retail cannabis shops; noted that was decided in 2022 and reported that the Commission's charge is specific with regards to the definitions within ordinance and discussion about the buffer zones. Additionally, in terms of buffer zones, he felt it is easy to create a de facto ban throughout the City which could lead to challenge from an operator; talked about challenges in every industry and understood that delivery is permitted, everywhere.

Discussion followed regarding the risk of having two operators on Artesia, buffer requirements, reinstating the 1,000 foot buffer, updates addressing delivery within the City, the market determining how many delivery-only vendors operate within the City, and permitting thresholds for delivery-only retail shops.

Timothy Dodd (via Zoom), CEO and Co-Founder, Sweet Flower, acknowledged the industry is experiencing some setbacks but businesses remain strong; spoke about contributions to charities and volunteerism; discussed the proliferation of smoke shops along Artesia and what the City can do to control cannabis shops and addressed recalls and noted this is a young industry, striving to do better.

Sandy Ano asked that the Commission consider the distance between shops and not to place the two on Artesia Boulevard.

There were no other public comments.

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

The motion carried 6-0. Commissioner Light was absent.

Discussion followed regarding delivery-only being allowed for medicinal and recreational uses and the Commission's purview to give feedback to Council.

Commissioner Conroy read a statement with his thoughts and recommended to reject the amendment for a buffer zone around a specific park in Redondo Beach; felt that all parks within the City should be treated the same and to accept the amendment to eliminate the buffer zone between dispensaries, as there is already a limitation of one dispensary per district and beyond that, the City should not tell the districts where those specific dispensaries will be.

Commissioner Boswell felt the City should not be concerned whether a business is well thought out and will be profitable or not and noted this is not a typical kind of business and there are downsides in terms of the business turning out to be untrustworthy.

Chair Lamb redirected discussion to the item.

Motion by Commissioner Conroy, seconded by Commissioner Hazeltine, to recommend rejecting the amendment for the buffer zone around a specific park because all parks in the City should be treated the same and to accept the amendment to eliminate the buffer zone between dispensaries.

Commissioner Gaddis suggested a friendly amendment to keep the 1,000 ft. buffer.

Discussion followed regarding other limitations, impacted locations, the Council's ability to specify that two dispensaries cannot be located on Artesia Boulevard, reviewing the Commission's recommendations with the City Attorney's office prior to presenting them to Council and limiting the number on Artesia.

Amended motion by Commissioner Conroy, to recommend that Council reject both proposed amendments.

Commissioner Boswell spoke in support of allowing the people in District 5 a buffer around Dale Page Park.

Discussion followed regarding Council's ability to reject the Commission's recommendations.

The Amended motion died for lack of a second.

Chair Lamb called for a new motion and Council took no action on the original motion.

Motion by Commissioner Boswell, seconded by Commissioner Gaddis, to accept all of the language changes except for the 1,000 foot buffer along Artesia Boulevard.

The motion carried 5-1-1 by the following roll call vote:

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

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF

Community Development Director Wiener reviewed upcoming Planning Commission agenda items; noted items related to the Planning Commission to be considered by Council at its meeting, tomorrow.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

In response to Commissioner Craig's inquiry, Community Development Director Wiener confirmed the item that was scheduled for the cancelled meeting, will be heard at the Commission's regular meeting in February.

In response to a question by the Chair, Community Development Director Wiener provided an update on the Grub House project, the Galleria project and addressed Phase 2 of the General Plan.

Community Services Director Hause provided an update on the ARTesia public artwork campaign along Artesia Boulevard.

Commissioner Boswell asked about the Hagen Daas Shop and Community Development Director Wiener will look into the matter.

Commissioner Conroy announced that two more businesses opened in Redondo Beach.

O. ADJOURNMENT – 9:03 p.m.

Motion by Commissioner Conroy, seconded by Commissioner Gaddis, and approved by voice vote, to adjourn the meeting at 9:03 p.m.

The motion carried 6-0. Commissioner Light was absent.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on February 20, 2025, 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

CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, June 19, 2025

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

A regular meeting of the Planning Commission, held in the Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California was called to order by Chair Craig.

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Gaddis, Hazeltine, Light, Chair Craig

Commissioners Absent: Young

Officials Present: Sean Scully, Planning Manager
Jamal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Conroy led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, the order of the agenda, as presented.

The motion carried 6-0. Commissioner Young was absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

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

The motion carried 6-0. Commissioner Young was absent.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF JUNE 19, 2025

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF AUGUST 15, 2024, AND DECEMBER 19, 2024

There were no public comments on the Consent Calendar.

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

The motion carried 6-0. Commissioner Young was absent.

G. EXCLUDE CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

There were no public written comments received on non-agenda items.

I. EX PARTE COMMUNICATION

Commissioner Hazeltine reported speaking with Chair Craig and the public regarding Item No. J.1.

Chair Craig reported speaking with Commissioner Hazeltine and the public.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARINGS DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED FRONT YARD SETBACK, REDUCED SIDE YARD SETBACK, AND REDUCED OUTDOOR LIVING SPACE FOR FIRST AND SECOND-STORY ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT 811 SPENCER STREET IN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE.

RECOMMENDATION:
1. Open public hearing, receive and file all documents and correspondence on the proposed project;

2. Accept all testimony from staff, applicants, and the public and deliberate;
3. Close public hearing;
4. Adopt a Resolution by title only approving an Exemption Declaration and granting a Variance for a reduced front yard setback, reduced side yard setback, and reduced outdoor living space for first and second-story additions to an existing two-story single-family residence on property located within a Low-Density Multiple-Family Residential (R-3) Zone:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED FRONT YARD SETBACK, REDUCED SIDE YARD SETBACK, AND REDUCED OUTDOOR LIVING SPACE FOR FIRST AND SECOND-STORY ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT 811 SPENCER STREET IN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE. (CASE NO. 20250105)

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

The motion carried 6-0. Commissioner Young was absent.

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

In response to questions from the Commission, Senior Planner Giang confirmed that setbacks will remain the same except for the southern setback, which is being increased slightly, but is still in conformance with the zoning code; reported that no surrounding neighbors have submitted letters in support or opposition to the project other than the emails received and filed under Blue Folder Items and that the split happened before the 1960s and addressed meeting objective design standards, the re-oriented garage and driveway meeting current visibility standards, the lack of a sidewalk, concerns about setting precedence and the lack of greenery in the area.

Chair Craig administered the oath to the applicants.

(Eric Yang & Mark Grisafe) offered to review the plans by their Landscape Architect.

Commissioner Hazeltine noted the importance of no artificial turf; talked about height for increased privacy and beautification and advised the applicant to investigate it.

Discussion followed regarding needing to consider visibility and traffic, replacing existing trees, clarification of the renderings and the unusually shaped lot.

Planning Manager Scully read new Condition No. 16 into the record as follows, “Additional landscaping in the form of native hedge and/or climbing vines in the rear and southern side yards and additional landscaping as illustrated in the proposed renderings”.

In reply to questions from the Commission, the applicant stated he was willing to commit to no more expansions beyond this request.

Planning Manager Scully reported they have allowable areas where they could build, based on setbacks, and did not recommend limiting expansion until the matter is reviewed, legally.

Discussion followed regarding outdoor living space, mandates from the State, limitations on subdivisions, the inability to control the future and requirements regarding hours of construction and noise.

There were no other public comments.

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

The motion carried 6-0. Commissioner Young was absent.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, to accept all testimony from staff, applicant, and the public and deliberate and adopt a Resolution by title only approving an Exemption Declaration and granting a Variance for a reduced front yard setback, reduced side yard setback, and reduced outdoor living space for first and second-story additions to an existing two-story single-family residence on property located within a Low-Density Multiple-Family Residential (R-3) Zone, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED FRONT YARD SETBACK, REDUCED SIDE YARD SETBACK, AND REDUCED OUTDOOR LIVING SPACE FOR FIRST AND SECOND-STORY ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT 811 SPENCER STREET IN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE. (CASE NO. 20250105), as amended with added Condition No. 16 regarding installation of landscaping.

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

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

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

Commissioner Hazeltine commented on the Blue Folder Item and announced a meeting for citizens interested in Redondo Beach trees, on July 13th, at 1:00 p.m. at the Beach Cities Health District.

M. ITEMS FROM STAFF

Planning Manager Scully addressed items to be considered in upcoming agendas.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Chair Craig thanked Commission colleagues for their hard work and commitment.

Commissioner Hazeltine thanked Sheila Lamb for her work and service to the City.

O. ADJOURNMENT – 7:32 p.m.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 7:32 p.m.

The motion carried 6-0. Commissioner Young was absent.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on July 17, 2025, 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,

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Marc Wiener
Community Development Director

CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, July 17, 2025

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

A regular meeting of the Planning Commission, held in the Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California was called to order by Chair Craig.

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Gaddis, Hazeltine, Light, Young, Chair Craig

Officials Present: Marc Wiener, Community Development Director
Jamal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Conroy led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, the order of the agenda, as presented.

The motion carried 7-0.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

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

The motion carried 7-0.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF JULY 17, 2025.

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF FEBRUARY 20, 2025.

There were no public comments on the Consent Calendar.

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

The motion carried 7-0.

G. EXCLUDE CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

Chair Craig invited public comments.

Rick McQuillin, Manhattan Beach, provided a midyear update on the CRT and SouthBayStreets.com and talked about the goal to drive commerce/shopping from online to local and welcomed the Commission's feedback.

Jim Mueller, District 5, talked about the Economic Development Committee updating the public on their deliberations but stated he could not find them on the City's website; felt developing the Artesia Boulevard Business District should be a critical City goal; referenced cannabis shops and the AACAP; mentioned cities that have successfully revitalized which have included broad public input and mixed use and listed ways to get people onto Artesia.

There were no other public comments.

I. EX PARTE COMMUNICATION

Commissioner Young reported speaking with Councilmember Obagi and a member of the public regarding Item No. J.1.

Commissioner Hazeltine reported speaking with Councilmember Behrendt, Chair Craig and members of the public.

Chair Craig reported speaking with Commissioner Hazeltine, Councilmembers Obagi and Behrendt and the public.

J. PUBLIC HEARINGS

J.1. Public hearing to consider Ordinances amending Title 10 Chapter 2 Zoning and Land Use, and Title 10 Chapter 5 Coastal Land Use Plan Implementing Ordinance of the Redondo Beach Municipal Code pertaining to regulations for smoke shops.

Chair Craig spoke about the Planning Commission being business-friendly and serving alongside a group of dedicated volunteers who bring a wide range of perspectives and experiences and noted that together the Commission reflects the priorities that residents have consistently voiced at the ballot box. He hoped the Mayor and Councilmembers acknowledge the value of the Commission and allow it to continue the important work it is doing, on behalf of the City. Specific to the public hearing, Chair Craig noted the proposal did not originate from the Commission, but rather from City Council.

Commissioner Boswell agreed with the Chair's comments and noted he is honored to serve along with his colleagues.

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

The motion carried 7-0.

Director of Community Development Wiener introduced Assistant City Attorney Cheryl Park and narrated a PowerPoint presentation with details of the item. He added that following the Planning Commission's review, there are a few minor modifications that will need to be made before it returns to the City Council; referenced identification of potential loopholes and that there are no substantive changes, as of now, to the ordinance.

Discussion followed regarding partnership with the California Department of Tax and Fee Administration, enforcement, the ability to do inspections, the process in connection with a business having their license revoked and the possibility of imposing fines for infractions.

Assistant City Attorney Park noted that infractions would be civil penalties which could be addressed through Code Enforcement, they would initiate a case that would be presented to the City Prosecutor or through the CUP route and revoke their permit.

Commissioner Boswell asserted that if the City wants businesses to change their behavior, it needs to be made expensive for them to continue that behavior and they will take care of it themselves.

Community Development Director Wiener suggested that the Planning Commission could recommend creating a fine system for violations/infractions; felt it would make sense to do it for all Code Enforcement items and mentioned there is time for through review and consideration of the matter.

Discussion followed regarding setting operating hours from 10:00 a.m. to 9:00 p.m., limiting the distance to all City parks, adding a 150 f150-footer to all residential uses, hookah shops, cigar lounges, distinguishing between lounges and retail smoke shops, the definition of ancillary sales, tightening up loopholes, setting a general cap, city-wide, districts having the largest number of smoke shops, the current smoke shop moratorium, funding Code Enforcement, inspections and revocations, the possibility of setting an enforcement fee and adding language restricting the sale of synthetic and tobacco free products into the definition of smoke shop, e-cigarettes, including nicotine in the definition of “juice” as a tobacco product/paraphernalia, keeping the definition, broad versus narrow definitions and other substances.

Members of the Commission offered additional edits to the ordinance including addressing e-cigarettes, allowances over specific conditions, restricting addictive substances and the need to meet the requirements of the CUP.

Discussion followed regarding existing, legal, non-conforming businesses, processing future applications and review of applications by the Planning Commission.

Chair Craig invited public comments.

Eugene Solomon, District 1, talked about smoke shops having other products that will reclassify themselves; discussed enforcement in the past being conducted by a state agency; addressed the actions taken by the City of Fresno in dealing with smoke shops and urged the Planning Commission to recommend that City Council find a way to seek grant funding, if still available, under Proposition 56 for the RBPD enforcement of illegal tobacco sales.

Jim Mueller addressed hookah shops noting he say no reason to exempt them; referenced a resolution by the California State PTA regarding synthetic and tobacco free nicotine products, read from the resolution and submitted it for review.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to receive and file documents submitted by Jim Mueller.

The motion carried 7-0.

Lee Martin, California Fuels and Convenience Alliance, voiced concerns regarding unintended consequences of the proposed ordinance for businesses and gas stations;

listed critical problems and asked the Planning Commission to recommend amendments that achieve public health goals without hurting local businesses.

There were no other public comments.

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

The motion carried 7-0.

Chair Craig summarized the recommendations including restricting the hours of operation from 10:00 a.m. to 9:00 p.m., placing a 150-foot buffer around all City parks, schools and residential uses, consider instituting progressive penalties for violations or infractions or through inspections, or suspension/revocation of the CUP or as established by City Council resolution and requesting that City Council consider having staff seek grant funding through Proposition 56.

Commissioner Boswell suggested revoking a CUP if shops sell anything illegal; felt there should be specific fines for other types of infractions that they will know, upfront and talked about involving less bureaucracy and meeting the same ends.

Assistant City Attorney Park noted fines would need to be predetermined depending on the level of violation, but a CUP cannot be revoked, automatically, as the business/person needs to be given due process and noted that the Planning Commission would make those determinations.

Discussion followed regarding setting penalties for different activities, distinctions between criminal and administrative processes, the Planning Commission's scope of responsibilities, options provided in the enforcement section of the ordinance and the current lack of civil penalties.

Assistant City Attorney Park talked about the possibility of having the business owner post a bond and the City drawing on that bond if there are violations but stated she would need to research the topic further and would present that to the City Council as part of the Planning Commission's recommendations.

Commissioner Gaddis requested adding hookah and cigar lounges in the definitions and making it clear that they are not included with the definition of tobacco retailers.

Discussion followed regarding impacts to convenience stores, having staff look closer into the topic, limiting square footage for distribution of tobacco, adding language to give discretion to staff, and adding "and other substances" and considering increasing the CUP application fee to cover costs.

Community Development Director Wiener reported that staff is working on a fee study to present to Council which can include the recommendation to increase CUP application fees.

Commissioner Boswell spoke about the possibility of adding a “common area maintenance fee”.

Discussion followed regarding determining costs of enforcement.

Planning Analyst Brown reported receiving three eComments in support of the item.

Motion by Commissioner Hazeltine, seconded by Commissioner Conroy, to approve the ordinances amending Title 10 Chapter 2 Zoning and Land Use, and Title 10 Chapter 5 Coastal Land Use Plan Implementing Ordinance of the Redondo Beach Municipal Code pertaining to regulations for smoke shops, as amended per Commission recommendations summarized above.

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

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

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF

Community Development Director Wiener reported the department recently completed its strategic plan which is posted on the City’s website; addressed implementation of a new permitting system; anticipated that monthly activity reports will be available in August; talked about metrics on review time, reducing review times and anticipating sourcing out building plan checks for the construction phase.

Discussion followed regarding using AI programs, reducing delays, challenges with backlogs, checking with other cities to get input and basing choices in vendors on performance.

Community Development Director Wiener reported City Council will be reviewing phase two of the General Plan, which will focus on the AACAP and policies and regulations that look to incentivize redevelopment and discussed a survey of the area and studies that have been commissioned to be done. Additionally, he talked about sections of the

General Plan that will need Planning Commission review including zoning ordinances that would effectuate some of Council policy directions.

Discussion followed regarding the status of the Galleria Project, results of the survey, the possibility of a shuttle to reduce parking along Artesia and finding the right sweet spot.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS - None

O. ADJOURNMENT – 8:31 p.m.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 8:31 p.m.

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 August 21, 2025, 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

CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, November 20, 2025

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

A regular meeting of the Planning Commission, held in the Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California was called to order by Chair Craig.

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Gaddis, Hazeltine, Chair Craig

Commissioners Absent: Light, Young (arrived at 6:40 p.m.)

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

C. SALUTE TO THE FLAG

Chair Craig led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and approved by voice vote, the order of the agenda, as presented.

The motion carried 5-0. Commissioners Light and Young were absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

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

The motion carried 5-0. Commissioners Light and Young were absent.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 20, 2025

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 20, 2025

There were no public comments on the Consent Calendar.

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

The motion carried 5-0. Commissioners Light and Young were 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

Chair Craig invited public comments.

Jim Mueller spoke about implementing a weekly Farmers Market in North Redondo; referenced the results of a petition he circulated showing overwhelming support; spoke about other groups supporting the idea and urged the Commission to request that City Council consider it.

Commissioner Young joined the meeting at 6:40 p.m.

Theresa Mitchell reported there has been a group of community members researching the topic of a Farmers Market in North Redondo and shared her findings; suggested implementing a Wednesday evening market from 2:00 p.m. to 5:00 p.m. and addressed potential locations/sites.

Motion by Chair Craig, seconded by Commissioner Gaddis, and approved by voice vote, to extend Theresa Mitchell's time for public comment.

The motion carried 6-0. Commissioner Light was absent.

Theresa Mitchell asked for the Planning Commission's input; listed next steps; responded to questions from the Commission regarding the reason the North Library was a recommended site and evaluation of parking and listed the criteria considered when reviewing possible locations.

Motion by Commissioner Gaddis, seconded by Chair Craig, and approved by voice vote, to receive and file the documents submitted by Theresa Mitchell.

The motion carried 6-0. Commissioner Light was absent.

Planning Manager Scully added that the Commission may discuss this item at the next meeting when the item is added to the agenda, under Item No. N.

There were no other public comments.

I. EX PARTE COMMUNICATION

Commissioner Gaddis reported speaking with the public regarding Item No. J.1.

Commissioner Conroy reported speaking with members of the public and Chair Craig.

Commissioner Hazeltine reported speaking with members of the public and Chair Craig.

Chair Craig reported speaking with members of the public and Commissioners Conroy and Hazeltine.

J. PUBLIC HEARINGS

J.1. Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a NEW restaurant BUSINESS (CHIPOTLE) WITHIN AN EXISTING COMMERCIAL SPACE OF an existing multi-tenant commercial building on property located at 413 N. Pacific Coast Highway in a Commercial (C-2A) zone. (Case no. 2025-0247)

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 NEW RESTAURANT BUSINESS (CHIPOTLE) WITHIN AN EXISTING COMMERCIAL SPACE OF AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 413 N. PACIFIC COAST HIGHWAY IN A COMMERCIAL (C-2A) ZONE. (CASE NO. 2025-0247)

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

The motion carried 6-0. Commissioner Light was absent.

Senior Planner Giang narrated a PowerPoint presentation with details of the proposed project and responded to questions from the Commission regarding reconfiguration of the adjacent pet feed store, location of the outdoor dining space, closure of the tanning salon and plans for the vacant space.

Chair Craig invited public comments and administered an oath to the applicant.

Gilar Alba, MMA Architecture, responded to questions from the Commission and addressed proposed landscaping.

Discussion followed regarding adding trees for shade, the number of parking spaces underground.

There were no other public comments on this item.

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

The motion carried 6-0. Commissioner Light was absent.

Motion by Commissioner Conroy, seconded by Commissioner Gaddis, and approved by roll call vote, to adopt by title only and waiving further reading of 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 new restaurant business (Chipotle) within an existing commercial space of an existing multi-tenant commercial building on property located at 413 N. Pacific Coast Highway in a Commercial (C-2A) zone. (Case No. 2025-0247)

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

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

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF

Planning Manager Scully explained challenges with putting consideration of a Farmers Market on this agenda and spoke about making a motion to include it on the next agenda under the following Item No. N. He added that staff can review the information submitted and may be able to bring the item back at the Commission's next meeting.

Chair Craig suggested providing information regarding City requirements in terms of applying, fees and permits.

Discussion followed regarding the Commission's ability to make recommendations to City Council and whether it would be more efficient to speak with individual Councilmembers to request they place it on their agenda.

Planning Manager Scully reported the Commission could assign a member to approach Council about the matter.

Commissioner Conroy felt it would be beneficial for the Planning Commission to review the matter, as a body, and spoke about the possibility of proceeding administratively, through a TUP, rather than through City Council.

Discussion followed regarding other pertinent issues being addressed by the City and having the Commission "hash out" the subject prior to presenting to Council.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Motion by Chair Craig, seconded by Commissioner Gaddis, and approved by voice vote, to direct staff to place a discussion regarding implementation of a Farmers Market in North Redondo Beach, on the next Planning Commission agenda.

The motion carried 6-0. Commissioner Light was absent.

Commissioner Conroy thanked staff for providing the slide deck and stated he does not need a hard copy if they are distributed electronically.

Planning Manager Scully reported on a Coastal Development Permit that will be on the Planning Commission's next agenda.

O. ADJOURNMENT – 7:19 p.m.

Motion by Commissioner Young, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 7:19 p.m.

The motion carried 6-0. Commissioner Young was absent.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on December 18, 2025, 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,

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Marc Wiener
Community Development Director

Administrative Report

H.1., **File #** PC26-0217 **Meeting Date:** 2/19/2026

TITLE
RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS

Administrative Report

H.1., **File #** PC26-0217 **Meeting Date:** 2/19/2026

TITLE
RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS

Administrative Report

J.1., **File #** PC26-0227 **Meeting Date:** 2/19/2026

To: **PLANNING COMMISSION**

From: Marc Wiener, Community Development Director

Sean Scully, Planning Manager

TITLE

A public hearing to consider an Ordinance amending Title 10 Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code pertaining to amendments to the C-2 and C-2-PD zones located on properties within the Artesia and Aviation Corridors Area Plan (AACAP).

RECOMMENDATION

1. Open the public hearing and take testimony, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff, and public and deliberate;
3. Close the public hearing;
4. Adopt the attached Resolution recommending that the City Council adopt the CEQA Exemption Declaration, and amend Title 10 Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code pertaining amendments to the C-2 and C-2-PD zones on properties within the Artesia and Aviation Corridors Area Plan:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10 CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO AMENDMENTS TO THE C-2 AND C-2-PD ZONES LOCATED ON PROPERTIES WITHIN THE ARTESIA AND AVIATION CORRIDORS AREA PLAN.

EXECUTIVE SUMMARY

The Artesia and Aviation Corridor Area Plan (AACAP-Adopted December 8, 2020), was derived from the General Plan update and includes strategies and development standards intended to help incentivize the revitalization of the Artesia and Aviation Corridors. To date, the Artesia and Aviation corridors have not experienced revitalization and redevelopment as envisioned in the AACAP.

On August 5, 2025, the City Council held a meeting to discuss the City's General Plan update with a specific focus on policies related to the Artesia and Aviation corridors. The City Council discussed, took public testimony, and considered numerous revitalization strategies, including but not limited to, increasing the Floor Area Ratio (FAR) for properties within the AACAP area from 0.6 to 1.5 and reduced or eliminated open space requirements. Separately, in an effort to support revitalization, the City Council approved the elimination of commercial parking requirements for properties within the AACAP area, on October 21, 2025 (Ordinance No. 3306-25).

On January 6, 2026, staff presented a draft Zoning Ordinance amendment that reflected the City Council's past guidance to increase the development potential for commercially zoned lots (C-2 and C-2-PD) in the AACAP area, which included increasing the FAR from 0.6 to 1.5, while establishing updated building height, number of stories, and setback requirements. The City Council supported the draft amendments with the following direction:

1. Development standards should ensure a walkable environment is created that places the first-floor commercial level at-grade.
2. Landscaping should be incorporated into projects to improve the aesthetic design.
3. Ensure design guidelines avoid over-advertised storefronts, promote high quality design, and avoid excessive lighting.
4. Update the City's sign ordinance on a future update.

The Council directives have now been incorporated into the draft Ordinance. Pursuant to Government Code § 65854, staff is requesting that the Planning Commission review and provide recommendations to the City Council on the draft Zoning Ordinance prior to it's adoption.

BACKGROUND

Following the adoption of the AACAP in 2020, the City conducted parking surveys, workshops, studies and analyses and guided amendments to encourage the redevelopment of the AACAP. Past Amendments include the increasing the FAR from 0.5 to 0.6 and the elimination of the commercial parking requirement.

At the City Councils public meeting on January 6, 2026, City staff presented a draft Zoning Ordinance amendment to the development standards including but not limited to floor area ratio (FAR), building height, stories, and setbacks for the Commercial zones C-2 and C-2-PD located on properties within the AACAP. A summary of the proposed zoning amendments are as follows:

- Increases the maximum Floor Area Ratio (FAR) from 0.6 to 1.5.
- Increases maximum building height from 30 feet to 45 feet.
- Increases the maximum number of stories from two to three.
- Additional third floor average setback of five feet from the second-floor building frontage
- Reduced the building setback for corner and reverse corner lots from 10 feet to five feet.
- In the C-2-PD zone the front yard setback is increased from three feet to five feet for consistency with the C-2 zone and to provide more pedestrian and restaurant seating areas.
- Eliminate the 10 percent usable public open space requirement.
- Require a minimum first-floor commercial ceiling height of 12 feet to emphasize the ground level commercial space.
- Establish design standards for higher-quality façade materials, articulated storefronts, corner treatments, and pedestrian-oriented lighting.

Attached to this Administrative Report is the draft Planning Commission Resolution that includes the specific amendments to RBMC "Section 10-2.622 Development standards: C-2 commercial zone and 10-2.625 Development standards: C-2-PD pedestrian-oriented commercial zone within the Artesia and Aviation Corridors Area as underline and ~~strikethroughs~~ and all the required findings for amending the City's Zoning Ordinance.

ENVIRONMENTAL

The Planning Commission will also consider recommending that the City Council adopt environmental findings/exemptions that state additional regulations and/or amendments of existing C-2 and C-2-PD building intensity and development standards within the Artesia and Aviation Corridors were included in the scope of the Certified program Final Environmental Impact Report (FEIR) (State Clearinghouse No. 202305073) for the City's focused General Plan Update. Pursuant to CEQA Sections 15162 and 15168(c)(2)(e)(1) and (2) the program EIR adequately describes the proposed building intensity amendments for purposes of CEQA and would not result in new significant environmental effects or a substantial increase in the severity of previously identified impacts beyond those disclosed in the certified program FEIR. Furthermore, future development projects proposed pursuant to the amended development standards will be subject to project-level review in accordance with CEQA.

ATTACHMENTS

1. PC Resolution

Administrative Report

J.1., **File #** PC26-0227 **Meeting Date:** 2/19/2026

To: **PLANNING COMMISSION**

From: Marc Wiener, Community Development Director

Sean Scully, Planning Manager

TITLE

A public hearing to consider an Ordinance amending Title 10 Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code pertaining to amendments to the C-2 and C-2-PD zones located on properties within the Artesia and Aviation Corridors Area Plan (AACAP).

RECOMMENDATION

1. Open the public hearing and take testimony, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff, and public and deliberate;
3. Close the public hearing;
4. Adopt the attached Resolution recommending that the City Council adopt the CEQA Exemption Declaration, and amend Title 10 Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code pertaining amendments to the C-2 and C-2-PD zones on properties within the Artesia and Aviation Corridors Area Plan:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10 CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO AMENDMENTS TO THE C-2 AND C-2-PD ZONES LOCATED ON PROPERTIES WITHIN THE ARTESIA AND AVIATION CORRIDORS AREA PLAN.

EXECUTIVE SUMMARY

The Artesia and Aviation Corridor Area Plan (AACAP-Adopted December 8, 2020), was derived from the General Plan update and includes strategies and development standards intended to help incentivize the revitalization of the Artesia and Aviation Corridors. To date, the Artesia and Aviation corridors have not experienced revitalization and redevelopment as envisioned in the AACAP.

On August 5, 2025, the City Council held a meeting to discuss the City's General Plan update with a specific focus on policies related to the Artesia and Aviation corridors. The City Council discussed, took public testimony, and considered numerous revitalization strategies, including but not limited to, increasing the Floor Area Ratio (FAR) for properties within the AACAP area from 0.6 to 1.5 and reduced or eliminated open space requirements. Separately, in an effort to support revitalization, the City Council approved the elimination of commercial parking requirements for properties within the AACAP area, on October 21, 2025 (Ordinance No. 3306-25).

On January 6, 2026, staff presented a draft Zoning Ordinance amendment that reflected the City Council's past guidance to increase the development potential for commercially zoned lots (C-2 and C-2-PD) in the AACAP area, which included increasing the FAR from 0.6 to 1.5, while establishing updated building height, number of stories, and setback requirements. The City Council supported the draft amendments with the following direction:

1. Development standards should ensure a walkable environment is created that places the first-floor commercial level at-grade.
2. Landscaping should be incorporated into projects to improve the aesthetic design.
3. Ensure design guidelines avoid over-advertised storefronts, promote high quality design, and avoid excessive lighting.
4. Update the City's sign ordinance on a future update.

The Council directives have now been incorporated into the draft Ordinance. Pursuant to Government Code § 65854, staff is requesting that the Planning Commission review and provide recommendations to the City Council on the draft Zoning Ordinance prior to it's adoption.

BACKGROUND

Following the adoption of the AACAP in 2020, the City conducted parking surveys, workshops, studies and analyses and guided amendments to encourage the redevelopment of the AACAP. Past Amendments include the increasing the FAR from 0.5 to 0.6 and the elimination of the commercial parking requirement.

At the City Councils public meeting on January 6, 2026, City staff presented a draft Zoning Ordinance amendment to the development standards including but not limited to floor area ratio (FAR), building height, stories, and setbacks for the Commercial zones C-2 and C-2-PD located on properties within the AACAP. A summary of the proposed zoning amendments are as follows:

- Increases the maximum Floor Area Ratio (FAR) from 0.6 to 1.5.
- Increases maximum building height from 30 feet to 45 feet.
- Increases the maximum number of stories from two to three.
- Additional third floor average setback of five feet from the second-floor building frontage
- Reduced the building setback for corner and reverse corner lots from 10 feet to five feet.
- In the C-2-PD zone the front yard setback is increased from three feet to five feet for consistency with the C-2 zone and to provide more pedestrian and restaurant seating areas.
- Eliminate the 10 percent usable public open space requirement.
- Require a minimum first-floor commercial ceiling height of 12 feet to emphasize the ground level commercial space.
- Establish design standards for higher-quality façade materials, articulated storefronts, corner treatments, and pedestrian-oriented lighting.

Attached to this Administrative Report is the draft Planning Commission Resolution that includes the specific amendments to RBMC "Section 10-2.622 Development standards: C-2 commercial zone and 10-2.625 Development standards: C-2-PD pedestrian-oriented commercial zone within the Artesia and Aviation Corridors Area as underline and ~~strikethroughs~~ and all the required findings for amending the City's Zoning Ordinance.

ENVIRONMENTAL

The Planning Commission will also consider recommending that the City Council adopt environmental findings/exemptions that state additional regulations and/or amendments of existing C-2 and C-2-PD building intensity and development standards within the Artesia and Aviation Corridors were included in the scope of the Certified program Final Environmental Impact Report (FEIR) (State Clearinghouse No. 202305073) for the City's focused General Plan Update. Pursuant to CEQA Sections 15162 and 15168(c)(2)(e)(1) and (2) the program EIR adequately describes the proposed building intensity amendments for purposes of CEQA and would not result in new significant environmental effects or a substantial increase in the severity of previously identified impacts beyond those disclosed in the certified program FEIR. Furthermore, future development projects proposed pursuant to the amended development standards will be subject to project-level review in accordance with CEQA.

ATTACHMENTS

1. PC Resolution

RESOLUTION NO. 2026-02-PCR-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10 CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO AMENDMENTS TO THE C-2 AND C-2-PD ZONES LOCATED ON PROPERTIES WITHIN THE ARTESIA AND AVIATION CORRIDORS AREA PLAN.

WHEREAS, the City Council of the City of Redondo Beach at their duly noticed public hearing on December 8, 2020, adopted the "Artesia & Aviation Corridors Area Plan" (AACAP); and

WHEREAS, the purpose of the Artesia and Aviation Corridor Area Plan (AACAP) is to identify policy approaches and explicit actions that can be used by City staff or property owners to activate, energize, and revitalize the Artesia and Aviation Corridors in a coordinated and consistent manner; and

WHEREAS, the purpose and intention of the "Placemaking" within the Artesia and Aviation Corridor Area Plan are to encourage reinvestment and better serve community needs, ensure the continued stability of nearby residential neighborhoods, and provide a social anchor for North Redondo; and

WHEREAS, on August 5, 2025, the City Council held a meeting to discuss the City's General Plan – Land Use Element update with a specific focus on policies related to the "revitalization of the Artesia and Aviation Corridor". The City Council discussed, took public testimony, and considered numerous revitalization strategies, including but not limited to, increasing the Floor Area Ratio (FAR) for properties within the AACAP area from 0.6 to 1.5, potential mixed-use development within AACAP, development "caps" with increased FAR's as incentives for early revitalization projects, reduced or eliminated open space requirements, and various additional future parking strategies. At the conclusion of all discussions and public comments, the City Council directed staff to move forward, as a priority item, with an amendment to the City's Zoning Ordinance eliminating required parking for non-residential uses; and

WHEREAS, on January 6, 2026, staff presented a draft Zoning Ordinance for amendments to the C-2 and C-2-PD zones within the AACAP area for the City Council's review and direction. City Council took public testimony, discussed the proposed ordinance, and provided the following direction to city staff:

1. Development standards should ensure a walkable environment is created that places the first-floor commercial level at-grade.
2. Landscaping should be incorporated into projects to improve the aesthetic design.
3. Ensure design guidelines intended avoid over-advertised storefronts, promote

high quality design, and avoid excessive lighting

4. Update the City's sign ordinance in a future update.

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

SECTION 1. FINDINGS

1. The Planning Commission recommend that the City Council adopt environmental findings/exemptions that state additional regulations and/or amendments of existing C-2 and C-2-PD building intensity and development standards within the Artesia and Aviation Corridors were included in the scope of the Certified program Final Environmental Impact Report (FEIR) (State Clearinghouse No. 202305073) for the City's focused General Plan Update. Pursuant to CEQA Sections 15162 and 15168(c)(2)(e)(1) and (2) the program EIR adequately describes the proposed building intensity amendments for purposes of CEQA and would not result in new significant environmental effects or a substantial increase in the severity of previously identified impacts beyond those disclosed in the certified program FEIR. Furthermore, future development projects proposed pursuant to the amended development standards will be subject to project-level review in accordance with CEQA.

2. The proposed amendments to the Zoning ordinance are consistent with the General Plan.

    a. Land Use Element Goal 1H: Continue and enhance existing commercial districts which contribute revenue to the City and are compatible with adjacent residential neighborhoods.
    b. Land Use Element Policy 1.15.2: Publicly initiate and allow for the private sector development of municipal or shared parking lots, which incorporate bicycle storage facilities, along the street frontages to provide for joint use of adjacent commercial properties and allow for the incorporation of commercial uses into the structure along the street frontage (except for areas required for access).
    c. Land Use Element Objective 1.17: Provide for the development of uses which predominantly serve and are accessible to local residents, create a distinctive pedestrian activity area of the City, and are compatible with adjacent residential neighborhoods.
    d. Land Use Element Policy 1.17.1: Accommodate a mix of commercial uses which provide for the needs of nearby residents (as defined by Policy 1.16.1) and enhance pedestrian activity on parcels designated as "C-2-PD".

e. Land Use Element Policy 1.17.3: Encourage the development of outdoor dining and other similar uses which do not impede pedestrian circulation on the sidewalks.
f. Land Use Element Policy 1.19: Provide for the development of uses which predominantly serve and are accessible to local residents and compatible with adjacent residential neighborhoods.

3. These amendments require a vote of the people under Article XXVII of the City Charter.

SECTION 2. RECITALS. The above recitals are true and correct, and the recitals are incorporated herein by reference as if set forth in full.

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

SECTION 1. Pursuant to Section 10-2.2504(e)(1) and (3) Zoning amendments, the Planning Commission recommends that the City Council adopt the amendments to the Redondo Beach Municipal Code pertaining to the C-2 and C-2-PD zones located on properties within the AACAP area as identified in SECTION 2. Below.

SECTION 2. AMENDMENT OF CODE. Title 10, Chapter 2 (Zoning and Land Use) amending Sections 10-2.622 and 10-2.625 as follows:

§ 10-2.622. Development standards: C-2 commercial zone.

(a) These standards shall apply to the C-2 zone with the exception of properties located in the AACAP which are subject to the standards identified in subsection (k) below.

~~(a)~~(b) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.5 (see definition of floor area ratio in Section 10-2.402). ~~except within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council~~

~~1. The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed 0.6 (see definition of floor area ratio in Section 10-2.402).~~

~~(b)~~(c) Building height. No building or structure shall exceed a height of 30 feet (see definition of building height in Section 10-2.402).

~~(c)~~(d) Stories. No building shall exceed two stories (see definition of story in Section 10-2.402).

~~(d)~~(e) Setbacks. The minimum setback requirements shall be as follows:

1. Front setback. There shall be a minimum front setback of five feet the full width of the lot, except where a lot is contiguous to a residentially zoned lot fronting on the same street, in which case the required front setback shall be the same as required for the contiguous residential lot.

2. Side setback.

   a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.

   b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:

      1. There shall be a minimum side setback of 20 feet the full length of the lot;

      2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

3. Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

   a. There shall be a minimum rear setback of 20 feet the full width of the lot;

   b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

~~(e) Usable public open space within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council. For projects of 15,000 square feet of lot area or greater, spaces such as public plazas, public walkways and other public~~

~~(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.~~

~~(2) Public open space shall be contiguous to the maximum extent feasible.~~

~~(3) Areas less than 10 feet in width may not count as public open space.~~

~~(4) The requirement of 10% public open space may be modified by the Community Development Director or assigned for projects developed on lots less than 20,000 square feet in size.~~

(f) General regulations. See Article 3 of this chapter.

(g) Parking regulations. See Article 5 of this chapter.

(h) Sign regulations. See Article 6 of this chapter.

(i) Landscaping regulations. See Article 7 of this chapter.

(j) Procedures. See Article 12 of this chapter.

(k) Development Standards within the Artesia and Aviation Corridors Area Plan.

1. Purpose: The purpose of this subsection is to establish development standards specific to C-2 zoned properties located within the Artesia and Aviation Corridors Area Plan. The intention of these development standards is to foster and support the development of a vibrant, pedestrian-oriented corridor that balances commercial vitality with neighborhood compatibility, consistent with the adopted Artesia and Aviation Corridors Area Plan objectives. The Artesia and Aviation Corridors Area Plan includes properties along Artesia and Aviation Boulevard from the transportation easement (rail line) east of Inglewood Avenue to the western City boundary at Aviation Boulevard.

2. Applicability: The development standards in this subsection apply only to properties located within the boundaries of the Artesia and Aviation Corridors Area Plan. All other areas outside the Artesia and Aviation Corridors Area Plan zoned C-2 shall continue to be regulated by subsections (a) through (j) above.

3. Development Standards for the Artesia and Aviation Corridors Area Plan:

a. Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5 (see definition of floor area ratio in Section 10-2.402).

b. Building height. No building or structure shall exceed a height of 45 feet (see definition of building height in Section 10-2.402).

c. Stories. No building shall exceed three stories (see definition of story in Section 10-2.402).

d. Setbacks.

1. Front setback

a. Minimum required. There shall be a minimum front setback of five feet the full width of the lot.

i. Buildings shall be oriented towards Artesia and Aviation Boulevard frontages and provide entrances from the sidewalk.

Entrances can also be oriented towards courtyards and plazas provided the courtyard or plaza is oriented towards and accessed directly from Artesia and Aviation Boulevards.

ii. The placement of off-street parking in the front of the building may be authorized through approval of an Administrative Use Permit (AUP) as determined by the Community Development Director as identified in Municipal Code Section 10-2.1707(b)(2)(b)(1)

2. Side setback.

a. There shall be a minimum side setback of five feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along the interior lot lines.

3. Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. There shall be a minimum rear setback of 20 feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

4. Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor along Artesia and Aviation Boulevard shall have a minimum average setback of five feet from the second floor building face.

e. To promote a pedestrian-oriented and visually engaging streetscape, all first-floor commercial spaces shall have a minimum floor-to-ceiling dimension of 12 feet.

4. The following design standards and guidelines are required in addition to Artesia and Aviation Corridors Area Plan Guidelines for new structures and any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to an existing commercial structure:

a. Architecture and design:

1. Façade Materials: Projects shall incorporate high-quality materials that are consistent with and complementary of the building's architectural style. Materials such as vinyl, plastic, or similar less-quality materials as determined by the Community Development Director, or designee, are not permitted. Materials shall support a

cohesive and visually refined design and be suitable for long-term durability. Acceptable materials including but not limited to, natural stone, brick, precast concrete, wood, and factory-finished metal panels (heavy-gauge only, in corrugated or flat sections, low reflectivity) are preferred.

2. Specific design features and elements that should be incorporated into the projects design include the following:

    a. Storefronts and Entrances:

        i. The storefront shall enhance the visual quality and character of the street and reflect the architectural style of the building while maintaining individuality.

        ii. Provide continuous variety and make buildings appear unique while contributing to a cohesive, vibrant, and human-scaled environment.

        iii. Provide incremental shifts in the wall plane, building material variation, and window patterns to create small shadows that give an impression of depth and texture.

        iv. For retail uses a minimum of 70 percent of the first-floor fronting Artesia Boulevard or Aviation Boulevard shall consist of transparent materials such as glass or windows. Display windows should provide visual interest and pedestrian engagement (e.g., merchandise, art, interior activity) and encourage pedestrian activity though transparent, inviting facades.

        v. Building entries should be at or near grade and oriented toward the street and clearly defined. Pedestrian entrances and windows should be the dominant elements on the public street façades. Consider using recessed entrances to create depth and shadow, and enhance the walkability and visual interest of the storefront area.

3. Corner Emphasis: Distinctive corner architectural treatments such as taller parapets, curved glazing, or tower elements to anchor intersections shall be incorporated into the design of the project.

4. Shade Structures: Consider incorporating awnings or canopies or architectural shading devices (louvers, trellises) along retail frontages or commercial spaces for shade and functional design.

    a. Shade structures shall be designed to complement the primary building through consistent materials, color, form, and detailing.

Materials shall be durable and result in longevity.

b. The size and shape of shade structures shall be proportionate to the building façade and the width of the bay or storefront they cover.

c. A minimum vertical clearance of eight feet above finished grade shall be provided for all elements that encroach into the public right-of-way or pedestrian areas.

d. Shade structures may encroach over public sidewalks or pedestrian pathways, provided a minimum two-foot setback from the curb line is maintained at all times and an Encroachment Permit is obtained.

5. Lighting: The placement and style of lighting shall highlight architectural features and signage.

a. Lighting shall be designed and located to not project off-site or onto adjacent uses.

b. Lighting shall be warm, energy-efficient lighting for a welcoming nighttime appearance and pedestrian activity.

§ 10-2.625 Development standards: C-2-PD pedestrian-oriented commercial zone.
(a) These standards shall apply to the C-2-PD zone with the exception of properties located in the AACAP which are subject to the standards identified in subsection k below.

(b~~a~~) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.5 (see definition of floor area ratio in Section 10-2.402) ~~except within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council~~.

~~(1) The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed 0.6 (see definition of floor area ratio in Section 10-2.402).~~

(c~~b~~) Building height. No building or structure shall exceed a height of 30 feet (see definition of building height in Section 10-2.402).

(d~~c~~) Stories. No building shall exceed two stories (see definition of story in Section 10-2.402).

(e~~d~~) Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback.

a. Minimum required. There shall be a minimum front setback of ~~three~~ five feet the full width of the lot~~, except that display windows may project to the front property line, provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade~~. However, where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.

b. Maximum permitted. The front setback shall not exceed 10 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.

(2) Side setback.

a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:

1. There shall be a minimum side setback of 20 feet the full length of the lot;

2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. There shall be a minimum rear setback of 20 feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

~~(e) Usable public open space within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council. For projects of 15,000 square feet of lot area or greater, spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided.~~

~~(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.~~

~~(2) Public open space shall be contiguous to the maximum extent feasible.~~

~~(3) Areas less than 10 feet in width may not count as public open space.~~

~~(4) The requirement of 10% public open space may be modified by the Community Development Director or assigned for projects developed on lots less than 20,000 square feet in size.~~

(f) General regulations. See Article 3 of this chapter.

(g) Parking regulations. See Article 5 of this chapter.

(h) Sign regulations. See Article 6 of this chapter.

(i) Landscaping regulations. See Article 7 of this chapter.

(j) Procedures. See Article 12 of this chapter.

(k) Development Standards within the Artesia and Aviation Corridors Area Plan.

1. Purpose: The purpose of this subsection is to establish development standards specific to C-2-PD zoned properties located within the Artesia and Aviation Corridors Area Plan. The intention of these development standards is to foster and support the development of a vibrant, pedestrian-oriented corridor that balances commercial vitality with neighborhood compatibility, consistent with the adopted Artesia and Aviation Corridors Area Plan objectives. The Artesia and Aviation Corridors Area Plan includes properties along Artesia and Aviation Boulevard from the transportation easement (rail line) east of Inglewood Avenue to the western City boundary at Aviation Boulevard.

2. Applicability: The development standards in this subsection apply only to properties located within the boundaries of the Artesia and Aviation Corridors Area Plan. All other areas outside the Artesia and Aviation Corridors Area Plan zoned C-2 shall continue to be regulated by subsections (a) through (j) above.

3. Development Standards for the Artesia and Aviation Corridors Area Plan:

a. Floor Area Ratio FAR: The FAR shall not exceed 1.5.

b. Height: No building or structure shall exceed a height of 45 feet.

c. Stories. No building shall exceed three stories (see definition of story in Section 10-2.402).

d. Setbacks.

1. Front setback.

a. Minimum required. There shall be a minimum front setback of five

feet the full width of the lot.

b. Maximum permitted. The front setback shall not exceed 10 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.

i. Buildings shall be oriented towards Artesia and Aviation Boulevard frontages and provide entrances from the sidewalk. Entrances can also be oriented towards courtyards and plazas provided the courtyard or plaza is oriented towards and accessed directly from Artesia and Aviation Boulevards.

2. Side setback.

a. There shall be a minimum side setback of five feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along the interior lot lines

3. Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. There shall be a minimum rear setback of 20 feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

4. Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.

e. To promote a pedestrian-oriented and visually engaging streetscape, all first-floor commercial spaces shall have a minimum floor-to-ceiling dimension of 12 feet.

4. The following design standards and guidelines are required in addition to Artesia and Aviation Corridors Area Plan Guidelines for new structures and any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to an existing commercial structure:

a. Architecture and design:

1. Façade Materials: Projects shall incorporate high-quality materials that are

consistent with and complementary of the building's architectural style. Materials such as vinyl, plastic, or similar less-quality materials as determined by the Community Development Director, or designee, are not permitted. Materials shall support a cohesive and visually refined design and be suitable for long-term durability. Acceptable materials including but not limited to, natural stone, brick, precast concrete, wood, and factory-finished metal panels (heavy-gauge only, in corrugated or flat sections, low reflectivity) are preferred.

2. Specific design features and elements that should be incorporated into the projects design include the following:

   a. Storefronts and Entrances:

      i. Provide continuous variety and make buildings appear unique while contributing to a cohesive, vibrant, and human-scaled environment.

      ii. Provide incremental shifts in the wall plane, building material variation, and window patterns to create small shadows that give an impression of depth and texture.

      iii. For retail uses a minimum of 70 percent of the first-floor fronting Artesia Boulevard or Aviation Boulevards shall consist of transparent materials such as glass or windows. Display windows should provide visual interest and pedestrian engagement (e.g., merchandise, art, interior activity) and encourage pedestrian activity though transparent, inviting facades.

      iv. Building entries should be at or near grade and oriented toward the street and clearly defined. Pedestrian entrances and windows should be the dominant elements on the public street façades. Consider using recessed entrances to create depth and shadow, and enhance the walkability and visual interest of the storefront area.

3. Corner Emphasis: Distinctive corner architectural treatments such as taller parapets, curved glazing, or tower elements to anchor intersections shall be incorporated into the design of the project.

4. Shade Structures: Consider incorporating awnings or canopies or architectural shading devices (louvers, trellises) along retail frontages or commercial spaces for shade and functional design.

   a. Shade structures shall be designed to complement the primary building through consistent materials, color, form, and detailing. Materials shall be durable and result in longevity.

   b. The size and shape of shade structures shall be proportionate to the building façade and the width of the bay or storefront they cover.

   c. A minimum vertical clearance of eight feet above finished grade shall be

provided for all elements that encroach into the public right-of-way or pedestrian areas.

d. Shade structures may encroach over public sidewalks or pedestrian pathways, provided a minimum two foot setback from the curb line is maintained at all times and an Encroachment Permit is obtained.

5. Lighting: The placement and style of lighting shall highlight architectural features and signage.

a. Lighting shall be designed and located to not project off-site or onto adjacent uses.

b. Lighting shall be warm, energy-efficient lighting for a welcoming nighttime appearance and pedestrian activity.

SECTION 3. INCONSISTENT PROVISIONS. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 4. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The Planning Commission recommends that the City Council shall declare that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

FINALLY RESOLVED, that the Planning Commission 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 19th day of February, 2026.

_____
Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Sean Scully of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-02-PCR-01 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 19th day of February, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Sean Scully
Planning Manager

APPROVED AS TO FORM:

_____
City Attorney's Office

Administrative Report

J.2., **File #** PC26-0226 **Meeting Date:** 2/19/2026

To: **PLANNING COMMISSION**

From: Marc Wiener, Community Development Director
Sean Scully, Planning Manager

TITLE

A public hearing to consider an Ordinance amending Title 10 Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code pertaining to amendments to establish regulations permitting rooftop dining within the Artesia and Aviation Corridors Area Plan (AACAP).

RECOMMENDATION

1. Open the public hearing and take testimony, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff and public and deliberate;
3. Close the public hearing;
4. Adopt the attached Resolution:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10 CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO ESTABLISH REGULATIONS PERMITTING ROOFTOP DINING LOCATED ON PROPERTIES WITHIN THE ARTESIA AND AVIATION CORRIDORS AREA PLAN

EXECUTIVE SUMMARY

The City has been evaluating regulatory strategies to encourage reinvestment and activation of commercial areas along the Artesia and Aviation corridors, while maintaining compatibility with adjacent uses. On August 5, 2025, the City Council held a meeting to discuss the City's General Plan update with a specific focus on policies related to the AACAP. The City Council discussed, took public testimony, and considered numerous revitalization strategies, including but not limited to, increasing the Floor Area Ratio (FAR), reduced or eliminated open space requirements, and regulations for rooftop dining.

On January 6, 2026, staff presented a draft Zoning Ordinance amendment that reflected the City Council's guidance to establish regulations to allow rooftop dining with standards designed to balance economic activation with neighborhood compatibility. City Council supported the draft amendments with the following direction:

1. Permit rooftop dining through an Administrative Use Permit (AUP) process.
2. Limit rooftop dining to the AACAP to avoid delays and consider applying these regulations to other commercial zones at a later date.
3. Clarify that increased height would also be allowed for elevators.

4. Establish privacy protections for adjacent residential properties with additional setbacks, buffers, and design treatments.
5. Ensure there are measures to mitigate potential lighting and noise impacts to adjacent properties.

The Council directives have now been incorporated into the draft Ordinance. Pursuant to Government Code § 65854, staff is requesting that the Planning Commission review and provide recommendations to the City Council on the draft Zoning Ordinance prior to adoption.

BACKGROUND

At the City Councils public meeting on January 6, 2026, City staff presented a draft Zoning Ordinance amendment to allow rooftop dining and establish development and operational standards for properties located within the AACAP. A summary of the proposed zoning regulations are as follows:

- Permitting of rooftop dining through a discretionary AUP process.
- Limit rooftop structures (e.g., pergolas, trellises, shading elements) with defined height and setbacks to minimize visual and neighborhood impacts.
- Operation and performance standards including hour limits, alcohol service, limit amplified sound, noise mitigation measures, and seating capacity and configuration requirements.
- Seating areas are required to be set back from adjacent residential uses.
- Screening is required to reduce visibility from adjacent properties.
- Design requirements are included to ensure architectural compatibility and integration with the existing structure.
- Lighting regulations are included to avoid glare and light spillover.

The Council directives have now been incorporated into the draft Ordinance. Attached to this Administrative Report is the proposed Planning Commission Resolution that includes the specific amendments to RBMC “Section 10-2.1642 Rooftop Dining Use and Regulations within the Artesia and Aviation Corridors Area” and all the required findings for amending the City’s Zoning Ordinance.

ENVIRONMENTAL

A Certified program Final Environmental Impact Report (FEIR) (State Clearinghouse No. 202305073) for the City’s focused General Plan Update was prepared to address intensified development within the AACAP area. Staff is evaluating whether proposed zoning regulations pertaining to rooftop dining were adequately addressed in the EIR or whether an addendum will need to be prepared prior to adoption. Furthermore, future rooftop dining projects proposed pursuant to the amended development standards will be subject to project-level review in accordance with CEQA.

ATTACHMENTS

1. PC Resolution

Administrative Report

J.2., **File #** PC26-0226 **Meeting Date:** 2/19/2026

To: **PLANNING COMMISSION**

From: Marc Wiener, Community Development Director
Sean Scully, Planning Manager

TITLE

A public hearing to consider an Ordinance amending Title 10 Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code pertaining to amendments to establish regulations permitting rooftop dining within the Artesia and Aviation Corridors Area Plan (AACAP).

RECOMMENDATION

1. Open the public hearing and take testimony, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff and public and deliberate;
3. Close the public hearing;
4. Adopt the attached Resolution:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10 CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO ESTABLISH REGULATIONS PERMITTING ROOFTOP DINING LOCATED ON PROPERTIES WITHIN THE ARTESIA AND AVIATION CORRIDORS AREA PLAN

EXECUTIVE SUMMARY

The City has been evaluating regulatory strategies to encourage reinvestment and activation of commercial areas along the Artesia and Aviation corridors, while maintaining compatibility with adjacent uses. On August 5, 2025, the City Council held a meeting to discuss the City's General Plan update with a specific focus on policies related to the AACAP. The City Council discussed, took public testimony, and considered numerous revitalization strategies, including but not limited to, increasing the Floor Area Ratio (FAR), reduced or eliminated open space requirements, and regulations for rooftop dining.

On January 6, 2026, staff presented a draft Zoning Ordinance amendment that reflected the City Council's guidance to establish regulations to allow rooftop dining with standards designed to balance economic activation with neighborhood compatibility. City Council supported the draft amendments with the following direction:

1. Permit rooftop dining through an Administrative Use Permit (AUP) process.
2. Limit rooftop dining to the AACAP to avoid delays and consider applying these regulations to other commercial zones at a later date.
3. Clarify that increased height would also be allowed for elevators.

4. Establish privacy protections for adjacent residential properties with additional setbacks, buffers, and design treatments.
5. Ensure there are measures to mitigate potential lighting and noise impacts to adjacent properties.

The Council directives have now been incorporated into the draft Ordinance. Pursuant to Government Code § 65854, staff is requesting that the Planning Commission review and provide recommendations to the City Council on the draft Zoning Ordinance prior to adoption.

BACKGROUND

At the City Councils public meeting on January 6, 2026, City staff presented a draft Zoning Ordinance amendment to allow rooftop dining and establish development and operational standards for properties located within the AACAP. A summary of the proposed zoning regulations are as follows:

- Permitting of rooftop dining through a discretionary AUP process.
- Limit rooftop structures (e.g., pergolas, trellises, shading elements) with defined height and setbacks to minimize visual and neighborhood impacts.
- Operation and performance standards including hour limits, alcohol service, limit amplified sound, noise mitigation measures, and seating capacity and configuration requirements.
- Seating areas are required to be set back from adjacent residential uses.
- Screening is required to reduce visibility from adjacent properties.
- Design requirements are included to ensure architectural compatibility and integration with the existing structure.
- Lighting regulations are included to avoid glare and light spillover.

The Council directives have now been incorporated into the draft Ordinance. Attached to this Administrative Report is the proposed Planning Commission Resolution that includes the specific amendments to RBMC “Section 10-2.1642 Rooftop Dining Use and Regulations within the Artesia and Aviation Corridors Area” and all the required findings for amending the City’s Zoning Ordinance.

ENVIRONMENTAL

A Certified program Final Environmental Impact Report (FEIR) (State Clearinghouse No. 202305073) for the City’s focused General Plan Update was prepared to address intensified development within the AACAP area. Staff is evaluating whether proposed zoning regulations pertaining to rooftop dining were adequately addressed in the EIR or whether an addendum will need to be prepared prior to adoption. Furthermore, future rooftop dining projects proposed pursuant to the amended development standards will be subject to project-level review in accordance with CEQA.

ATTACHMENTS

1. PC Resolution

RESOLUTION NO. 2026-02-PCR-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10 CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING ESTABLISH REGULATIONS PERMITTING ROOFTOP DINING ON PROPERTIES WITHIN THE ARTESIA AND AVIATION CORRIDORS AREA PLAN.

WHEREAS, the City Council of the City of Redondo Beach at their duly noticed public hearing on December 8, 2020, adopted the "Artesia & Aviation Corridors Area Plan" (AACAP); and

WHEREAS, the purpose of the Artesia and Aviation Corridor Area Plan (AACAP) is to identify policy approaches and explicit actions that can be used by City staff or property owners to activate, energize, and revitalize the Artesia and Aviation Corridors in a coordinated and consistent manner; and

WHEREAS, the purpose and intention of the "Placemaking" within the Artesia and Aviation Corridor Area Plan are to encourage reinvestment and better serve community needs, ensure the continued stability of nearby residential neighborhoods, and provide a social anchor for North Redondo; and

WHEREAS, on August 5, 2025, the City Council held a meeting to discuss the City's General Plan – Land Use Element update with a specific focus on policies related to the "revitalization of the Artesia and Aviation Corridor". The City Council discussed, took public testimony, and considered numerous revitalization strategies, including but not limited to, increasing the Floor Area Ratio (FAR) for properties within the AACAP area from 0.6 to 1.5, potential mixed-use development within AACAP, development "caps" with increased FAR's as incentives for early revitalization projects, reduced or eliminated open space requirements, allowance of rooftop dining, and various additional future parking strategies. At the conclusion of all discussions and public comments, the City Council directed staff to move forward, as a priority item, with an amendment to the City's Zoning Ordinance eliminating required parking for non-residential uses; and

WHEREAS, on January 6, 2026, staff presented a draft Zoning Ordinance for amendments to allow rooftop dining within the AACAP area for the City Council's review and direction. City Council took public testimony, discussed the proposed ordinance, and provided the following direction to city staff:

1. Permit rooftop dining through an Administrative Use Permit (AUP) process.
2. Limit rooftop dining to the AACAP to avoid delays and consider applying these regulations to other commercial zones at a later date.
3. Clarify that increased height would also be allowed for elevators.

4. Establish privacy protections for adjacent residential properties with additional setbacks, buffers, and design treatments.
5. Ensure there are measures to mitigate potential lighting and noise impacts to adjacent properties.

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

SECTION 1. FINDINGS

1. A Certified program Final Environmental Impact Report (FEIR) (State Clearinghouse No. 202305073) for the City's focused General Plan Update was prepared to address intensified development within the AACAP area. Staff is evaluating whether proposed zoning regulations pertaining to rooftop dining were adequately addressed in the EIR or whether an addendum will need to be prepared prior to adoption. .Furthermore, future rooftop dining projects proposed pursuant to the amended development standards will be subject to project-level review in accordance with CEQA.

2. The proposed amendments to the Zoning ordinance are consistent with the General Plan.

    a. Land Use Element Goal 1H: Continue and enhance existing commercial districts which contribute revenue to the City and are compatible with adjacent residential neighborhoods.
    b. Land Use Element Objective 1.17: Provide for the development of uses which predominantly serve and are accessible to local residents, create a distinctive pedestrian activity area of the City, and are compatible with adjacent residential neighborhoods.
    c. Land Use Element Policy 1.17.1: Accommodate a mix of commercial uses which provide for the needs of nearby residents (as defined by Policy 1.16.1) and enhance pedestrian activity on parcels designated as "C-2-PD".
    d. Land Use Element Policy 1.17.3: Encourage the development of outdoor dining and other similar uses which do not impede pedestrian circulation on the sidewalks.
    e. Land Use Element Policy 1.19: Provide for the development of uses which predominantly serve and are accessible to local residents and compatible with adjacent residential neighborhoods.

3. These amendments require a vote of the people under Article XXVII of the City Charter.

SECTION 2. RECITALS. The above recitals are true and correct, and the recitals are incorporated herein by reference as if set forth in full.

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

1. SECTION 1.Pursuant to Section 10-2.2504(e)(1) and (3) Zoning amendments, the Planning Commission recommends that the City Council adopt the amendments to the Redondo Beach Municipal Code pertaining to establish regulations permitting rooftop dining located on properties within the AACAP area as identified in SECTION 2.

SECTION 2. AMENDMENT OF CODE. Title 10, Chapter 2 (Zoning and Land Use) amending Section 10-2.1642 as follows:

§ 10-2.1642. Rooftop Dining Use and Regulations.

a) Purpose. The purpose of this section is to manage the development and operation of rooftop dining in order to enhance placemaking opportunities in commercial districts and simultaneously prevent adverse impacts; ensure compatibility with surrounding land uses; protect nearby businesses and residential neighborhoods from noise, lighting, and operational impacts; and maintain a healthy and balanced mix of commercial uses.
b) An Administrative Use Permit is required. Rooftop Dining hall be subject to the approval of an Administrative Use Permit pursuant to Section 10-2.2506.
c) Criteria: Rooftop Dining shall be permitted only in the following zones, subject to approval of an Administrative Use Permit:
   (1) The C-2 and C-2-PD zones, for properties located within the boundaries of the AACAP.
   b. Capacity and Design
      1. The rooftop dining area shall be designed, managed, operated, and maintained as an integral part of an associated permitted restaurant.
      2. The rooftop dining area and structures (railing, shade structures, etc.) shall be architecturally compatible with and integrated into the structure. Additional temporary accessory structures including arbors and sunshades are permitted with the approval of the Community Development Director or designee.
      3. The maximum number of occupants shall be determined based on the square footage, exits, facilities, and available parking (with the

exception of the AACAP for parking standards), as evaluated through the Administrative Use Permit and the Building Official.

4. Rooftop furniture and décor shall be weather-resistant, and be maintained in good condition.
5. Standards for the rooftop dining structures (non-furniture) include the following:
    i. Ancillary rooftop structures shall not exceed a height of 10 feet above the roof surface, and zoning height limit, with approval from the Community Development Director. Elevators are exempt from this height limit and shall be at the minimum height necessary to comply with the Building Code.
    ii. Structures shall maintain a minimum setback of five feet from all roof edges or parapets.
    iii. Rooftop dining operations shall be setback 20 feet from a property line that is contiguous to a residential zone.

c. Noise

1. An acoustical analysis may be required to address potential impacts on adjacent residential or sensitive uses, subject to the determination by the Community Development Director.
2. The Administrative Use Permit application for a rooftop dining shall include a noise mitigation plan that details the rooftop dinning improvements, layout, and operations to ensure compliance with the Noise Ordinance. The noise mitigation plan shall include, but not be limited to, the following information and shall be incorporated in to the Administrative Use Permit conditions of approval:
    i. A detailed layout of the rooftop dining and entertainment areas (if applicable), including seating arrangements, mechanical equipment, speaker locations, and any “back of house” (kitchen/staffing areas);
    ii. Proposed hours of operation for the rooftop dining and any outdoor music or entertainment;
    iii. Identification of any proposed amplified sound sources, including specifications and speaker location and direction;
    iv. Description of proposed physical or operational noise control measures such as barriers, enclosures, sound-absorptive materials, or sound limiting systems; and
    v. Procedures for ongoing noise monitoring, and response protocol to address noise complaints.

d. Operation

1. Rooftop dining hours of operation shall not exceed those authorized under the Administrative Use Permit.
2. No rooftop dining area shall serve alcoholic beverages unless such rooftop dining area provides full food service.
3. A Temporary Use Permit shall be obtained for any special events utilizing the use of the roof top restaurant per Municipal Code Section 10-2.2520(a).

e. Lighting
    1. Rooftop lighting shall be downward-facing, shielded, and designed to not spill or direct glair onto adjacent properties while also providing a sufficient level of illumination for safety, access, and security purposes.
    2. Lighting shall not blink, flash, oscillate, or be of unusually high intensity or brightness.
    3. The rooftop dining plans shall include a lighting plan that identifies the location, intensity, shielding, and direction of rooftop lighting.

f. Screening and Privacy
    1. Landscaping, screening walls, or other features may be required to protect the privacy of adjacent uses.
    2. Mechanical equipment shall be screened in compliance with Municipal Code Section 10-2.1530.

g. Smoking
    1. Smoking is prohibited on rooftop dining areas.

h. Parking
    1. The required parking for rooftop dining is regulated by Municipal Code Section 10-2.1706(a)(3), stating no additional parking is required for the first 12 seats or a number of outdoor seats equivalent to 25 percent of the number of indoor seats, whichever is greater. Thereafter, one parking space shall be provided for every six seats. No parking is required for rooftop dining areas located within the Artesia and Aviation Corridors Area Plan (AACAP) boundary as identified in Municipal Code Section 10-21707(b).

i. Additional Administrative Use Permit Criteria.
    1. In addition to the standard criteria to evaluate Administrative Use Permits, as identified in Municipal Code Section 10-2.2507(b), the additional criteria listed below shall be used in determining a project's consistency with the intent and purpose of this section:

i. The proposed rooftop dining area supports and enhances the vibrancy and economic activity of the surrounding area.
ii. The proposed design, location, and operation of the rooftop dining area minimizes potential noise, privacy, and light spillover impacts on adjacent properties.
iii. The proposed rooftop dining is compatible with surrounding properties and uses.

j. Standard Conditions

a. The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to ensure the rooftop dining use is compatible with adjacent uses and protects the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:

1. Hours of operation: Rooftop dining hours of operation shall be established in the Administrative Use Permit and shall consider adjacent uses and sensitive noise receptors when establishing the hours of operation.
2. Noise Mitigation Pan: The noise mitigation plan shall ensure that noise associated with rooftop dining does not impact adjacent uses. The noise mitigation plan may include specifics like the days and hours for the rooftop dining area, music and/or entertainment, noise regulating/monitoring systems, speaker locations, etc. The noise mitigation plan shall be incorporated into the conditions of approval for the Administrative Use Permit. The Community Development Director may require a noise study be completed by a licensed Acoustical Engineer, if determined necessary.
3. Lighting: All lighting for the rooftop dining shall be directed downward and shall not spill or direct glair onto adjacent properties.
4. Capacity and Layout: The occupancy and seating for the rooftop dining shall be set by the Building Division and the available parking for the property, if applicable.
5. Safety and Access: Rooftop access shall be limited to customers and staff through controlled interior access points. The use shall comply with California Building Code requirements for guardrails, fire separation, and occupancy loads.

d) Administrative Review and Enforcement

1) The Community Development Director, or designee, may require the operator to conduct a noise study and/or amend the noise mitigation plan if noise impacts are identified during the ongoing operation of the business.

2) The City may revoke or modify an Administrative Use Permit for rooftop dining if it is determined that the use creates a public nuisance, violates the Administrative Use Permit conditions, or impacts surrounding uses.
3) Regular compliance inspections may be conducted.

SECTION 3. INCONSISTENT PROVISIONS. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 4. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The Planning Commission recommends that the City Council shall declare that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

FINALLY RESOLVED, that the Planning Commission 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 19th day of February, 2026.

_____
Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Sean Scully of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-02-PCR-02 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 19th day of February, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Sean Scully
Planning Manager

APPROVED AS TO FORM:

_____
City Attorney's Office

Administrative Report

M.1., **File #** PC26-0231 **Meeting Date:** 2/19/2026

TITLE

M. ITEMS FROM STAFF - RECEIVE AND FILE

RE: Commission Rule Updates - Effective November 15, 2025

Administrative Report

M.1., **File #** PC26-0231 **Meeting Date:** 2/19/2026

TITLE

M. ITEMS FROM STAFF - RECEIVE AND FILE

RE: Commission Rule Updates - Effective November 15, 2025

REDONDO BEACH
Community Development Department
Planning Division
415 Diamond Street
Tel: 310.697.0637
Redondo.org

MEMORANDUM TO THE PLANNING COMMISSION

DATE: Thursday, February 19, 2026

M. ITEMS FROM STAFF – RECEIVE AND FILE

RE: Commission Rule Updates – Effective November 15, 2025

Thank you for your continued service to the City as a member of the Planning Commission. Your work provides a vital conduit for public participation in City governance.

As you may be aware, the City Council approved changes to a number of our Boards and Commissions, along with changes to the Uniform Regulations that apply to all Commissions, in order to ensure they run smoothly and serve the purpose desired by the Mayor and Council. First Reading took place on October 7, Second Reading October 14, and they took effect on November 15, 2025. The meeting dates are linked should you wish to review any supplemental materials or view meeting video to review Council's discussion on the matter.

Attached are the Uniform Regulations which apply to all City Commissions as well as the Ordinance pertaining to the Planning Commission. Please take a moment to review the documents and take note of the changes. The City Manager has asked that you be provided with these documents as part of a receive and file item on your Agenda.

Also attached is a strike through/underline version that illustrates the changes to the City's prior Planning Commission Ordinance.

Sean Scully, Planning Manager

Attachments:

- RBMC Chapter 9, Article 10 - Planning Commission-Existing v. 09.17.2025 Version
- 3298- 25 Ord - Amending RBMC Uniform Regulations of Commissions
- 3301- 25 Ord - Amending RBMC Planning Commission

Article 10

Proposed Amendments to RBMC Ordinance re Planning Commission

§ 2-9.1001. Created.

There is hereby created a Planning Commission. (§ 1, Ord. 2794 c.s., eff. April 17, 1997)

§ 2-9.1002. ORDINANCE NO. XXXX-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 10, SECTIONS 2-9.1002 AND 2-9.1003 PERTAINING TO THE PLANNING COMMISSION

[RECITALS]

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH,

CALIFORNIA, ORDAINS AS FOLLOWS:

SECTION 1. AMENDMENT OF CODE. Title 2, Chapter 9, Article 10, Section 2-9.1002 is hereby amended and shall read as follows:

"§ 2-9.1002 Appointment and terms of members.

(a) The Commission shall consist of seven members. Unless otherwise authorized by the City Council, one member shall be appointed from each Council district and two members shall be appointed at large.."

(b) The original term of one member shall expire on September 30, 1998; the original term of two members shall expire on September 30, 1999; the original term of two members shall expire on September 30, 2000; and the original term of two members shall expire on September 30, 2001.

(§ 1, Ord. 2794 c.s., eff. April 17, 1997, as amended by § 1, Ord. 2806 c.s., eff. September 5, 1997)

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§ 2-9.1003.SECTION 2. AMENDMENT OF CODE. Title 2, Chapter 9, Article 10, Section 2-9.1003 is hereby amended and shall read as follows:

"§ 2-9.1003 Powers and duties.

(a) (a) The Commission shall have such powers and duties as prescribed for planning commissions under any law of the State, ordinance of the City, resolution of the City Council, or the Master Plan of the City. These duties include, but are not limited to, those found in Title 10 and summarized as follows:

(1) Acting as advisory agency to City Council related to subdivisions and subdivision compliance (Title 10, Chapter 1, Article 1, 10-1.106)

(2) Issuing decisions related to tentative maps (Title 10, Chapter 1, Article 5, 10-1.504)

(3). Issuing decisions related to exceptions (Title 10, Chapter1, Article 9, 10-1.903)

(4) Conducting hearings related to minor subdivisions (Title 10, Chapter 1, Article 10, 10-1.1010)

(5) Adjudicating lot line adjustments (Title 10, Chapter 1, Article 11, 10-1.1101)

(6) Adjudicating condominium subdivisions (Title 10, Chapter 1, Article 12, 10-1.1204)

(7) Conducting appeal hearings regarding density bonus determinations issued by the Community Development Director. (Title 10, Chapter 2, Article 9, 10-2.2107 and Title 10, Chapter 5, Article 9, 10-5.2107)

(8) Conducting appeal hearings regarding administrative design reviews (Title 10, Chapter 2, Article 12, 10-2.2500; Title 10, Chapter 5, Article12, 10-5.2500)

(9) Conducting hearings on Planning Commission design reviews (Title 10, Chapter 2, Article 12, 10-2.2502; Title 10, Chapter 5, Article 12,10-5.2502))

2.

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(10) Conducting hearings on zoning amendments (Title 10, Chapter 2, Article 12, 10-2.2504; Title 10, Chapter 5, Article 12,10-5.2504)

(11) Conducting hearings on general plans, specific plans, and Coastal LUP amendments (Title 10, Chapter 2, Article 12, 10-2.2505; Title 10, Chapter 5, Article 12,10-5.2505)

(12) Conducting hearings on conditional use permits (Title 10, Chapter 2, Article 12, 10-2.2506; Title 10, Chapter 5, Article 12,10-5.2506)

(13) Conducting appeal hearings on administrative use permits (Title 10, Chapter 2, Article 12, 10-2.2507)

(14) Conducting appeal hearings regarding modification decisions issued by the Community Development Director (Title 10, Chapter 2, Article 12, 10-2.2508, Title 10, Chapter 5, Article 12,10-5.2508)

(15) Conducting hearings on variances (Title 10, Chapter 2, Article 12, 10-2.2510; Title 10, Chapter 5, Article 12,10-5.2510)

(16) Conducting hearings on planned development reviews (Title 10, Chapter 2, Article 12, 10-2.2514; Title 10, Chapter 5, Article 12,10-5.2514)

(17) Conducting hearings on development agreements (Title 10, Chapter 2, Article 12, 10-2-2518; Title 10, Chapter 5, Article 12,10-5.2518)

(18) Conducting appeal hearings on reasonable accommodations decisions issued by the Community Development Director. (Title 10, Chapter 2, Article 12, 10-2-2522; Title 10, Chapter 5, Article 12,10-5.2522)

(19) Conducting hearings on coastal development permits (Title 10, Chapter 5, Article 10, 10-5.2212)

(20) Conducting appeal hearings on coastal development permits issued by the Community Development Director. (Title 10, Chapter 5, Article 10, 10-5.2222)

3.

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(b) (b) The Commission shall advise the Mayor and City Council in all matters relating to planning, zoning and the physical development of the City, and in other such matters as directed by the City Council and in such other matters as may be directed by, City Manager, or staff liaison with the City Council. approval and/or at the direction of the City Manager."

(§ 1, Ord. 2794 c.s., eff. April 17, 1997) SECTION 3. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 5. This ordinance shall be published by one insertion in the official newspaper of said city, and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

PASSED, APPROVED AND ADOPTED this XXth day of XXXXX, 2025.

_____

James A. Light, Mayor

APPROVED AS TO FORM: ATTEST:

_____

_____

Joy A. Ford, City Attorney Eleanor Manzano, CMC, City Clerk

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ORDINANCE NO. 3298-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 1, SECTIONS 2-9.100, 2-9.101, 2-9.102, 2-9.103, 2-9.106, 2-9.107 AND 2-9.109 AND ADDING SECTIONS 2-9.110 AND 2-9.111 AND DELETING IN ITS ENTIRETY SECTION 2-9.108 PERTAINING TO UNIFORM REGULATIONS OF COMMISSIONS

WHEREAS, the City of Redondo Beach employs a number of Commissions that serve as advisory and decision-making bodies that provide public input and expertise to the City Council on specific areas of interest; and

WHEREAS, the role of the Commissions has evolved through the years; and

WHEREAS, several sections of the Redondo Beach Municipal Code sections related to the City's Commissions have become outdated and no longer reflect the role they play for the City; and

WHEREAS, the evolution of Commission-related ordinances has resulted in duplicative and conflicting elements that complicate operations and are in need of revisions; and

WHEREAS, the City Council desires to clearly define the role of each commission; and

WHEREAS, the City Council desires to ensure the Redondo Beach Municipal Code accurately reflects the needs served by each Commission; and

WHEREAS, the City Council desires to eliminate conflicting elements of the Commission-related ordinances; and

WHEREAS, the City Council desires to clearly define objective attendance requirements for Commissioners.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ORDAINS AS FOLLOWS:

SECTION 1. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.100 is hereby amended to read as follows:

"§ 2-9.100 Appointment and terms of members.

(a) The members of each board and commission shall serve for a term of four years, commencing October 1 and ending September 30 or as soon thereafter as his or her successor is appointed and qualified.

(b) The members of each board and commission shall be appointed by the Mayor, subject to confirmation by the City Council, within 60 days after the expiration of the four-year term or within 60 days after a vacancy occurs. If the Mayor shall have failed to make an appointment within such period, any member of the City Council may nominate an eligible person to fill such vacancy. Four affirmative votes of the City Council to appoint such nominated person shall result in the appointment. Any appointment to fill an unexpired term shall be for such unexpired period.

(c) A term of four years is a full term and a term of less than four years is a partial term. No person shall serve on the same board or commission after serving two full terms on that board or commission. If a person serves a partial term that exceeds two years, or serves more than one partial term that cumulatively exceeds two years, (excluding any leap day), it shall be considered a full term for the purpose of this provision. No member of a board or commission shall serve simultaneously on more than one board or commission, or as an elected or appointed official, or City employee, of the City of Redondo Beach.

(d) Where practical, at least one member of each board and commission should be appointed from each Council district, with qualifications for appointment prioritized over district residency.

(e) If a section related to the appointment and terms of members of a specific board or commission differs from this section, the section related to the appointment and terms of members of the specific board or commission shall prevail."

SECTION 2. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.101 is hereby amended to read as follows:

"§ 2-9.101 Organization meetings, chairperson, meeting cancelations.

(a) Each board or commission shall meet as soon after the first day of October of every year as practical for the purpose of organizing. At such organization meeting, or in the first meeting after a vacancy in the chairperson or vice chair position is declared, the boards and commissions shall organize themselves by electing one of its members to serve as chairperson and one member to serve as vice chair for the ensuing year. Commissions may elect a new Chair/Vice Chair at any time, but, at a minimum, a Chair/Vice Chair must be elected annually, as described above. Each board or commission shall hold a regular meeting at least once each month, subject to the meeting cancelation procedures in subdivision (c) of this section. In addition to any such regular meetings, each board and commission, upon approval of a majority, may hold whatever special meetings may be necessary or convenient to dispose of business within its jurisdiction without delay, with the approval of the City Council, City Manager, or staff

liaison with the approval and/or at the direction of the City Manager. All proceedings of any board or commission shall be open to the public.

(b) Commissions may form subcommittees on subject matters within their jurisdiction, and subject to the rights and powers granted to the Commission, by a motion approved by the majority of the commission. Any subcommittee formed shall be comprised of less than the number of commission members that would constitute a quorum of the commission under the Brown Act (defined as the Ralph M. Brown Act, California Government Code sections 54950, *et seq.*, and as otherwise amended and codified under California law). The subcommittee must have a defined termination date and/or terminate upon the completion of a specified task or purpose. Each commission may, by a motion approved by the majority, empower a subcommittee to report back to the commission regarding its subcommittee deliberations during public session and/or empower the subcommittee to produce written materials and/or an oral report for staff, the City Council, and/or another City commission. With the approval of the City Council, City Manager, or staff liaison with the approval and/or at the direction of the City Manager, the subcommittee may represent the commission in a public meeting of another public agency.

(c) Regular meetings may only be canceled (i) for an anticipated lack of business or a quorum by a majority vote of commissioners or members, and only during the regular meeting that immediately precedes the meeting to be canceled, or (ii) for an anticipated lack of business or a quorum, or other unforeseen circumstances, by the staff liaison with the approval and/or at the direction of the City Manager. The staff liaison or City Manager shall inform the City Council and Mayor of the cancellation and the reason(s) for it. In order to cancel a meeting, the commissioners or members must publicly vote to cancel the next scheduled meeting during the “Adjournment” item on the commission agenda. No future meetings beyond the next scheduled meeting may be canceled in advance.”

SECTION 3. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.102 is hereby amended to read as follows:

“§ 2-9.102 Procedure.

The following procedure shall be followed by boards and commissions, at public meetings:

(a) Each member of a board or commission who is present for a vote shall vote unless the member states the reasons for abstaining for the record.

(b) City staff shall maintain a true and correct record of all proceedings of all boards or commission and ensure such records are available to the public through the City Clerk’s office.”

SECTION 4. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.103 is hereby amended to read as follows:

“§ 2-9.103 Proceedings.

Each board or commission shall conduct its public meetings in accordance with the Redondo Beach Municipal Code and City Council Rules of Conduct and Decorum.”

SECTION 5. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.106 is hereby amended in its entirety to read as follows:

“§ 2-9.106 Membership eligibility.

Membership on any City board or commission shall be limited to residents who are registered voters of the City, with the exception of the Youth Commission as defined in Article 6 of this chapter. Each commission may have additional eligibility and qualification requirements as specified by the sections governing each commission.”

SECTION 6. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.107 is hereby amended in its entirety to read as follows:

“§ 2-9.107 Vacancies.

(a) In the following instances a board member or commissioner’s position shall automatically become vacant and so declared by the City Council if the board member or commissioner:

(1) Resigns;

(2) Informs the Mayor and City Council in writing that they are unable to fulfill their term for any reason;

(3) Is convicted of a crime involving moral turpitude;

(4) Ceases to be a legally registered voter of the City;

(5) Ceases to reside in the City of Redondo Beach;

(6) Is removed by the City Council pursuant to Section 2-9.109;

(7) Is absent from three regular meetings of such board or commission during any twelve (12) month period of time after October 1, 2025. For the purposes of determining absences, a board or commission member shall not be deemed absent if a meeting is canceled, unless the board or commission member’s absence was the cause of the meeting’s cancelation due to lack of quorum;

(8) Dies; or

(9) Is adjudicated to be physically or mentally incapacitated due to disease, illness, or accident, and that there is reasonable cause to believe that they will not be able to perform their duties for the remainder of their term.

(b) Vacancies occurring in any board or commission shall be filled in the manner set forth in Section 2-9.100."

SECTION 7. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.108 is hereby repealed in its entirety:

SECTION 8. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.109 is hereby amended to read as follows:

"§2.9-109 General Powers and Duties

The members of each board and commission may be removed from office by a vote of the majority of all members of the Council <u>upon any grounds including but not limited to those described in §2.9-111 and/or those sections related to specific commissions</u>.

SECTION 9. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.110 is hereby added in its entirety to read as follows:

"§2.9-110 General Powers and Duties

(a) All commissions shall provide advice to the City Council on matters within their jurisdiction as defined in the respective sections addressing each commission's powers and duties. This is the primary duty of all commissions.

(b) Commissions shall provide advice on matters assigned to the commission by the Redondo Beach Municipal Code, the City Council, City Manager, or staff liaison with the approval and/or at the direction of the City Manager.

(c) Commissions shall provide advice to the City Council on annual budgets and strategic plans prior to the City Council's deliberations on these matters.

(d) Commissions may, under the "Commission Member Items and Future Commission Agenda Topics" section of the commission's meeting agenda, advise the City Council on a matter if: 1) a commissioner moves to agendize the item, another commissioner seconds the motion and the commission approves agendizing the matter by majority vote; and 2) it is a matter that falls within the jurisdiction, powers and duties of the commission; and 3) the staff liaison, with the approval and/or at the direction of the City Manager, agrees. On matters in which the staff liaison disagrees with the commission, the commission may, by majority vote, seek the City Council's determination as to the appropriateness of the commission's proposed action. The staff liaison or City Manager shall inform the City Council and Mayor of the disagreement and the commission's request.

(e) Commissions may have additional powers and duties as defined in the sections related to each commission."

SECTION 10. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.111 is hereby added in its entirety to read as follows:

"§2.9-111 Limited and Restricted Scope of Powers and Duties of Commissions:

Except as otherwise provided in the Redondo Beach Municipal Code and/or those sections related to specific commissions:

(a) Each commission is a reviewing and advising/recommending body only; and

(b) Each commission and each commissioner shall have no power, duty, responsibility, role or authority to:

(1) Demand that any particular City staff, personnel, contractor, elected or appointed official, or any other person or entity participate in or appear before a meeting of the commission or undertake any action or omission;

(2) Demand that any documents or information be provided to or generated for the commission;

(3) Direct, interfere with or participate in, the operations or management of any City department, staff, personnel, or contractor;

(4) Review, evaluate, investigate, or comment upon matters that are solely within the duties and functions of any other commissions or committees, unless directed to do so by the City Council, City Manager or staff liaison with the approval and/or at the direction of the City Manager;

(5) Review, evaluate, investigate, or comment upon individual complaints involving any City department, personnel, contractor, elected or appointed officials or others;

(6) Represent to be acting for on behalf of the City, its staff, personnel, or contractors;

(7) Commit the officers, employees, staff, or elected or appointed officials of the City to a specific position or to any course of action, and may not make referrals to City staff, except as authorized by specific sections governing the commission or if specifically directed by the City Council;

(8) Act in an oversight role of any City function, department or over any elected or appointed positions;

(9) Assert any power, authority, or privileges through the use of their title or appointed position in any context other than that which is allowed by the Redondo Beach Municipal Code.

(c) Commissioners who violate, or other fail to abide with, this section may be removed by the City Council in accordance with Title 2, Chapter 9, section 2-9.109."

SECTION 11. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 12. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 13. This ordinance shall be published by one insertion in the official newspaper of said city or published in conformance with the alternative publication requirements pursuant to Redondo Beach City Charter §9.15 and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

PASSED, APPROVED AND ADOPTED this 14th day of October, 2025.

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
Eleanor Manzano, CMC, City Clerk

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. 3298-25 was duly introduced at a regular meeting of the City Council held on the 7th day of October, 2025, and was duly approved and adopted by the City Council at a regular meeting of said City Council held on the 14th day of October, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Eleanor Manzano, CMC
City Clerk

ORDINANCE NO. 3301-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 10, SECTIONS 2-9.1002 AND 2-9.1003 PERTAINING TO THE PLANNING COMMISSION

WHEREAS, the City of Redondo Beach employs a number of Commissions that serve as advisory and decision-making bodies that provide public input and expertise to the City Council on specific areas of interest; and

WHEREAS, the role of the Commissions has evolved through the years; and

WHEREAS, several sections of the Redondo Beach Municipal Code sections related to the City's Commissions have become outdated and no longer reflect the role they play for the City; and

WHEREAS, the evolution of Commission-related ordinances has resulted in duplicative and conflicting elements that complicate operations and are in need of revisions; and

WHEREAS, the City Council desires to clearly define the role of each commission; and

WHEREAS, the City Council desires to ensure the Redondo Beach Municipal Code accurately reflects the needs served by each Commission; and

WHEREAS, the City Council desires to eliminate conflicting elements of the Commission-related ordinances; and

WHEREAS, the City Council desires to clearly define objective attendance requirements for Commissioners.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ORDAINS AS FOLLOWS:

SECTION 1. AMENDMENT OF CODE. Title 2, Chapter 9, Article 10, Section 2-9.1002 is hereby amended and shall read as follows:

"§ 2-9.1002 Appointment of members.
The Commission shall consist of seven members. Unless otherwise authorized by the City Council, one member shall be appointed from each Council district and two members shall be appointed at large."

SECTION 2. AMENDMENT OF CODE. Title 2, Chapter 9, Article 10, Section 2-9.1003 is hereby amended and shall read as follows:

"§ 2-9.1003 Powers and duties.

(a) The Commission shall have such powers and duties as prescribed for planning commissions under any law of the State, ordinance of the City, resolution of the City Council, or the Master Plan of the City. These duties include, but are not limited to, those found in Title 10 and summarized as follows:

(1) Acting as advisory agency to City Council related to subdivisions and subdivision compliance (Title 10, Chapter 1, Article 1, Section 10-1.106)

(2) Issuing decisions related to tentative maps (Title 10, Chapter 1, Article 5, Section 10-1.504)

(3) Issuing decisions related to exceptions (Title 10, Chapter1, Article 9, Section 10-1.903)

(4) Conducting hearings related to minor subdivisions (Title 10, Chapter 1, Article 10, Section 10-1.1010)

(5) Adjudicating lot line adjustments (Title 10, Chapter 1, Article 11, Section 10-1.1101)

(6) Adjudicating condominium subdivisions (Title 10, Chapter 1, Article 12, Section 10-1.1204)

(7) Conducting appeal hearings regarding density bonus determinations issued by the Community Development Director. (Title 10, Chapter 2, Article 9, Section 10-2.2107 Title 10, Chapter 5, Article 9, Section 10-5.2107)

(8) Conducting appeal hearings regarding administrative design reviews (Title 10, Chapter 2, Article 12, Section 10-2.2500; Title 10, Chapter 5, Article12, Section 10-5.2500)

(9) Conducting hearings on Planning Commission design reviews (Title 10, Chapter 2, Article 12, Section 10-2.2502; Title 10, Chapter 5, Article 12, Section 10-5.2502))

(10) Conducting hearings on zoning amendments (Title 10, Chapter 2, Article 12, Section 10-2.2504; Title 10, Chapter 5, Article 12, Section 10-5.2504)

(11) Conducting hearings on general plans, specific plans, and Coastal LUP amendments (Title 10, Chapter 2, Article 12, Section 10-2.2505; Title 10, Chapter 5, Article 12, Section 10-5.2505)

(12) Conducting hearings on conditional use permits (Title 10, Chapter 2, Article 12, Section10-2.2506; Title 10, Chapter 5, Article 12, Section 10-5.2506)

(13) Conducting appeal hearings on administrative use permits (Title 10, Chapter 2, Article 12, Section 10-2.2507)

(14) Conducting appeal hearings regarding modification decisions issued by the Community Development Director (Title 10, Chapter 2, Article 12, Section 10-2.2508, Title 10, Chapter 5, Article 12, Section 10-5.2508)

(15) Conducting hearings on variances (Title 10, Chapter 2, Article 12, Section 10-2.2510; Title 10, Chapter 5, Article 12, Section 10-5.2510)

(16) Conducting hearings on planned development reviews (Title 10, Chapter 2, Article 12, Section 10-2.2514; Title 10, Chapter 5, Article 12, Section 10-5.2514)

(17) Conducting hearings on development agreements (Title 10, Chapter 2, Article, Section 10-2-2518; Title 10, Chapter 5, Article 12, Section 10-5.2518)

(18) Conducting appeal hearings on reasonable accommodations decisions issued by the Community Development Director. (Title 10, Chapter 2, Article 12, Section 10-2-2522; Title 10, Chapter 5, Article 12, Section 10-5.2522)

(19) Conducting hearings on coastal development permits (Title 10, Chapter 5, Article 10, Section 10-5.2212)

(20) Conducting appeal hearings on coastal development permits issued by the Community Development Director. (Title 10, Chapter 5, Article 10, Section 10-5.2222)

(b) The Commission shall advise the Mayor and City Council in all matters relating to planning, zoning and the physical development of the City, and in other such matters as directed by the City Council, City Manager, or staff liaison with the approval and/or at the direction of the City Manager."

SECTION 3. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof,

irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 5. This ordinance shall be published by one insertion in the official newspaper of said city or published in conformance with the alternative publication requirements pursuant to Redondo Beach City Charter §9.15 and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

PASSED, APPROVED AND ADOPTED this 14th day of October, 2025.

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
Eleanor Manzano, CMC, City Clerk

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. 3301-25 was duly introduced at a regular meeting of the City Council held on the 7th day of October, 2025, and was duly approved and adopted by the City Council at a regular meeting of said City Council held on the 14th day of October, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Eleanor Manzano, CMC
City Clerk