



Minutes Regular Meeting  
Planning Commission  
September 18, 2025

**CITY OF REDONDO BEACH  
PLANNING COMMISSION MINUTES  
Thursday, September 18, 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: Sean Scully, Planning Manager  
Sean O'Rourke, Associate Planner  
Jamaal 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 Hazeltine, 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 SEPTEMBER 18, 2025.**

**F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF AUGUST 21, 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.

There were no public comments.

**I. EX PARTE COMMUNICATION**

Commissioner Gaddis reported speaking with members of the public regarding the public hearing items.

Commissioner Conroy reported speaking with Chair Craig.

Commissioner Hazeltine spoke with members of the public, Chair Craig and Councilmember Obagi.

Chair Craig reported speaking with Commissioners Conway and Hazeltine, Councilmember Obagi, members of the public and business owners in Riviera Village.

**J. PUBLIC HEARINGS**

**J.1. Public hearing for consideration of a Zoning Ordinance amendment to Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) of the Redondo Beach Municipal Code (“RBMC”) pertaining to regulations regarding ground floor professional offices uses within the C-2-PD (RIV) zone.**

**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, applicant, and public and deliberate;**
- 3. Close the public hearing;**
- 4. Adopt the attached Resolution by title only, waiving further reading, recommending that the City Council adopt the CEQA Exemption Declaration, and amend Title 10 Chapter 5 Coastal Land Use Plan Implementing Ordinance of the Redondo Beach Municipal Code pertaining to the regulation of ground-floor professional office uses within the C-2-PD (RIV) Zone:**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10 CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE REGULATION OF GROUND-FLOOR PROFESSIONAL OFFICE USES WITHIN THE C-2-PD (RIV) ZONE.**

Associate Planner Sean O'Rourke narrated a PowerPoint presentation with details of the proposed project.

Discussion followed regarding letters included in Blue Folder Items, the issues of concern brought forward by previous Council, ensuring spaces are available for primary preferred uses along the core of the Village, the number of professional office uses in and around the Village, addressing non-conforming, legitimate uses, the difference between professional services and administrative office uses, keeping Riviera Village pedestrian friendly, the possibility of creating unintended consequences by restricting ground floor office use and thereby creating additional vacancies and being careful not to impose limits that may not reflect how the Village actually functions.

Commissioner Gaddis spoke about the General Plan setting preferred primary uses for the Village and talked about exceptions.

Planning Manager Scully discussed the proposed ordinance relative to additional land use regulations.

Discussion followed regarding strengthening the ordinance, allowing only retail stores or restaurants along the ground floor core of the Village, definition of professional office versus service uses, business professional offices, restricting administrative offices but allowing sales service businesses, envisioning what the area is about, cleaning up the language and focusing on prohibiting medical offices.

Associate Planner O'Rourke reported notices were sent to property owners and receiving two emails with concerns and questions which are included in the report as well as a couple of telephone calls which were addressed.

Ensuing discussion pertained to the high demand for the area, loyal, long-term tenants, allowing real estate offices, permitted uses, surrounding areas suitable for real estate offices, real estate offices generating foot traffic and contributing financially, directly to the City and the possibility of putting a cap on the number of real estate offices allowed.

Commissioner Conroy felt the market would create its own cap and suggested approving staff recommendations with the following amendments: That staff clarify that the existing ground-floor professional offices are expressly grandfathered and may continue operations without disruption, that staff distinguishes between an administrative office versus a sales/service office and that if the purpose is to give it a “village feel”, review the topic 12 or 18 months from now to determine if there is an increase in vacancies.

Commissioner Gaddis referenced existing policy language and spoke about advantages of clumping of uses to ensure success.

Commissioner Boswell agreed and added there is economic theory that supports clustering of uses such as restaurants and antique shops.

Commissioner Light supported Commissioner Conroy’s amendments and agreed that setting a cap on the number of professional services offices makes sense.

Discussion followed regarding the number of existing medical, real estate and architectural offices in the Village and ensuring that no restaurants are turned into professional offices.

Chair Craig opened the public hearing, without objections, and invited public comments.

Rick Edler, Vista Southern International Realty, affirmed that limiting demand options affects supply and demand which has unintended consequences; hoped the Commission will take that into consideration; spoke about services provided by his real estate brokerage office and signage and expressed concerns that by limiting demand there will be increased vacancies and noted how the firm has been good for the community.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to extend the speaker’s time.

The motion carried 7-0.

Rick Elder continued speaking about the area not being suitable for financial institutions and reiterated that the unintended consequences of limiting demand may have negative impacts in the future.

There were no other public comments and Chair Craig closed the public hearing without objection.

Discussion followed regarding the area within the C-2-PD zone, the size of the zone, allowing real estate offices, setting limits, reviewing the topic in the future and non-confirming uses.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and failed by roll call vote, to adopt Resolution No. 202509PCR-08 by title only, waiving further reading, recommending that the City Council adopt the CEQA Exemption Declaration, and amend Title 10 Chapter 5 Coastal Land Use Plan Implementing Ordinance of the Redondo Beach Municipal Code pertaining to the regulation of ground-floor professional office uses within the C-2-PD (RIV) Zone: A Resolution of the Planning Commission of the City of Redondo Beach, California, recommending that the City Council amend Title 10 Chapter 5 Coastal Land Use Plan implementing ordinance of the Redondo Beach Municipal Code pertaining to the regulation of ground-floor Professional Office uses within the C-2-PD (RIV) zone, as presented.

The motion failed, 3-4 as follows:

AYES: Gaddis, Light, Hazeltine,  
NOES: Boswell, Conroy, Craig, Young

Discussion followed regarding the possibility of inadvertently causing more problems by trying to affect the market, opening it to professional service providers rather than real estate and placing a cap on professional service providers such as 20%. It was noted that the area involved is only two blocks long and that the goal is to encourage pedestrian traffic.

Motion by Commissioner Conway, seconded by Commissioner Gaddis, to adopt Resolution No. 202509PCR-08 by title only, waiving further reading, recommending that the City Council adopt the CEQA Exemption Declaration, and amend Title 10 Chapter 5 Coastal Land Use Plan Implementing Ordinance of the Redondo Beach Municipal Code pertaining to the regulation of ground-floor professional office uses within the C-2-PD (RIV) Zone: A Resolution of the Planning Commission of the City of Redondo Beach, California, recommending that the City Council amend Title 10 Chapter 5 Coastal Land Use Plan implementing ordinance of the Redondo Beach Municipal Code pertaining to the regulation of ground-floor Professional Office uses within the C-2-PD (RIV) zone, as amended as follows: That staff clarify that future professional services offices will be allowed, not to exceed a cap of 4 of the addresses along the corridor.

Commissioner Young offered a friendly amendment to set a cap of 6 instead of 4.

Commissioner Conway accepted the amendment which was approved by roll call vote as follows:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Young  
NOES: Hazeltine

Amended motion by Commissioner Conway, seconded by Commissioner Gaddis, to adopt Resolution No. 202509PCR-08 by title only, waiving further reading, recommending that the City Council adopt the CEQA Exemption Declaration, and amend Title 10 Chapter 5 Coastal Land Use Plan Implementing Ordinance of the Redondo Beach Municipal Code pertaining to the regulation of ground-floor professional office uses within the C-2-PD (RIV) Zone: A Resolution of the Planning Commission of the City of Redondo Beach, California, recommending that the City Council amend Title 10 Chapter 5 Coastal Land Use Plan implementing ordinance of the Redondo Beach Municipal Code pertaining to the regulation of ground-floor Professional Office uses within the C-2-PD (RIV) zone, as amended as follows: That staff clarify that future professional services offices will be allowed, not to exceed a cap of 6 of the addresses along the corridor.

The amended motion carried, 6-1 as follows, by roll call vote.

AYES: Boswell, Conroy, Craig, Gaddis, Light, Young  
NOES: Hazeltine

**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 parking regulations for nonresidential uses located on properties within the Artesia and Aviation Corridors Area Plan.**

**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, applicant, and public and deliberate;**
- 3. Close the public hearing;**
- 4. Adopt the attached Resolution by title only, waiving further reading, 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 to parking regulations for non-residential uses located on properties within the Artesia and Aviation Corridors Area Plan (AACAP):**

**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 PARKING REGULATIONS FOR NON-RESIDENTIAL USES LOCATED ON PROPERTIES WITHIN THE ARTESIA AND AVIATION CORRIDORS AREA PLAN.**

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

The motion carried 7-0.

Planning Manager Scully narrated a PowerPoint presentation with details of the Administrative Report.

Planning Manager Scully responded to questions from the Commission providing parking in the rear.

Discussion followed regarding the goal of making the Artesia corridor a walking area.

Commissioner Hazeltine spoke about making the Artesia corridor a walking area; suggested specifying that parking must be in the back or underground to preserve storefronts, without the need for a CUP; talked about drive-through restaurants not being pedestrian-friendly and disagreed with including them and noted there is ample street parking.

Commissioner Boswell added that the AACAP is incompatible with fast-food restaurants, altogether and felt that they should be addressed, somehow.

Commissioner Hazeltine encouraged the Commission to keep the mission in mind and stay on-topic.

Commissioner Light suggested learning from other areas where it has been implemented; mentioned Riviera Village; felt that if the AACAP is successful, street parking along Artesia and Aviation will be full and talked about the probability of having to build a parking structure in the future.

Commissioner Gaddis talked about narrow sidewalks along Artesia prohibiting outdoor dining; noted Artesia is a major thoroughfare; felt the problem can be solved; mentioned Rodeo Drive as an example and suggested specifying that any new construction along Artesia, be set back further to create space for wider sidewalks.

Commissioner Hazeltine felt the Commission does not need to solve what the parking situation could be in the future, at this point, but rather, agree with the need to revitalize the area.

Commissioner Boswell agreed; suggested identifying places along Artesia or Aviation, where a parking structure could be built in the future and talked about needing to have contingencies in place.

Commissioner Gaddis referenced the Fehr & Peers study relative to parking utilization; mentioned many of the spaces counted as parking are private, open spaces and wondered of those spaces are truly available.

Planning Manager Scully stated it is indicative that the existing mix of uses are not attracting the utilization of those spaces and that a lot of the areas around the corridor are underutilized, in terms of private property.

Discussion followed regarding assumptions about parking on private property, the health of the commercial district, availability of parking along Artesia, eliminating parking requirements, planning for contingencies, communicating that City Council should consider locations for additional parking, when it becomes a problem and consider allowing for a greater setbacks on future projects for wider sidewalks and that parking must be in the back or underground to preserve storefronts, without the need for a CUP.

Planning Manager Scully spoke about challenges with the latter, because of market forces at play; talked about giving the market the flexibility and being able to accommodate a good business that could not provide parking in the back and mentioned creative ways to achieve the vision while accommodating parking.

Discussion followed regarding prohibiting parking in the front, altogether, or not, incentivizing good development, the need for a public, above-ground lot, the eventual plan for building above-ground parking, the possibility of implementing a parking in-lieu fee and planning for parking ahead.

Commissioner Gaddis discussed parking options considered by the GPAC; talked about constraints on parking not being an issue of need and noted the vast majority of private parking spaces are owned by family trusts uninterested in investing in the properties.

Discussion followed regarding prohibiting parking in the front, for new construction.

Planning Manager Scully made edits to the resolution at the request of the Commission.

Chair Craig invited public comments.

Teresa Mitchell, District 4, spoke in support of eliminating parking for non-residential uses; recommended eliminating drive-throughs and setting a maximum driveway width for a single driveway of 15 feet.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to extend the speaker's time to comment.

The motion carried 7-0.

Teresa Mitchell continued speaking about narrowing the curb cuts and being able to provide more on-street parking and make the area more conducive to open space and mentioned existing vacant big parking lots (i.e., Rite Aid).

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to extend the speaker's time to comment.

The motion carried 7-0.

Teresa Mitchell responded to questions from the Commission regarding existing conditions along the corridor and felt the first priority should be to consider crosswalks, first, to promote walkability and slow down traffic.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to extend the speaker's time to comment.

The motion carried 7-0.

Teresa Mitchell stated that slowing traffic along Aviation does not inhibit parking and spoke about parking options and tools that are available for the AAPAC. She spoke about increasing the building envelope on properties and increasing their values thereby making trustees interested in their properties.

Motion by Commissioner Young, seconded by Commissioner Conroy, and approved by voice vote, to extend the speaker's time to comment.

The motion carried 7-0.

Teresa Mitchell spoke about increasing the front setbacks on future projects; stated that outdoor seating could be located in the setback; mentioned providing a physical buffer that blocks the street and using parklets for outdoor dining.

Planning Manager Scully reported that staff has just started implementing the AACAP and talked about other options and categories available and being considered such as roof-top dining and diagonal parking.

There were no other public comments.

Discussion followed regarding drive-throughs and fast food restaurants in the AACAP, land uses along the corridor, and edits to the resolution, moving forward with the City's two-car driveway width standards of 18 feet and recommending a lesser apron, recommending 15 feet instead, suggesting that Council consider adding crosswalks, and Council's consideration of the different strategies when it discusses the AACAP.

Planning Manager Scully offered to compile all of the Commission's recommendations and list them in the report to City Council.

Discussion followed regarding editing the ordinance versus recommending amendments.

Commissioner Hazeltine summarized the suggested changes including allowing only rear or subterranean parking along the AACAP, prohibiting fast food and drive-throughs, implementing 15 foot drive aisles, moving forward with planning for contingency parking by identifying potential locations for additional parking, adding crosswalks where they currently do not exist, at intersections and considering increasing front setbacks.

Commissioner Conway felt that in addition to the elimination of parking requirements there should be something in conjunction rather than deferring the matter when it becomes a problem.

Discussion followed regarding removing commuter lanes and identifying locations for potential parking lots.

Commissioner Gaddis added a recommendation for City Council to direct staff to consider whether a larger setback of new construction on Artesia Boulevard would be advantageous towards the goal of making the AACAP more walkable.

Motion by Commissioner Hazeltine, seconded by Commissioner Conway, to adopt Resolution No. 202509PCR-09 by title only, waiving further reading, 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 to parking regulations for non-residential uses located on properties within the Artesia and Aviation Corridors Area Plan (AACAP): 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 parking regulations for non-residential uses located on properties within the Artesia and Aviation Corridors Area Plan.

The motion carried, 7- 0 as follows, by roll call vote.

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

**K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None**

Commissioner Hazeltine mentioned that normally, in October, the Commission elects a new Chair; recalled that Chair Craig was appointed after Chair Sheila Lamb left and suggested that he continue being Chair and not having the election in October.

Planning Manager Scully stated he will need to check with the City Clerk to discuss the procedure going forward.

**L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None**

**M. ITEMS FROM STAFF - None**

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

**O. ADJOURNMENT – 10:02 p.m.**

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 10:02 p.m., in honor of Former Mayor Bill Brand whose birthday is tomorrow.

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 October 16, 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