



Minutes Regular Meeting  
Planning Commission  
November 20, 2025

**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