

**CITY OF REDONDO BEACH  
PLANNING COMMISSION MINUTES  
Thursday, December 19, 2024**

**REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM**

**A. CALL TO ORDER**

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

**B. ROLL CALL**

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

Commissioners Absent: Conroy

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

**C. SALUTE TO THE FLAG**

Chair Hazeltine led in the Salute to the Flag.

**D. APPROVE ORDER OF AGENDA**

Motion by Chair Hazeltine, seconded by Commissioner Light, and approved by voice vote, to change the order of the agenda to move Item No. L.1 after approval of the Consent Calendar.

The motion carried 4-1-1, with Commissioner Gaddis, opposed, Commissioner Craig, abstaining and Commissioner Conroy absent.

**E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS**

**E.1. RECEIVE AND FILE BLUE FOLDER ITEMS**

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

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

**F. CONSENT CALENDAR**

**F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF DECEMBER 19, 2024**

**F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF JANUARY 18, 2024 AND FEBRUARY 15, 2024**

There were no public comments on Consent Calendar items.

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

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

Chair Hazeltine moved to Item No. L.1.

**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.

Rick McQuillen, South Bay resident, reported he and his team are identifying vacancies along Artesia Boulevard and are strategizing how to fill them using an Occupy Artesia Database they created; stated his website, CArtesia.com, will support a Commerce Community and provide a way for residents and visitors to engage with local merchants; elaborated on what his team is currently doing and urged the Commission to contact him with any questions, comments, or concerns.

Jim Mueller, District 5, congratulated Chair Lamb on her nomination; pointed out there are five smoke shops along Artesia Boulevard and said that on September 30th, the State of California outlawed the sale of THC; questioned if the police have investigated the matter and suggested that the Commission revoke the conditional use permits for those businesses.

Chair Lamb responded that the Commission is not at liberty to discuss the investigation and suggested that Mr. Mueller contact the Redondo Beach Police Department (RBPD) directly and the Public Safety Commission.

Joan Irvine, District 1, congratulated Chair Lamb for her nomination, explained the law Mr. Mueller highlighted; noted the difference between cannabis and hemp and reported that it was intended to combat smoke shops buying/selling unregulated THC products derived from hemp.

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

## **I. EX PARTE COMMUNICATION**

Commissioner Light reported speaking with Commissioner Craig on the agenda.

Commissioner Craig reported speaking with Commissioner Light on the agenda and that he had corrected a member of the public on an agenda item at a community meeting.

Commissioner Hazeltine reported speaking with Chair Lamb on the agenda.

Chair Lamb reported speaking with Commissioner Hazeltine, Planning Manager Scully, Senior Planner Svitek, and Senior Planner Giang.

## **J. PUBLIC HEARINGS**

- J.1. Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a personal improvement service (fitness studio) in an approximately 2,600 square foot tenant space within an existing (under construction) mixed-use building (Legado Redondo) on property located at 1700 S. Pacific Coast Highway in a Mixed-Use (MU-3) zone.**

### **RECOMMENDATION:**

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A PERSONAL IMPROVEMENT SERVICE (FITNESS STUDIO) WITHIN AN EXISTING (UNDER CONSTRUCTION) MIXED-USE**

**BUILDING ON PROPERTY LOCATED IN THE MIXED-USE (MU-3) ZONE AT  
1700 S. PACIFIC COAST HIGHWAY (CASE NO. CUP-2024-1674)**

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

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

Planning Manager Scully introduced Senior Planner Andrew Svitek; welcomed him to his first Planning Commission meeting; noted there were two Blue Folder Items, the second being related to this item, an updated noise study that has been broken down into layman terms and summarized.

Senior Planner Svitek narrated a PowerPoint presentation on a conditional use permit for personal improvement service for a pilates studio, Studio MDR, located at 1700 Pacific Coast Highway, Redondo Beach.

In response to Commissioner Boswell, Mr. Svitek said the applicant has had a good track record at their other locations and there have not been any issues.

Chair Lamb administered the oath to the representative for Studio MDR.

Lisa Solomon, applicant, congratulated Chair Lamb on her nomination; thanked Senior Planner Svitek for the presentation and introduced herself and her business.

In response to questions by the Commission, Ms. Solomon responded it is a membership organization, but she also offers class passes as well, spots are reserved online to avoid unnecessary congestion, there will not be any showers at this location, just lockers, the space has been remodeled to have built-in noise mitigation, she continually checks the noise level at all locations and the studio will sell branded retail, such as shirts and socks, but no nutritional retail.

Chair Lamb invited public comments.

Blair McPhearson, Architect, introduced herself and offered to respond to questions from the Commission.

In response to Commissioner Boswell, Ms. McPhearson explained that for the walls, they used isomax clips that create an air gap when attached to the studs and they vibrate to absorb sound instead of transmitting it and noted that for the ceiling it is the same concept but using springs instead.

Joan Irvine, District 1, expressed her excitement for and approval of the Legado Project coming to completion.

There were no other public comments.

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

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

In response to Commissioner Boswell, Senior Planner Svitek reported that there have not been any other applications or interest by any other fitness organizations and that the Legado Project has not limited that type of business at their location.

Chair Lamb discussed the standards that must be adhered to and summarized the details of this project and how it is in compliance with the City's zoning code.

Motion by Commissioner Gaddis, seconded by Chair Hazeltine, to adopt 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 PERSONAL IMPROVEMENT SERVICE (FITNESS STUDIO) WITHIN AN EXISTING (UNDER CONSTRUCTION) MIXED-USE BUILDING ON PROPERTY LOCATED IN THE MIXED-USE (MU-3) ZONE AT 1700 S. PACIFIC COAST HIGHWAY (CASE NO. CUP-2024-1674).

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

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

**J.2. Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of A LIVE PERFORMANCE THEATER (Performance art facility) in an approximately 8,861 SQUARE FEET INTERIOR space within an existing multi-tenant PUBLIC-COMMUNITY FACILITY (medical offices and health-related facility) on property located at 514 N. PROSPECT AVENUE in a PUBLIC -COMMUNITY FACILITY (P-CF) zone.**

**RECOMMENDATION:**

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST TO ALLOW THE OPERATION OF A LIVE PERFORMANCE THEATER (PERFORMANCE ART FACILITY) IN AN APPROXIMATELY 8,861 SQUARE FEET INTERIOR SPACE WITHIN AN EXISTING MULTI-TENANT PUBLIC-COMMUNITY FACILITY (MEDICAL OFFICES AND HEALTH-RELATED FACILITY) ON PROPERTY LOCATED AT 514 N. PROSPECT AVENUE IN A PUBLIC-COMMUNITY FACILITY (P-CF) ZONE. (CASE NO. PCUP2024-1652)**

Chair Lamb introduced this item.

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

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

Senior Planner Giang narrated a PowerPoint presentation with details of an exemption declaration and conditional use permit for a Live Performance Theater in a Public Community Facility (P-CF) zone.

In reply to Commissioner Hazeltine, Senior Planner Giang clarified the zoning classification of that location and what it entails; stated the patio space was intended to be a public gathering area for patrons waiting for the performance and noted it should not cause any noise problems for the surrounding neighbors.

In response to the Commission, Senior Planner Giang stated the organization is a tenant of Beach Cities Health District (BCHD) and the organization is non-profit.

In response to Commissioner Craig, Planning Manager Scully explained that the City of Redondo Beach has no purview to determine if the type of activity conducted is legal and/or consistent with respect to a State's Health District requirements, rather it is the Health District's purview who are governed by other State codes and provisions to make that determination. The City's purview is only with respect to General Plan and Zoning compliance.

Commissioner Craig cited troubles that the Harbor Commission has experienced and asked if by approving this item, would we be opening the City up to litigation?

Planning Manager Scully could not provide a legal opinion and stated that if they stick to the purview of the Planning Commission, they should be protected.

Chair Lamb talked about the Planning Commission's purview; referenced applicable codes and requirements; noted that those requirements have been met and talked about public art facilities being considered commercial recreation in the City's Municipal Code, the definition of public art facilities and the definition of the proposed use as commercial recreation, which is allowed within the P-CF zone.

Discussion followed regarding other allowed uses, considering other types of recreation, evaluating what requires a CUP and what does not and prohibited uses and public comments received in response to the notice for this item. It was noted that all were in support of the project and there were no negative comments.

Brief discussion followed regarding other tenants in the Legado Project that were not required to go through the CUP process such as the Chamber of Commerce.

Planning Manager Scully spoke about an existing CUP that covers 514 N. Prospect which has further identified use categories that are broader, and staff established there was a broader connection with the BCHD that could permit that use (i.e., health administration office).

Discussion followed regarding ensuring consistent application of requirements to avoid potential litigation at other similar theaters in the South Bay.

Chair Lamb administered the oath to representatives of the Live Performance Theater.

Madeline Drake, President, Board of Directors, The Little Fish Theater, and Shakespeare by the Sea, spoke about her involvement in the work, volunteers and building a sense of community.

Stephanie Cauldron and Suzanne Dean, Co-Artistic Directors, recalled the history of Shakespeare by the Sea and The Little Fish Theater, noting the two programs have worked together to deliver award-winning high quality, affordable theater in the South Bay for the last 27 years; stated they are recognized by the LA county Department of Arts and Culture; commented that the reason they are relocating is because their previous facility was lost to commercial redevelopment; reported 15% of their subscribers are Beach City residents, with most being from Redondo Beach and it is expected to grow after reopening; shared that the World Health Organization, National Institute of Health, and Americans for the Arts all agree that arts and health are interconnected into the benefits of a community and claimed they will be able to do more than they could at their San Pedro location.

Unknown Speaker, explained how the organization brings together the community and provides a safe space for members of the public to flourish.

Diana Mann, resident, stated she and her husband could not recall there ever being a dedicated theater group in Redondo Beach over the last 40 years and that she is excited about this opportunity; claimed this is an extraordinary opportunity for the City as the theater brings in professional talent from all over Los Angeles and urged the Commission to approve the CUP.

Peter LeFa, Professional Fund Raiser and Board Member of Shakespeare by the Sea, claimed there is a very enthusiastic theater community in Redondo Beach which he believes will result in a noticeable economic impact and build community relationships and as such urged the Commission to approve the CUP.

Anne Garton, resident, asked the Commission to support the organizations and approve their permit and asserted how they benefit the community and that there are a lot of supporters of these groups.

In response to Chair Lamb, Planning Manager Scully clarified the applicants are The Little Fish Theater and Shakespeare by the Sea, not BCHD.

Chantel Kaplan, resident, via Zoom, thanked the Commission for their technology accommodations that allow public participation; claimed the organizations have brought a tremendous amount of catharsis, joy, and economic pleasure to San Pedro and that it will do so for Redondo Beach if allowed; explained how beneficial the organizations will be for the community, performances friendly for all ages, experiencing and interacting with art and urged the Commission to approve the CUP.

Planning Analyst Brown reported there were 27 e-Comments, 26 in support and 1 opposed.

Motion by Commissioner Gaddis, seconded by Chair Hazeltine, approved by voice vote, to receive and file the e-Comments.

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

There were no further public comments.

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

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

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, to waive full reading of and adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST TO ALLOW THE OPERATION OF A LIVE



PERFORMANCE THEATER (PERFORMANCE ART FACILITY) IN AN APPROXIMATELY 8,861 SQUARE FEET INTERIOR SPACE WITHIN AN EXISTING MULTI-TENANT PUBLIC-COMMUNITY FACILITY (MEDICAL OFFICES AND HEALTH-RELATED FACILITY) ON PROPERTY LOCATED AT 514 N. PROSPECT AVENUE IN A PUBLIC-COMMUNITY FACILITY (P-CF) ZONE. (CASE NO. PCUP2024-1652), as presented.

Commissioner Craig reported he has attended several of the productions and is highly impressed with the group; said he believes their presence in Redondo Beach will be great for the community and clarified his previous concerns about the authorization of their activities because he did not want to see them put out from their facility again.

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

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

**J.3. Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a massage business in an approximately 2,630 square foot tenant space within an existing multi-tenant commercial building on property located at 409 N. Pacific Coast Highway, Suite #100 in a Commercial (C-2A) zone.**

**RECOMMENDATION:**

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A MASSAGE BUSINESS IN AN APPROXIMATELY 2,630 SQUARE FOOT TENANT SPACE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 409 N. PACIFIC COAST HIGHWAY, SUITE #100 IN A COMMERCIAL (C-2A) ZONE. (CASE NO. PCUP2024-1667)**

Chair Lamb introduced this item.

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

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

Senior Planner Giang narrated a presentation, detailing a CUP for a massage business located at 409 N. Pacific Coast Highway, Suite #100.

Commissioner Gaddis pointed out the turnover rate for that storefront has been high over the last 15 years.

Planning Manager Scully felt that the problem may be because the visibility of the storefront is low.

In response to the Commission, Senior Planner Giang stated the location of a previously approved massage business is outside of the 1,000 feet buffer zone.

The Commission confirmed with Staff that everything discussed at a previous meeting where there was another massage business applicant, codes, laws, regulations and vetting processes are still the same.

Chair Lamb administered the oath to the applicant.

Margin Manavi, owner, introduced herself as a new franchisee of The Now Massage brand; reported the goal for the brand is to have 100 massage boutiques all over the US and is a fast-growing and well-known brand.

In response to the Commission, Ms. Manavi stated she is new to this business, but there are plans and structures in place by the franchise to guide her in making the business successful.

Chair Lamb invited public comments.

The VP of Construction and Supply Chain, of The Now Massage, via Zoom, gave support of Ms. Manavi; stated she may be one the company's favorite franchisee owners and offered to respond to questions from the Commission.

Stacy Wellnet, Architect, Commercial Arc, via Zoom, introduced herself, offered to respond to questions from the Commission.

There were no other public comments on this item.

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

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

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, to waive full reading of and adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A MASSAGE BUSINESS IN AN APPROXIMATELY 2,630 SQUARE FOOT TENANT SPACE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 409 N. PACIFIC COAST HIGHWAY, SUITE #100 IN A COMMERCIAL (C-2A) ZONE. (CASE NO. PCUP2024-1667), as presented.

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

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

**J.4. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A NEW PERSONAL TRAINING FITNESS BUSINESS WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 811 N. CATALINA IN A COMMERCIAL (C-5A) ZONE.**

**RECOMMENDATION:**

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A NEW PERSONAL TRAINING FITNESS BUSINESS WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 811 N. CATALINA IN A COMMERCIAL (C-5A) ZONE. (CASE NO. PCUP2024-1793)**

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

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

Senior Planner Giang narrated a presentation detailing a CUP for a one-on-one personal fitness studio at 811 North Catalina Avenue.

In response to Commissioner Hazeltine, Senior Planner Giang explained what happens if the establishment needs to extend their operating hours to accommodate more customers.

Senior Planner Giang edited the resolution to accurately reflect the hours of business.

Chair Lamb administered the oath to the applicant.

Discussion followed regarding the hours of operation and the rationale for splitting the hours of operation.

Ron Spawn, applicant, introduced himself and stated he runs the business with his wife.

In response to Commissioner Light, Ron Spawn reported that they used to have a space in Redondo Beach but closed due to the pandemic and since then the business has been remote.

Ron Spawn stated he would like the operation hours to be from 6:00 a.m. to 9:00 p.m.

In response to Commissioner Boswell, Ron Spawn explained they provide all types of training, weight-loss, injury, rehab, and personal and they use various equipment like free weights, recumbent bicycle, squat rack, and pulling machine.

In response to Chair Lamb, Senior Planner Giang stated there are no parking concerns with the new hours because it will still only be two cars at a time and reported he updated the resolution with the newly proposed hours.

There were no other public comments on this item.

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

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

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine to waive full reading of and adopt 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 PERSONAL TRAINING FITNESS BUSINESS WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 811 N. CATALINA IN A COMMERCIAL (C-5A) ZONE. (CASE NO. PCUP2024-1793), as amended to indicate operating hours of 6:00 a.m. to 9:00 p.m.

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

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

Chair Lamb moved to Item No. M.

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

**L. ITEMS FOR DISCUSSION PRIOR TO ACTION**

**L.1. PLANNING COMMISSION NOMINATIONS AND ELECTION OF CHAIRPERSON AND SECRETARY FOR THE TERM OF DECEMBER 2024 THROUGH SEPTEMBER 2025**

**RECOMMENDATION**

**Staff recommendation:**

- 1. The Chairperson opens nominations for positions of Chair and Secretary**
- 2. The Chairperson closes nominations**
- 3. The Chairperson calls for a motion**
- 4. New Officers assume seats**

Chair Hazeltine invited nominations for the positions of Chair and Secretary.

Motion by Commissioner Boswell, seconded by Commissioner Light, and carried by voice vote, to nominate Commissioner Lamb for Chair.

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

Commissioner Boswell nominated Commissioner Gaddis for Secretary.

Commissioner Gaddis nominated Commissioner Craig for Secretary.

Motion by Commissioner Gaddis, seconded by Commissioner Light, and carried by voice vote, to nominate Commissioner Craig for Secretary.

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

Chair Lamb took her place on the dais.

Chair Lamb thanked the Commission for their faith in her and thanked Commissioner Hazeltine for her work this past year.

Chair Lamb returned to Item H.

**M. ITEMS FROM STAFF**

Planning Manager Scully wished the Commission a Happy Holidays, said there are new Planners in the Planning Division, and stated there will be more robust agendas upcoming.

**N. COMMISSION ITEMS AND REFERRALS TO STAFF**

In response to Chair Lamb, Senior Planner Giang said there will be a notice posted on January 2, 2025 about upcoming projects and Planning Manager Scully anticipated details about a South Bay project to come before the Commission in February, 2025.

In response to Commissioner Boswell, Planning Manager Scully explained the progress of the South Bay Market Place Tentative Tract Map; addressed the phases that have been approved and spoke about the process.

**O. ADJOURNMENT**

Motion by Commissioner Hazeltine, seconded by Commissioner Craig, and approved by voice vote, to adjourn the meeting at 9:00 p.m.

The motion carried 6-0. Commissioner Conroy 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 January 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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Sean Scully  
Planning Manager