



Minutes Regular Meeting
Planning Commission
July 17, 2025

**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