



Minutes Special Meeting
Planning Commission
March 31, 2026

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Tuesday, March 31, 2026**

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 Craig.

B. ROLL CALL

Commissioners Present: Boswell, (arrived at 6:38 p.m.), Conroy, Gaddis, Hazeltine, Light, Young, Chair Craig

Officials Present: Marc Wiener, Community Development Director
Sean Scully, Planning Manager
Jamaal Brown, Planning Analyst
Veronica Tam, Housing Consultant (via Zoom)

C. SALUTE TO THE FLAG

Commissioner Young led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

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

The motion carried, 6-0-1. Commissioner Boswell was absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS - None

F. CONSENT CALENDAR

**F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION
SPECIAL MEETING OF MARCH 31, 2026.**

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF SEPTEMBER 18 AND DECEMBER 18, 2025

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

The motion carried, 6-0-1. Commissioner Boswell was 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.

There were no public comments.

I. EX PARTE COMMUNICATION

Commissioner Young announced that she spoke with members of the public regarding Item No. K.1.

Commissioner Gaddis reported speaking with members of the public, staff, Commissioner Boswell and Chair Craig.

Commissioner Conroy spoke with members of the public and Commissioner Hazeltine.

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

Chair Craig spoke with members of the public, Mayor Light, Councilmember Obagi and Commissioners Hazeltine and Gaddis as well as staff.

J. PUBLIC HEARINGS

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

K.1. A CONTINUED PUBLIC HEARING TO A SPECIAL MEETING OF THE PLANNING COMMISSION TO CONSIDER A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM TO THE CERTIFIED “REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR”, CONCERNING THE UPDATE OF THE CITY’S

HOUSING ELEMENT (MARCH 2026 - “EXHIBIT A”), AND ADOPT PROPOSED AMENDMENTS TO THE CITY’S CERTIFIED 2021-2029 (6TH CYCLE) HOUSING ELEMENT (“EXHIBIT B”) AND ASSOCIATED AMENDMENTS TO THE DRAFT LAND USE ELEMENT (“EXHIBIT C”) AND SUBDIVISION (“EXHIBIT D”) AND ZONING ORDINANCES (“EXHIBIT E”) REQUIRED FOR CONSISTENCY THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY’S IDENTIFIED “HOUSING SITES” WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE DISTRICTS (65 TO 80 DU/AC).

RECOMMENDATION

- 1. Re-open the continued public hearing and receive all testimony and written materials regarding the proposed amendments;**
- 2. Accept testimony from staff and the public and deliberate on the proposed amendments;**
- 3. Close the public hearing; and**
- 4. Adopt the attached Resolution recommending that the City Council:**
 - o Approve the associated CEQA findings (Addendum to the Certified Final Program Environmental Impact Report for the Housing Element Update);**
 - o Adopt the proposed updates to the City of Redondo Beach 2021-2029 Housing Element;**
 - o Adopt amendments to the Draft Land Use Element of the General Plan for implementation of and consistency with the Housing Element updates; and**
 - o Adopt amendments to Title 10 Chapter 1 (Subdivisions) and Title 10 Chapter 2 (Zoning and Land Use) of the Redondo Beach Municipal Code for implementation of and consistency with the Housing Element updates.**

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

The motion carried, 6-0-1. Commissioner Boswell was absent.

Planning Manager Scully reviewed the PowerPoint presentation for the item; discussed implementation of the Housing Element and presented a summary of 6th cycle 2021-2029 Housing Element.

Commissioner Boswell arrived at this juncture in the meeting (6:38 p.m.).

Planning Manager Scully addressed the public review process and HCD updates, revisions to land-use designations, zoning ordinance and zoning ordinance designations, and zoning ordinance and subdivision ordinance revisions. He talked about environmental impacts and staff’s recommendations.

Discussion followed regarding the 90’ 7-stories in the CR in the South Bay Marketplace, the North Tech zone and legal implications.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and approved by voice vote, to invite public comments.

The motion carried, 7-0-0.

There were no public comments.

Motion by Commissioner Hazeltine, seconded by Commissioner Young, and approved by voice vote, to close public comments.

The motion carried, 7-0-0.

Community Development Director Wiener summarized discussions so far and noted this is that best that can be done under the situation. He reported that for future development, 50% of the floor area must go to housing; discussed incentives; noted there are no affordable housing requirements and addressed the possibility of developing an inclusionary housing for future projects.

Discussion followed regarding providing incentives to increase residential.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by roll call vote, to adopt a Resolution of the Planning Commission of the City of Redondo Beach, California, recommending that the City Council approve, pursuant to the California Environmental Quality Act, an addendum to the certified “Redondo Beach focused general plan update, zoning ordinance update and local coastal program amendment program EIR”, concerning the update of the city’s housing element (march 2026 - “exhibit a”), and adopt proposed amendments to the city’s certified 2021-2029 (6th cycle) housing element (“exhibit b”) and associated amendments to the draft land use element (“exhibit c”) and subdivision (“exhibit d”) and zoning ordinances (“exhibit e”) required for consistency that replace the affordable housing overlay districts on the city’s identified “housing sites” with high-density residential (65 du/ac) and mixed-use districts (65 to 80 du/ac).

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

NOES: None

ABSENT: None

The motion carried, 7-0-0.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF

Community Development Director Wiener thanked members of the Commission for attending this special meeting and discussed the recent City Council Strategic Planning session and commented on upcoming advance planning items.

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

Chair Craig acknowledged National Women’s Month and thanked the women on the Commission for their service.

O. ADJOURNMENT – 7:00 p.m.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to adjourn the meeting at 7:00 p.m.

The motion carried, 7-0-0.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on April 16, 2026, 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