

RESOLUTION NO. 2026-05-PCR-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING REDONDO BEACH MUNICIPAL CODE TITLE 10, CHAPTER 5, SECTION 10-5.1602 PERTAINING TO GENERAL FOOD SALES, INCLUSIVE OF BEER AND WINE, AT SERVICE STATIONS AND DETERMINE SUCH AMENDMENTS AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, at the November 1, 2022 Council Meeting, the Redondo Beach City Council considered whether to lift the City's ban on general food sales, inclusive of beer and wine at service stations; and

WHEREAS, after the City Council discussed the matter, a motion was made to direct staff to return with options repealing the ban on general food sales, inclusive of beer and wine at service stations, including a conditional use permit process and associated conditions; and

WHEREAS, on February 21, 2023, staff returned to the City Council with the draft inland and coastal ordinances for consideration and City Council provided direction to finalize only the inland ordinance and forward to Planning Commission for review; and

WHEREAS, the Planning Commission held a duly noticed public hearing, took public testimony, and considered the inland ordinance amendment on April 20, 2023 and recommended the City Council not adopt the inland ordinance for consideration; and

WHEREAS, at a duly noticed public hearing on September 19, 2023, the City Council approved the amended inland ordinance for first reading and introduction; and

WHEREAS, on October 3, 2023, the City Council approved the amended inland ordinance for second reading and adoption; and

WHEREAS, on January 13, 2026 City Council directed staff to forward the coastal ordinance for Planning Commission review and return to the City Council with the Planning Commission's recommendation; and

WHEREAS, notice of the time and place of the Planning Commission public hearing where the proposed ordinance amendments to the Zoning Ordinance for the Coastal Zone would be considered was given pursuant to State law and local ordinance by publication in the Easy Reader; and

WHEREAS, on May 21, 2026 the Planning Commission held a duly noticed public hearing, took public testimony, and considered the proposed coastal ordinance.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY FIND AS FOLLOWS:

SECTION 1. FINDINGS

1. In compliance with the California Environmental Quality Act of 1970, as amended (CEQA), and State and local guidelines adopted pursuant thereto, the zoning amendments qualify for CEQA exemption because the activity will not result in direct or reasonably foreseeable indirect physical change in the environment (Section 15060(c)(2)) and the activity is not a considered a project under CEQA and therefore the activity is covered by the common-sense exemption of the CEQA Guidelines.
2. The amendments to the Zoning Ordinance are consistent with the General Plan.
 - a. Land Use Element Goal 1A: Provide for the types and mix of land uses necessary to serve the needs of the existing and future residents.
 - b. Land Use Element Goal 1E: Ensure that the types of land uses developed in the City complement and do not adversely affect the quality of life and health of the City's residents, businesses, and visitors.
 - c. Land Use Element Goal 1H: Continue and enhance existing commercial districts which contribute revenue to the City and are compatible with adjacent residential neighborhoods.
 - d. Land Use Element Goal 1O: Ensure the compatibility among the various types and densities of land uses to be accommodated in the City.
3. These amendments do not require a vote of the people under Article XXVII of the City Charter.

SECTION 2. The above recitals and findings are true and correct, and the recitals and findings are incorporated herein by reference as if set forth in full.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission recommends that the City Council adopt the amendments to the Redondo Beach Municipal Code pertaining to general food sales, inclusive of beer and wine, at service stations.

SECTION 2. AMENDMENT OF CODE. Title 10, Chapter 5, Section 10-5.1602(b)(12) is hereby amended in its entirety to read as follows: (Note: Additions are noted as underlined):

“(12) General food sales, incidental sales and rentals.

a. All applicants requesting a Conditional Use Permit for general food sales, incidental sales and rentals shall comply with the requirements contained in Section 10-2.2506 relating to the application process, the hearing process, the appeal process, the termination process and revocation process in addition to the provisions detailed in this section.

b. Subject to approval of a Conditional Use Permit pursuant to 10-2.2506, general food sales, inclusive of sale of beer and wine for off-site consumption (off-sale), may be displayed and sold within an architecturally screened area that is an extension of the main structure and specifically designed for that purpose.

- 1) All approvals to grant a Conditional Use Permit for beer and wine sales for off-site consumption must contain, at a minimum, the following conditions:
 - a) The applicant shall comply with all conditions required by the California Department of Alcoholic Beverage Control.
 - b) Only beer and wine, not hard liquor, may be sold.
 - c) The display area of alcoholic beverages may not exceed 25% of the retail space, nor may the display and storage areas be visible from entry of the retail establishment to the maximum extent possible.
 - d) Coolers containing beer and wine shall be locked during hours alcohol is not sold.
 - e) No displays of beer and wine shall be located within five (5) feet of the store's entrance or cash register.
 - f) Cold beer or wine shall only be sold from, or displayed in, permanently affixed electrical coolers.
 - g) No display or sale of beer or wine shall be made from an ice tub
 - h) Single serve/individual containers of alcohol shall be prohibited.
 - i) No beer or wine advertising shall be located on gasoline islands, and no lighted advertising for beer or wine shall be located on buildings or in windows.
 - j) No advertising of signage indicating the availability of beer or wine shall be visible from the exterior nor from entry of the retail establishment to the maximum extent possible.
 - k) No sales of beer or wine shall be made from a drive-in window.
 - l) The proposed hours of operation for the use are complementary to the business district in which the use is locate, and will not negatively impact other uses.
 - m) Employees on duty between the hours of 10:00 p.m. and 2:00 a.m. must be at least twenty-one (21) years of age to sell beer and wine.
 - n) No video or other electronic games shall be allowed on the premises.
 - o) Coolers containing alcohol shall remain locked until cashier verifies customer is of age.

- 2) Shall a nuisance arise from general food sales including, but not limited to, pan-handling, public intoxication, and noise generation such nuisance shall be the basis for the governing body to take any and all regulatory action up to and including revocation, including the imposition of additional provisions and conditions to the Conditional Use Permit.
- 3) Upon request of the business owner, a Conditional Use permit may be issued for general food sales, excluding off-sale beer and wine, without meeting the requirements established in Section (12) b.1) subsections a) through o).
- 4) Any Conditional Use Permit granted pursuant to this section shall become null and void, and any use of the premises for off-sale beer and wine sales shall terminate immediately, if the establishment's State off-sale beer and wine license has been terminated or suspended for a period of ninety (90) days or more.

c. Subject to approval of a Conditional Use Permit pursuant to Section 10-2.2506, incidental convenience items (i.e. soft drinks, candy, cigarettes, etc.) for the immediate consumption of the motoring public may be displayed and sold within an architecturally screened area that is an extension of the main structure and specifically designed for that purpose.

d. Subject to approval of a Conditional Use Permit pursuant to Section 10-2.2506, the rental of trucks and utility trailers within an architecturally screened area designed specifically for that purpose may be permitted as long as such truck and utility trailer rentals shall not interfere with the normal operation of the service station or the efficient circulation of automobiles on the site.”

SECTION 3. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council shall declare that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED, AND ADOPTED this 21st day of May, 2026.

Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 21st day of May, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office