



Minutes Regular Meeting
Planning Commission
May 21, 2026

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, May 21, 2026**

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: Sean Scully, Planning Manager
Steven Giang, Senior Planner
Luke Smude, Assistant to the City Manager
Jamaal 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 Young, and approved by voice vote, the order of the agenda, as presented.

The motion carried, 7-0-0.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Planning Analyst Brown reported receiving one email under Blue Folder Items.

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

The motion carried, 7-0-0.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 21, 2026.

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF APRIL 16, 2026.

There were no public comments regarding the Consent Calendar.

Commissioner Conroy noted corrections to Senior Planner Steven Giang's name in the Planning Commission minutes of April 16, 2026.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, the Consent Calendar, with Item No. F.2, as corrected.

The motion carried, 6-0-1, with Commissioner Conroy, abstaining from Item No. F.2, as he was not in attendance.

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 reported speaking with members of the public.

Commissioner Conroy reported speaking with members of the public regarding Item No. J.1.

Commissioner Hazeltine reported speaking with members of the public and Chair Craig.

Chair Craig reported speaking with Commissioner Hazeltine and Councilmember Castle.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING FOR CONSIDERATION OF AMENDMENTS TO TITLE 10, CHAPTER 5 (ZONING ORDINANCE) OF THE REDONDO BEACH MUNICIPAL

CODE (RBMC) PERTAINING TO SERVICE STATION REGULATIONS REGARDING GENERAL FOOD SALES. CONSIDERATION OF FINDINGS/EXEMPTIONS UNDER THE CALIFORNIA ENVIRONMENT QUALITY ACT (CEQA), INCLUDING BUT NOT LIMITED TO FINDINGS THAT SAID ADDITIONAL REGULATIONS AND/OR AMENDMENTS OF EXISTING REGULATIONS ARE NOT SUBJECT TO CEQA PURSUANT TO SECTIONS 15060(C)(2), 15060(C)(3), AND 15061(B)(3) OF THE CEQA GUIDELINES, AND THAT THE CODE AMENDMENTS ARE NOT A “PROJECT” SUBJECT TO SECTION 15378(B)(5).

RECOMMENDATION:

- 1. Open the continued public hearing, take testimony from staff and other interested parties, and deliberate;**
 - 2. Close the public hearing; and**
 - 3. Adopt a resolution by title only subject to the findings contained therein**
- 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**

CONTACT: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

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

The motion carried, 7-0-0.

Planning Manager Scully introduced the item and Assistant to the City Manager Luke Smude and deferred to him for a presentation.

Assistant to the City Manager Smude narrated a PowerPoint presentation with details of the item including background, existing regulations, additional city regulations, and City Council direction.

Planning Manager Scully offered additional background information noting that when the inland ordinance came before the Planning Commission in 2023, it decided not to adopt it, and City Council did. The ordinance being reviewed at this time is identical to that ordinance.

Discussion followed regarding the hours of operation, alcohol-related incidents related to the business that was granted a CUP under this ordinance (Mickey’s), referral of this item by Councilmember Castle, reasons why the ordinance was not approved initially by the Planning Commission, RBPD’s opinion regarding the item, the time needed for Coastal Commission certification, details of the prior CUP and when the current CUP was

approved, transient activity and calls for service related to the subject location and potential benefits of allowing alcohol sales at the subject location.

Commissioner Gaddis noted that changes can be made through the CUP if problems occur in the future.

Assistant to the City Manager Smude added that City Council provides final approval, but the Planning Commission could put additional restrictions through the CUP.

Discussion followed regarding the applicant's ability to appeal the Planning Commission's decision to the City Council, limitations placed on the Mickey's CUP, the businesses' ability to lease trailers and other equipment, the reason for the low number of applications, items included in the beer and wine category, the definitions of beer and wine per the Alcohol Beverage Code (ABC) and differentiating between the coastal zone and non-coastal zone.

Motion by Commissioner Young, seconded by Commissioner Gaddis, and approved by voice vote, to invite public comment.

The motion carried, 7-0-0.

There were no 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, 7-0-0.

Commissioner Hazeltine spoke about the reason the Planning Commission opposed this item in 2023 and increases in crime related to alcohol-serving establishments; noted the Commission, at that time, considered the matter in-depth; mentioned the location is two blocks from the beach and that there are already many alcohol-serving establishments in the vicinity.

Commissioner Boswell agreed with Commissioner Hazeltine; spoke about staff minimizing the Commission's discussion with the City Council where City Council approved the resolution and hoped that staff will correctly represent the Commission's thoughts regarding this matter.

Commissioner Light mentioned prior rules regarding selling alcohol in gas stations; felt nothing has changed and that this may be useless exercise depending on Council's actions but asserted that the Commission should stand its ground and do what is right.

Commissioner Conroy noted that through the CUP path, each applicant will have to appear before the Planning Commission, with site-specifics reviews and conditions that can be put in place.

Motion by Commissioner Conroy, to recommend the City Council adopt a resolution by title only subject to the findings contained therein, 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 (CEQA).

Chair Craig noted that although he dislikes having another alcohol-serving business in the area, he agrees with Commission Conroy as specific conditions can be made through the CUP process and felt this will not accomplish much, as there are similar businesses in the area.

Chair Craig seconded the motion.

The motion failed, 2-5-0, with the following roll call vote:

AYES: Conroy, Chair Craig
NOES: Boswell, Gaddis, Hazeltine, Light, Young
ABSENT: None

Commissioner Boswell mentioned it is the Planning Commission's job to do the right thing for the people of Redondo Beach, and not to ensure one person's investment is good or bad; agreed it may not change much, but it creates a slippery slope and may set precedence.

Commissioner Conroy confirmed that even if City Council approves the resolution, the Coastal Commission must still consider it.

Commissioner Light reiterated that people should not drink and drive and noted that the business is a gas station where allowing the purchase of alcohol sends the wrong message.

Commissioner Hazeltine pointed out that she has not changed her opinion from 2023, when the Planning Commission first considered the matter and talked about surrounding businesses selling alcohol and how the subject location is a busy corner.

Commissioner Boswell mentioned that all the concerns listed by the Planning Commission in 2023 are still relevant; observed that the RBPD's opinion has not changed; opined that City Council's previous decision was egregious and noted there are plenty of existing places to buy alcohol.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, to recommend the City Council NOT adopt a resolution by title only subject to the findings contained therein, 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 (CEQA).

The motion carried, 5-2-0, with the following roll call vote:

AYES: Boswell, Gaddis, Hazeltine, Light, Young
NOES: Conroy, Chair Craig
ABSENT: None

J.2. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED FRONT YARD SETBACK, SIDE YARD SETBACK, REAR YARD SETBACK, AND REDUCED OUTDOOR LIVING SPACE FOR FIRST AND SECOND-STORY ADDITIONS TO AN EXISTING SINGLE-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE

RECOMMENDATION:

- 1. Open public hearing, receive and file all documents and correspondence on the proposed project;**
- 2. Accept all testimony from staff, applicant, and the public and deliberate;**
- 3. Close public hearing;**
- 4. Adopt a Resolution by title only approving an Exemption Declaration and granting a Variance for a reduced front yard setback, side yard setback, rear yard setback and reduced outdoor living space for first and second-story additions to an existing single-story single-family residence on property located within a Low-Density Multiple-Family Residential (R-2) Zone.**

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

The motion carried, 7-0-0.

Senior Planner Giang narrated a PowerPoint presentation with details of the project including an overview, site background and existing conditions, surrounding properties, open space, existing and proposed setbacks, first- and second-floor additions and plans, elevations, attic space, habitable space, expansion of the deck, height requirements, no increase in non-conformity, architectural materials and the various variance requests. He addressed findings and special circumstances, buildable areas, neighborhood compatibility, and recommendations.

Commissioner Conroy noted the lot has been there for a long time; felt it would not be fair to force them to change the size of the existing structure; mentioned those restrictions were in place when the property was first purchased; commented on the owner wanting

to increase the value of the property while the City strives for more affordable housing in Redondo Beach; suggested allowing the applicant to build within the current footprint and mentioned that he is not convinced the City should allow the applicant to build up to the lot lines all the way around.

Discussion followed regarding changes to the front of the house, changes in terms of encroachments on setbacks/footprints, outdoor living space, neighborhood compatibility, no increases in non-conformance, the Juliette balcony, distinctions between living area and attic space, comments from surrounding neighbors, ADU on an adjacent property, privacy impacts and other similar projects approved by the Planning Commission.

Continuing discussion followed regarding the second-floor plan and encroachments, the rear deck as outdoor living space and the last time the home was purchased.

Chair Craig invited the applicant to the podium and swore him in.

Michael Ho, Architect, applicant's representative, reported that the owner has lived on the property for forty years; noted surrounding properties are all two stories and addressed the front entry. He added that the current owner intends to continue living on the property.

Commissioner Young agreed with building master bedrooms on first floors and in response to her question regarding attic space, Senior Planner Giang reported that in the Building Code, it is defined as any space with a ceiling height of under seven feet and stated that conformance is determined during the building permit process and stated that another part of the Building Code defines habitability in terms of whether or not you can have HVAC and insulation in it.

Commissioner Boswell wondered about whether any of the lots in the area were subdivided, how many people will live in the residence and questioned whether this is an attempt to flip the house for more money.

Planning Manager Scully commented on the creation of lots and transfer of ownership prior to the Subdivision Map Act and noted that the owner's intent is not something that is under the Planning Commission's purview.

Chair Craig invited public comments.

Michael Ho, Architect, applicant's representative, reported the owner is retired and has a twin sister that will be moving in with her.

There were no other public comments.

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

The motion carried, 7-0-0.

Commissioner Light referenced Commissioner Boswell's comments and added that information is none of the City's business and the Commission does not have the right to disapprove the project for that reason.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, to adopt a Resolution by title only approving an Exemption Declaration and granting a Variance for a reduced front yard setback, side yard setback, rear yard setback and reduced outdoor living space for first and second-story additions to an existing single-story single-family residence on property located within a Low-Density Multiple-Family Residential (R-2) Zone.

The motion carried, 7-0-0, with the following roll call vote.

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

J.3. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, FINDING THAT THE PROPOSED 2026-2031 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE ADOPTED GENERAL PLAN OF THE CITY OF REDONDO BEACH, AS REQUIRED BY SECTION 65401 OF THE CALIFORNIA GOVERNMENT CODE

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

The motion carried, 7-0-0.

Planning Manager Scully narrated a PowerPoint presentation with details of the item; addressed a summary of the proposed 2026-2031 CIP and related goals and asked for input regarding the Draft Annual Budget for 2026/2027. He announced that the City received notice from HCD that it certified the City's Housing Element and reviewed a list of Planning Commission recommendations made under the 2025 Budget/Strategic Plan.

Discussion followed regarding providing input to City Council regarding what kinds of items the Planning Commission would like to include for consideration and funding, including the Commission earlier in the budget process, going forward and the Commission's ability to continue the matter of providing input at the next meeting when members will be better prepared to offer recommendations.

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

The motion carried, 7-0-0.

There were no 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, 7-0-0.

Motion by Commissioner Hazeltine, seconded by Commissioner Conroy, to adopt a Resolution of the Planning Commission of the City of Redondo Beach, California, finding that the proposed 2026-2031 Capital Improvement Program (CIP) is consistent with the adopted General Plan of the City of Redondo Beach, as required by Section 65401 of the California Government Code.

The motion carried, 7-0-0, with the following roll call vote.

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

Commissioner Hazeltine suggested moving forward with the prior recommendations made to Council from last year's budget to this year's budget and continuing a discussion for input regarding the budget to the Commission's next meeting.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and approved by voice vote, to reiterate the recommendations from last year's budget to this year's budget and continue a discussion regarding providing input to Council of items to include in the budget.

The motion carried, 7-0-0.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF

Planning Manager Scully noted HCD certified the City's Housing Element and addressed next steps in the General Plan update.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Chair Craig spoke about the new North Redondo Farmers Market and its success and encouraged residents to visit.

O. ADJOURNMENT – 8:49 p.m.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 8:30 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 June 18, 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,

Sean Scully
Planning Manager