



Minutes Regular Meeting
Planning Commission
March 20, 2025

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, March 20, 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 Vice Chair Craig at 6:30 p.m.

B. ROLL CALL

Commissioners Present: Boswell, Gaddis, Hazeltine, Light (arrived at 6:35 p.m.)
Vice Chair Craig

Commissioners Absent: Conroy, Chair Lamb

Officials Present: Sean Scully, Planning Manager
Andrew Svitek, Senior Planner
Jamal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Hazeltine led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

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

The motion carried 4-0-3, with Commissioners Light, Conroy and Chair Lamb, absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

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

The motion carried 4-0-3, with Commissioners Light, Conroy and Chair Lamb, absent.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 21, 2024

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 21, 2024 AND APRIL 18, 2024.

There were no public comments on Consent Calendar items.

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

The motion carried 4-0-3, with Commissioners Light, Conroy and Chair Lamb, absent.

Commissioner Light arrived at 6:35 p.m.

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

Vice Chair Craig invited public comments.

Holly Osborne, District 5, mentioned the Commission approved a 43-unit development; wondered whether it is an HOA and if people who buy into it have to agree to live there for a period of time to discourage speculators buying the entire development.

Jim Mueller, District 5, talked about alcoholism being a widespread problem in America years ago and the Amendment to the U.S. Constitution to stop the manufacture and distribution of alcohol and how it did not work; noted alcohol is an addictive substance and people were used to having it readily available and talked about the spread of tobacco and pharmaceuticals and subsequent addictions and the City's consideration of allowing retail cannabis storefronts. He spoke in opposition to the Cannabis Ordinance and hoped that with the Planning Commission's encouragement, City Council may "see the light" and ban cannabis for good.

There were no other public comments.

I. EX PARTE COMMUNICATION

Commissioner Boswell reported speaking with Councilmember Obagi regarding Item No. J.1.

Commissioner Hazeltine reported speaking with Vice Chair Craig and staff.

Vice Chair Craig reported speaking with Commissioner Hazeltine, Councilmember Obagi and members of the public.

J. PUBLIC HEARINGS

- J.1. Public hearing for consideration of an Exemption Declaration and Conditional Use Permit for the sale of beer and wine for off-site consumption (off-sale) at an existing service station with a convenience store and snack shop on property located at 2714 Artesia Boulevard in the Commercial (C-2) zone.**

PROPERTY OWNER: Bussopp Inc.

APPLICANT: Bussopp Inc.

LOCATION: 2714 Artesia Blvd

CASE NO: CUP-2024-1931

RECOMMENDATION:

The Planning Division recommends that the Planning Commission make the findings as set forth in the staff report and the attached resolution, adopt the Exemption Declaration and approve the Conditional Use Permit for the sale of beer and wine for off-site consumption (off-sale) at an existing service station with a convenience store and snack shop subject to the plans and applications submitted.

- 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 SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION (OFF-SALE) WITHIN AN EXISTING CONVENIENCE STORE ON PROPERTY LOCATED IN THE COMMERCIAL (C-2) ZONE AT 2714 ARTESIA BOULEVARD (CASE NO. CUP-2024-1931)

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

The motion carried 5-0-2, with Commissioner Conroy and Chair Lamb, absent.

Vice Chair Craig administered the oath to those planning on speaking regarding this item.

Senior Planner Svitek narrated a PowerPoint presentation with details of the proposed project.

Discussion followed prohibiting sales of singles, requiring sales in prepackaged quantities relative to beer, stipulating the prohibition of “40 ouncers” and the recently adopted ordinance having explicit conditions.

Commissioner Gaddis suggested edits for Page 4 of 7 of the Administrative Report, Item 8, relative to selling beer in a “minimum six-pack quantity and standard 750mL or larger wine bottles”.

Planning Manager Scully noted that is not a condition, but rather a summary of how the City meets the finding.

Discussion followed regarding suggested language, allowing staff to determine the appropriate placement and access to locked containers.

Bashir, Owner and applicant, explained the operation of electronic locks used when there are underage patrons and responded to questions from the Commission regarding the status of a prior project involving the installation of EV charging stations and the sale of beer and wine.

Discussion followed regarding addressing loitering and panhandling, reporting nuisances, uses that may become problematic, and calling out the need for extra precautions.

Jim Mueller requested the Planning Commission deny the application; noted the number of existing locations within a half mile, where people can purchase beer and wine for off-site and on-site consumption and talked about the number of smoke shops and liquor stores along Artesia Boulevard.

Mike Grady, Owner, Independent Repair and Tire Pros, adjacent to the subject site, spoke in support of the applicant and his request; noted he needs the revenue and urged the Planning Commission to allow him to have this benefit.

Georgette Gantner, District 2, confirmed Council excluded a portion of Artesia from having cannabis storefronts; addressed another gas station on PCH and Torrance Boulevard that was not allowed to sell beer and wine and spoke about being fair and equitable.

There were no other public comments.

In reply to Commissioner Boswell's question, Planning Manager Scully noted that the laws have changed and reported that the City Council had recently enacted an ordinance to allow alcohol sales at service stations where it was not permitted before.

Discussion followed regarding the previous review of the subject (alcohol sales at gasoline service stations) by the Planning Commission and its recommendation against it, Council's reversal of the Planning Commission's decision, coastal zone issues, concerns about consumption on premises, security and enforcement, adding a requirement for signage and for the proprietor to report on-site consumption and prohibiting alcohol advertisements.

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

The motion carried 5-0-2, with Commissioner Conroy and Chair Lamb, absent.

Planning Manager Scully reviewed the proposed amendments to the conditions of approval of the CUP and the resolution.

Discussion followed regarding determining the hours of operation and all sales ending at 9:00 p.m.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and carried by voice vote, to waive further reading of and adopt by title only 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 SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION (OFF-SALE) WITHIN AN EXISTING CONVENIENCE STORE ON PROPERTY LOCATED IN THE COMMERCIAL (C-2) ZONE AT 2714 ARTESIA BOULEVARD (CASE NO. CUP-2024-1931), as amended.

The motion carried 5-0-2, with Commissioner Conroy and Chair Lamb, absent.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. DISCUSSION AND CONSIDERATION OF THE CITY COUNCIL STRATEGIC PLAN

Planning Manager Scully narrated PowerPoint slides with details of the Administrative Report including the status of current Strategic Plan goals and objectives and asked for input from the Planning Commission in terms of anything else it would like to add to the list to present to Council.

Commissioner Gaddis spoke about needing time to develop a list and getting input from the public.

Planning Manager Scully suggested that if the entirety of the Commissioners felt more time was needed that they should give it additional thought and come prepared to discuss the issue at the next Planning Commission meeting on April 17, 2025.

Commissioner Boswell referenced comments by Holly Osborne and talked about creating momentum to reduce speculative buying which drives up prices and is impacting the overall demand for housing. Commissioner Boswell stated that the people who buy and flip properties are also impacting the housing market and should be addressed; noted there are many things that can be done and wondered if that can be put before Council to consider.

Discussion followed regarding an Assembly bill related to the subject, other cities that have been victims to speculative purchasing, existing Strategic Plan issues that were initiated by the Commission, and continuing this item to allow for further input.

The Planning Commissioners then proposed the following topics be forwarded to the City Council for their consideration to include in their Strategic Plan discussions: Developing a City tree canopy requirement; Develop a private property water capture requirement for new builds and major remodels; Develop a plan for the “Triangle Area” (Catalina, west of PCH to Harbor Drive); Develop a citywide bike rack requirement; Expand the bike paths along the SCE transmission easements; and Revisit the City’s Objective Residential Standards.

Planning Manager Scully summarized the recommendations on the final slide of the powerpoint and noted these would be forwarded to the City Council.

M. ITEMS FROM STAFF

Planning Manager Scully presented updates including the implementation of a new permit tracking system which will provide more data and is more efficient than the previous system; talked about continuous improvement initiatives and internal process improvements that are happening.

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

O. ADJOURNMENT – 8:18 p.m.

Motion by Commissioner Boswell, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 8:18 p.m.

The motion carried 5-0-2, with Commissioner Conroy and Chair Lamb, absent.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on April 17, 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,

Sean Scully
Planning Manager