



Minutes Special Meeting
Planning Commission
February 3, 2025

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Monday, February 3, 2025**

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 Lamb at 6:30 p.m.

B. ROLL CALL

Commissioners Present: Boswell (arrived at 6:34 p.m.), Conroy, Craig, Gaddis, Hazeltine and Chair Lamb

Commissioners Absent: Light

Officials Present: Marc Wiener, Community Development Director
Elizabeth Hause, Community Services Director
Jamaal Brown, (Planning Analyst)

C. SALUTE TO THE FLAG

Chair Lamb 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 5-0-2, with Commissioners Boswell and Light were absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

(Planning Analyst) Brown reported there was one Blue Folder Item.

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

The motion carried 5-0-2, with Commissioners Boswell and Light were absent.

F. CONSENT CALENDAR

F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF FEBRUARY 3, 2025

There were no public comments on Consent Calendar items.

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

The motion carried 5-0-2, with Commissioners Boswell and Light were 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 Lamb invited public comments.

Jim Mueller, District 5, spoke about the future of North Redondo; talked about preservation as a priority and all three Mayoral Candidates being from District 1; noted that planning is about the future, that residents of North Redondo do not want smoke shops along Artesia and mentioned empty lots and rundown stores that are being squatted on. He wondered if the General Plan would come soon enough to assuage new voters in North Redondo.

Commissioner Boswell arrived at this juncture. (6:34 p.m.)

Sandy Ano spoke about moving from Hermosa Beach to North Redondo; stated she misses the sense of community she previously had; talked about business owners along Artesia not feeling safe; noted the need for a place where the community will feel safe taking a stroll and hoped everyone would work together to make the Artesia Boulevard corridor a beautiful place.

Eugene Solomon talked about the difficulty in balancing private property and how it is zoned, such as the AES site, where any significant change would have to go to a vote of the people; spoke about private property for development, such as the Galleria, private property along Artesia Boulevard and the City not having control as to who the landlord

would lease to; acknowledged attempts to form a BID and mentioned challenges in forming consensus. Additionally, he spoke about ways the City can encourage and provide tools for development of private properties but noted the City cannot develop them itself.

There were no other public comments and Chair Lamb closed this portion of the meeting.

I. EX PARTE COMMUNICATION

Commissioner Hazeltine reported speaking with the public, Chair Lamb and Mayor Light regarding Item No. J.1.

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

Commissioner Gaddis spoke with Councilmembers Nehrenheim and Loewenstein.

Commissioner Craig spoke with the public and Councilmembers Nehrenheim and Obagi and Mayor Light.

Chair Lamb reported speaking with Commissioner Hazeltine and Councilmember Nehrenheim.

Commissioner Boswell noted an attempt by Councilmember Nehrenheim to talk about this matter but stated he stopped it, as he prefers that any communication be made in a public forum.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING AT A SPECIAL MEETING OF THE PLANNING COMMISSION 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 CANNABIS RETAIL SALES AND ALSO CONSIDER CATEGORICAL EXEMPTIONS FROM THE CALIFORNIA QUALITY ACT (CEQA) UNDER CEQA SECTION 15060(c)(2) AND SECTION 15060(c)(3) PER SECTION 15378 FOR THE PROPOSED AMENDMENTS.

Chair Lamb presented background of the item and noted the Planning has a narrow purview in considering the matter, at this time.

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

The motion carried 6-0. Commissioner Light was absent.

Community Services Director Hause narrated a PowerPoint presentation with details of the proposed amendments to the City's Cannabis Ordinance.

Commissioner Gaddis asked why this is being considered, at all, and Chair Lamb noted that it is not what is on the agenda and that the Commission is only focusing on what has been presented. She added that Council has asked for the Commission to review only the proposed amendments.

Community Development Director Wiener stated the policy question is for City Council; noted Council has held several meetings on the subject and wants to proceed with limitations on how many dispensaries to permit to avoid the impacts of proliferation; reported the Commission's role at this time is to review the Zoning Ordinance Amendments and provide recommendations to City Council. He confirmed focus is on the Zoning Code in terms of the amendments and not the entire code.

Discussion followed regarding cannabis as a source of revenue, permitting retail sales only, tracking and tracing deliveries through the State, buffer zones, addressing the potential for having two dispensaries along Artesia Boulevard, suggesting one being north and the other being south of 190th, commercial properties within 150ft of the Dale Page Park, whether there are areas available in every district and ensuring that no district is excluded.

Chair Lamb administered the oath to those planning on speaking and invited public comments.

Jim Mueller, District 5, spoke about surrounding cities that have banned cannabis businesses; spoke in opposition to the ordinance, specifically allowing cultivation and recommended that the ordinance be amended to prohibit cultivation and the selling of cultivation tools and supplies as well as the processing of cannabis, in Redondo Beach.

Melissa DeSante, District 1, spoke in opposition to allowing cannabis dispensaries in Redondo Beach; talked about Measure E, inadequate testing, increased youth use and declining sales in the industry and distributed copies of peer-reviewed data for the Commission's review.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and approved by voice vote, to receive and file documents submitted by Melissa DeSante.

The motion carried 6-0. Commissioner Light was absent.

Jonatan Cvetko, District 1, stated it is false that the State will force the City to allow cannabis shops in the City if Redondo Beach does nothing; talked about incentives when

the issue was first discussed; addressed changes in the industry and how it has failed, decreased sales taxes and testing issues and urged the Commission to recommend a pause, until the State understands its mistakes and corrects them so this can be done, responsibly.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to extend Jonatan Cvetko's time for commenting.

The motion carried 6-0. Commissioner Light was absent.

Jonatan Cvetko responded to questions from the Commission regarding SB 1186; discussed the steps involved in developing an ordinance; talked about residents rejecting Measure E and therefore, not wanting shops in the City and felt the City does not have to do this now and that it is the wrong thing to do.

Community Development Director Wiener corrected himself; noted the State does allow certain cannabis rights and stated that in terms of retail shops, the lack of adopting an ordinance does not entitle the individual to open a shop.

Community Services Director Hause explained there are ordinances in place that allow for two cannabis shops in the City; reported that before releasing an RFP for applications for those permits, Council and staff identified issues with the existing ordinance and what is being presented are changes to address those issues. In response to questions from the Commission, she explain that Council requested the Commission give feedback and it, along with any related recommendations, will be brought back to Council for their consideration.

Community Development Director Wiener explained that the Planning Commission's role is to make a recommendation to Council. It is up to Council to make the final decision.

Discussion followed regarding the Commission's ability to recommend additional changes or broadening recommendations, buffer zones around other parks in the City besides Dale Page Park, other uses around Dale Page Park and being consistent regarding buffer zones around City parks.

Eugene Solomon asserted it is not the Planning Commission's charge to decide to make a recommendation as to whether or not the City should permit two retail cannabis shops; noted that was decided in 2022 and reported that the Commission's charge is specific with regards to the definitions within ordinance and discussion about the buffer zones. Additionally, in terms of buffer zones, he felt it is easy to create a de facto ban throughout the City which could lead to challenge from an operator; talked about challenges in every industry and understood that delivery is permitted, everywhere.

Discussion followed regarding the risk of having two operators on Artesia, buffer requirements, reinstating the 1,000 foot buffer, updates addressing delivery within the City, the market determining how many delivery-only vendors operate within the City, and permitting thresholds for delivery-only retail shops.

Timothy Dodd (via Zoom), CEO and Co-Founder, Sweet Flower, acknowledged the industry is experiencing some setbacks but businesses remain strong; spoke about contributions to charities and volunteerism; discussed the proliferation of smoke shops along Artesia and what the City can do to control cannabis shops and addressed recalls and noted this is a young industry, striving to do better.

Sandy Ano asked that the Commission consider the distance between shops and not to place the two on Artesia Boulevard.

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 6-0. Commissioner Light was absent.

Discussion followed regarding delivery-only being allowed for medicinal and recreational uses and the Commission's purview to give feedback to Council.

Commissioner Conroy read a statement with his thoughts and recommended to reject the amendment for a buffer zone around a specific park in Redondo Beach; felt that all parks within the City should be treated the same and to accept the amendment to eliminate the buffer zone between dispensaries, as there is already a limitation of one dispensary per district and beyond that, the City should not tell the districts where those specific dispensaries will be.

Commissioner Boswell felt the City should not be concerned whether a business is well thought out and will be profitable or not and noted this is not a typical kind of business and there are downsides in terms of the business turning out to be untrustworthy.

Chair Lamb redirected discussion to the item.

Motion by Commissioner Conroy, seconded by Commissioner Hazeltine, to recommend rejecting the amendment for the buffer zone around a specific park because all parks in the City should be treated the same and to accept the amendment to eliminate the buffer zone between dispensaries.

Commissioner Gaddis suggested a friendly amendment to keep the 1,000 ft. buffer.

Discussion followed regarding other limitations, impacted locations, the Council's ability to specify that two dispensaries cannot be located on Artesia Boulevard, reviewing the Commission's recommendations with the City Attorney's office prior to presenting them to Council and limiting the number on Artesia.

Amended motion by Commissioner Conroy, to recommend that Council reject both proposed amendments.

Commissioner Boswell spoke in support of allowing the people in District 5 a buffer around Dale Page Park.

Discussion followed regarding Council's ability to reject the Commission's recommendations.

The Amended motion died for lack of a second.

Chair Lamb called for a new motion and Council took no action on the original motion.

Motion by Commissioner Boswell, seconded by Commissioner Gaddis, to accept all of the language changes except for the 1,000 foot buffer along Artesia Boulevard.

The motion carried 5-1-1 by the following roll call vote:

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

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF

Community Development Director Wiener reviewed upcoming Planning Commission agenda items; noted items related to the Planning Commission to be considered by Council at its meeting, tomorrow.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

In response to Commissioner Craig's inquiry, Community Development Director Wiener confirmed the item that was scheduled for the cancelled meeting, will be heard at the Commission's regular meeting in February.

In response to a question by the Chair, Community Development Director Wiener provided an update on the Grub House project, the Galleria project and addressed Phase 2 of the General Plan.

Community Services Director Hause provided an update on the ARTesia public artwork campaign along Artesia Boulevard.

Commissioner Boswell asked about the Hagen Daas Shop and Community Development Director Wiener will look into the matter.

Commissioner Conroy announced that two more businesses opened in Redondo Beach.

O. ADJOURNMENT – 9:03 p.m.

Motion by Commissioner Conroy, seconded by Commissioner Gaddis, and approved by voice vote, to adjourn the meeting at 9:03 p.m.

The motion carried 6-0. Commissioner Light was absent.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on February 20, 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