

To: CITY COUNCIL
From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

PLANNING COMMISSION RECOMMENDED STRATEGIC PLAN CONSIDERATIONS

EXECUTIVE SUMMARY

At their meeting on March 20, 2025 the Planning Commission discussed recommending Strategic Plan initiatives for consideration by the City Council.

Staff provided the Planning Commission with some background by presenting the City's September 2024 – April 2025 Strategic Plan and highlighted current Community Development Department initiatives.

The intent of the Planning Commission discussion was to develop a list of agreed upon priority items to forward to City Council for their consideration when deliberating on the next list of Strategic Plan items.

Attached to this report is the Planning Commission Administrative Report, Power Point Presentation, and Minutes from their March 20, 2025 meeting on this item.

Below are the Planning Commission's proposed initiatives for the City Councils consideration:

- **Revisit and refine the City's Objective Residential Standards**
- **Develop tree canopy requirements to address heat island effect**
- **Develop water capture and on-site stormwater retention requirements – to apply to all Citywide private development projects**
 - **Threshold for requirement – Demo and rebuild, redevelopment of site**
- **Develop a "Triangle Area Plan"**
 - **The plan would cover the area bounded by Catalina Avenue, PCH, Francisca Avenue, and Herondo Street**
- **Develop a citywide Bike Rack development standard**
- **Expand the City's Bicycle Routes – Citywide**
- **Bike path along the SCE Transmission Easement Extension**

ATTACHMENTS

Planning Commission Strategic Plan Administrative Report – March 20, 2025
PC Strategic Plan – PowerPoint
Planning Commission Minutes – March 20, 2025

To: **PLANNING COMMISSION**
From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND CONSIDERATION OF THE CITY COUNCIL STRATEGIC PLAN

EXECUTIVE SUMMARY

City staff takes direction on projects, assignments, and priorities from our City Council. To that end, City Council holds a meeting every six months (twice a year) to produce a “Strategic Plan”, which is a list of projects that City Council wants staff to complete over the next six months. Once a list is established, City Council then assigns each project to a specific city department and establishes a deadline to complete the task. The process to create the Strategic Plan list is collaborative. It is common for City Council to solicit project ideas from staff. In addition, City Council is amenable to accepting letters of recommendation from various City Commissions, inclusive of the Planning Commission.

The intent of this discussion is to form a list of agreed upon priority projects for the next twelve months to better inform staff and City Council when deliberating on the next list of Strategic Plan items.

BACKGROUND

The City’s current Strategic Plan is attached to this report. The term of the current Strategic Plan is September 2024 – April 2025. The following are the existing strategic plan initiatives that are assigned to the Community Development Department. Where the project is shared with another department that is identified in ()’s. Under each strategic plan item is a “Target Date” followed by a brief update on the status of the item.

Goal 2: Vitalize Commercial Areas of the City

- **AACAP Implementation - Rooftop Dining, Lot Merger Incentives, and new Signage Standards:** Provide a report to the City Council on the process to study and consider implementing rooftop dining, lot merger incentives that would encourage property reinvestment/revitalization, and options to enhance the quality of business signage along the boulevards.
 - March 1, 2025
 - Discussion on the rooftop dining standards for AACAP is tentatively scheduled for City Council in early March 2025 as part of the Phase II GPU/ZOA.
- **Artesia FAR Increase:** Prepare an Environmental Impact Report addressing the impacts of expanding the Artesia/Aviation Corridor FAR from 0.6 to 1.5 in conjunction with the General Plan Update and Zoning Revisions and present the findings to the City Council.
 - November 1, 2024

- The EIR for the 1.5 FAR along Artesia was certified by the City Council on November 5, 2024. Amendments to the Land Use Element and Zoning Ordinance to establish development standards will go before City Council in early March 2025 as part of the Phase II GPU/ZOA.
- **Artesia/Aviation Parking Regulation Update:** Provide a report to the City Council detailing the impact the changes made to Artesia Blvd parking regulations are having on business reinvestment in the area and share the results with the newly created Economic Development Working Group.
 - April 1, 2025
- **General Plan Update:** Complete review of the EIR for the proposed General Plan updates and consider the Ordinances for implementation of the City's Housing Element.
 - November 1, 2024
 - The City Council certified the EIR and adopted the resolutions and ordinances needed to implement the Housing Element in early November 2024.
- **Attracting New Businesses to the City (WED, CD & CM):** Present the City Council with options to stimulate interest from businesses to locate and invest in Redondo Beach. Convene an Economic Development Working Group to help recruit/retain businesses and assist staff in identifying and analyzing conditions/regulations/processes that exist in the City that may impede business reinvestment.
 - April 1, 2025
 - City staff has created the Economic Development Working Group to help identify impediments to business investment. The group has met twice and consists of a City Council Member and staff from WED, CD, and CMO. A third meeting is being planned for March.
- **Marina Parking Standards Update (WED & CD):** Identify the process and cost to consider adjusting the Local Coastal Program requirements for marina parking.
 - April 1, 2025
- **PCH Corridor Area Plan (CD & WED):** Provide the City Council with a BRR on the cost and process to create a PCH Corridor Area Plan.
 - March 1, 2025
 - Target date revised. Staff intends to initiate this project in May 2025, following final adoption of the General Plan update.
- **Temporary Use Permits:** Review the active TUP's in the City and provide a report on the conditions associated with the permits and their anticipated longevity.
 - Target date not specified.
 - Staff has engaged with the California Coastal Commission and is developing a program to permanently allow outdoor dining in specific areas.

A report outlining the permitting process and status of the TUPs will be brought to the City Council in March 2025.

Goal 3: Increase Environmental Sustainability

- **Native Planting and Pollinator Requirements (PW & CD):** Provide a report to the City Council on options to implement native plant and pollinator requirements in the City and present the feedback provided by the Public Works and Sustainability Commission on the subject.
 - February 1, 2025
 - Target date revised. The Public Works and Sustainability Commission approved recommendations for presentation to Council at their October 24, 2024 meeting. The item was scheduled and presented to Council on March 11, 2025.
- **Preservation Ordinance and Historic Resources Survey (CD & CA):** Provide a report to the City Council on possible updates to the City's Historic Preservation Ordinance and prepare a contract for completion of a Historic Resources Survey.
 - April 1, 2025
 - A policy discussion on the Historic Preservation Program and pending Historic Survey will be considered as part of the Phase II General Plan Update, which is tentatively scheduled to occur in early March 2025.

Goal 4: Invest in the City's Infrastructure

- **Development Impact Fees:** Research the cost to conduct a Development Impact Fee Study.
 - December 1, 2024
 - The fee study contract has been approved. Work on the fee study has begun and the final report will be presented to the City Council in April 2025.

Goal 6: Enhance the Delivery of City Services

- **Co-Living/Single Room Occupancy Policy (CD & CA):** Evaluate options for regulating Co-Living and Single Room Occupancy development in the City and provide a report to the City Council.
 - April 1, 2025
- **Inclusionary Housing Ordinance:** Work with HCD staff to determine the feasibility/benefits of an inclusionary housing ordinance.
 - Target date not specified.

ATTACHMENTS

City of Redondo Beach Strategic Plan – 6 Month Objectives (September 2024 – April 2024)

DISCUSSION AND CONSIDERATION OF THE CITY COUNCIL STRATEGIC PLAN

MARCH 20, 2025 PLANNING COMMISSION MEETING

CURRENT STRATEGIC PLAN

- Goal 2: Vitalize Commercial Areas of the City
- AACAP Implementation - Rooftop Dining, Lot Merger Incentives, and new Signage Standards
- Artesia FAR Increase
- Artesia/Aviation Parking Regulation Update
- General Plan Update
- Attracting New Businesses to the City (WED, CD & CM)
- Marina Parking Standards Update (WED & CD)
- PCH Corridor Area Plan (CD & WED)
- Temporary Use Permits

CURRENT STRATEGIC PLAN

- Goal 3: Increase Environmental Sustainability
 - Native Planting and Pollinator Requirements (PW & CD)
 - Preservation Ordinance and Historic Resources Survey (CD & CA)
- Goal 4: Invest in the City's Infrastructure
 - Development Impact Fees
- Goal 6: Enhance the Delivery of City Services
 - Co-Living/Single Room Occupancy Policy (CD & CA)
 - Inclusionary Housing Ordinance

PC RECOMMENDATIONS

- RESIDENTIAL OBJECTIVE DESIGN STANDARDS
- Tree canopy requirements to address heat island effect
- Water capture, on-site stormwater retention requirements – Citywide private development
 - Threshold for requirement – Demo and rebuild, redevelopment of site
- Catalina from PCH to Franscisca to Herondo Avenue Area Plan.
- Citywide Bike Rack development standard
- Expand the City's Bicycle Routes – Citywide
- Bike path along the SCE Transmission Easement Extension



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 ounces 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 Council enacted an ordinance to allow alcohol sales at service stations where it was not permitted before.

Discussion followed regarding previous review of the subject 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 that drives up prices and impacting the demand for housing to eliminate the people who are going to buy and flip it; 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