



Minutes Regular Meeting
Planning Commission
October 16, 2025

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, October 16, 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 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
Jamaal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Young 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 7-0.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

There were no Blue Folder Items.

F. CONSENT CALENDAR

**F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION
MEETING OF OCTOBER 16, 2025**

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 20, APRIL 17, 2025, AND PLANNING COMMISSION SPECIAL MEETING OF JUNE 02, 2025

There were no public comments on the Consent Calendar.

Chair Craig noted his recusal on the minutes of April 17, 2025 as he did not attend that meeting.

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

The motion carried 7-0. Chair Craig recused himself on the minutes of April 17, 2025.

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.

Jim Mueller spoke about cannabis retail in Redondo Beach, and the money and time spent on the subject; noted people in north Redondo want a Saturday-morning Farmers Market for regular community gatherings; mentioned that major bar owners are considering opening on Artesia, once the FAR is increased, which is not great for families and existing restaurants on Artesia and urged the Commission to ask Council to consider the establishment of a Saturday-morning Farmers Market on Artesia.

Brief discussion followed regarding the possible reallocation of funds from the gun range, into the General Fund to fund a Farmers Market on Artesia.

There were no other public comments.

I. EX PARTE COMMUNICATION

Commissioner Gaddis reported speaking with Councilmember Behrendt regarding Item No. J.2.

Commissioner Hazeltine reported speaking with Chair Craig regarding Item No. J.2.

Chair Craig reported speaking with Commissioner Hazeltine, Councilmember Behrendt and Mayor Light regarding Item No. J.2.

J. PUBLIC HEARINGS

J.1. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, AND VARIANCE FOR THE ADDITION OF A NEW CONCRETE CAST-IN-PLACE MAUSOLEUM TO AN EXISTING MAUSOLEUM ON PROPERTY (PACIFIC CREST CEMETERY) LOCATED IN A RESIDENTIAL (R-1) ZONE. (CASE NO. 20250095)

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, Conditional Use Permit, Planning Commission Design Review, and Variance for the addition of a new concrete cast-in-place mausoleum to an existing mausoleum on property (Pacific Crest Cemetery) located in a Residential (R-1) zone.**

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

The motion carried 7-0.

Commissioners Boswell and Young recused themselves from the meeting, due to their residences being within 500 feet of the project and left the dias.

Senior Planner Giang narrated a PowerPoint presentation with details of the proposed plan.

Discussion followed regarding a survey about existing pipelines, whether a study was done regarding impacts by funeral related traffic and visitation, matching existing construction materials, noticing, setbacks and review of the construction management plan by Public Works.

Chair Craig invited public comments.

Julie Young expressed concerns regarding existing pipelines and the uncertainty of what could become of the ROW in the coming years.

Doug Boswell, District 3, stated he has observed no problem with funerals or visitations.

There were no other 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 5-0, with Commissioners Boswell and Young, recused.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, to receive and file all documents and correspondence on the proposed project and adopt Resolution No. 2025-10-PC-11 by title only approving an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, and Variance for the addition of a new concrete cast-in-place mausoleum to an existing mausoleum on property (Pacific Crest Cemetery) located in a Residential (R-1) zone.

The motion carried 5-0, by rollcall vote, with Commissioners Boswell and Young, recused.

AYES:	Conroy, Gaddis, Hazeltine, Light, Chair Craig
NOES:	None
ABSTAIN:	None
ABSENT (Recused):	Boswell, Young

Commissioners Boswell and Young rejoined the meeting.

J.2. A public hearing to consider Ordinances amending Title 10, Chapter 2 Zoning and Land Use, Article 1 General Provisions, Section 10-2.402 Definitions and Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance, Article 1 General Provisions, Section 10-5.402 Definitions of the Redondo Beach Municipal Code pertaining to the definition of “P” (permitted by right/use by right) in the City’s various specified zones and procedures.

RECOMMENDATION:

- 1. Open the public hearing and take testimony, receive and file all documents and correspondence on the proposed project;**
- 2. Accept all testimony from staff, the public, and deliberate;**
- 3. Close the public hearing;**
- 4. Adopt the attached Resolution by title only, waiving further reading, recommending that the City Council adopt the CEQA Exemption Declaration, and amend Title 10, Chapter 2 Zoning and Land Use, Article 1 General Provisions, Section 10-2.402 Definitions and Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance, Article 1 General Provisions, Section 10-5.402 Definitions of the Redondo Beach Municipal Code pertaining to the definition of “P” (permitted by right/use by right) in the City’s various specified zones and procedures:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE CEQA EXEMPTION DECLARATION, AND AMEND TITLE 10, CHAPTER 2 ZONING AND LAND USE, ARTICLE 1 GENERAL PROVISIONS, SECTION 10-2.402 DEFINITIONS AND TITLE 10, CHAPTER 5

**COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE, ARTICLE 1
GENERAL PROVISIONS, SECTION 10-5.402 DEFINITIONS OF THE
REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE DEFINITION OF
“P” (PERMITTED BY RIGHT/USE BY RIGHT) IN THE CITY’S VARIOUS
SPECIFIED ZONES AND PROCEDURES**

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

The motion carried 7-0.

Planning Manager Scully reported this is indirectly related to the Housing Element and mentioned a recent court ruling related to it; indicated the court did not make a specific ruling and that the City considers the Housing Element, certified and advised the Commission not to raise that issue or the recent ruling as the City is still evaluating next steps.

Planning Manager Scully narrated PowerPoint slides regarding Housing Element background and implementation; offered a new definition for “Permitted by Right/Use by Right” and reported this formalizes what the City already does and what the State has requested the City do.

Discussion followed regarding Designation P, administrative review provisions, clarifying the existing permitted-by-right process, CEQA exemptions, compliance with the Local Coastal Program, Coastal Commission review once it is amended and adopted by Council, and Hermosa and Manhattan Beach definitions for Designation P.

There were no public comments on this item.

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

The motion carried 7-0.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to receive and file all documents and correspondence on the proposed project and adopt the attached Resolution by title only, waiving further reading, recommending that the City Council adopt the CEQA Exemption Declaration, and amend Title 10, Chapter 2 Zoning and Land Use, Article 1 General Provisions, Section 10-2.402 Definitions and Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance, Article 1 General Provisions, Section 10-5.402 Definitions of the Redondo Beach Municipal Code pertaining to the definition of “P” (permitted by right/use by right) in the City’s various specified zones and procedures.

The motion carried 7-0, by the following roll call vote:

AYES: Boswell, Conroy, Gaddis, Hazeltine, Light, Young, Chair Craig

NOES:	None
ABSTAIN:	None
ABSENT:	None

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

The motion carried 7-0.

Chair Craig invited public comments.

Jim Mueller spoke about housing becoming a legal issue and talked about educating the public about the topic and the need for objective standards.

Discussion followed regarding upcoming education efforts by the City.

There were no other public comments on this item.

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

The motion carried 7-0.

Chair Craig moved to Item No. K.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

L.1. ELECTION OF OFFICERS- CHAIR AND VICE CHAIR

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, for Chair Craig to remain Chair of the Commission for the next full term.

The motion carried 7-0, by the following roll call vote:

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

Motion by Chair Craig, seconded by Commissioner Gaddis, to nominate Commissioner Conroy as the Commission's Vice Chair.

The motion carried 7-0, by the following roll call vote:

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

M. ITEMS FROM STAFF

Planning Manager Scully listed upcoming items to be considered by City Council and the status of various projects.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Commissioner Conroy asked for the PowerPoint presentations to be included in Blue Folder Items in the future.

In reply to Commissioner Boswell's inquiry regarding letting Council know about the interest in a north Redondo Farmers Market, Planning Manager Scully suggested the Commission draft a memo to City Council, with the request, but first, with consensus of the Commission, place the topic on an upcoming agenda.

Discussion followed regarding forming a subcommittee to prepare the letter, having Commissioners speak with their corresponding Councilmembers and other options of communicating the request to Council.

Motion by Commissioner Light, seconded by Commissioner Boswell, to place the topic of writing a memo to Council, asking them to consider implementation of a Farmer's Market in north Redondo Beach, and placing it on the Commission's agenda for discussion at the next Commission meeting.

Discussion followed regarding forming a subcommittee now, comprised of Commissioner Boswell, to generate a memo and return to the Commission at its next meeting for consideration and action.

Substitute motion by Commissioner Conroy, seconded by Commissioner Young, to appoint Commissioner Conroy and Boswell to write a memo to City Council, on the Commission's behalf, asking them to consider implementation of a Farmer's Market in north Redondo Beach, and placing it on the Commission's agenda for discussion at the next Commission meeting.

The motion carried 7-0.

O. ADJOURNMENT – 7:40 p.m.

Motion by Commissioner Conroy, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 7:40 p.m.

The motion carried 7-0.

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

Sean Scully
Planning Manager
Planning Division,
Community Development Department