

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

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

**ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER.
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,
EMAIL OR eCOMMENT.**

Planning Commission meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41. Live streams and indexed archives of meetings are available via internet. Visit the City's office website at www.Redondo.org/rbtv.

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*Click "In Progress" hyperlink under Video section of meeting

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TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

[***ENTER ZOOM LINK HERE]

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:

Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under

the relevant agenda item. PlanningRedondo@redondo.org

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG

D. APPROVE ORDER OF AGENDA

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

E.1. [RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda](#)

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

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.](#)

G. EXCLUDED CONSENT CALENDAR ITEMS

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

H.1. [RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS](#)

I. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.

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

- 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.

- 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

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

O. ADJOURNMENT

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.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the City Clerk.



Administrative Report

E.1., File # PC26-0639

Meeting Date: 5/21/2026

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda



Administrative Report

F.1., File # PC26-0640

Meeting Date: 5/21/2026

TITLE

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



Community Development
Planning Division

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

tel 310 318-0637
fax 310 372-8021

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body Planning Commission
Posting Type Regular Meeting Agenda
Posting Locations 415 Diamond Street, Redondo Beach, CA 90277
 ✓ Bulletin Board Adjacent to Council Chambers
 ✓ City Clerk’s Office, Door 1
Meeting Date & Time Thursday May 21, 2026 6:30 p.m.

As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Daisy Canales, Planning Technician

Date: May 14, 2026



Administrative Report

F.2., File # PC26-0606

Meeting Date: 5/21/2026

TITLE

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



**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, April 16, 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, Gaddis, Hazeltine, Young, Chair Craig

Commissioners Absent: Conroy, Light

Officials Present: Sean Scully, Planning Manager
Steven Giang, Senior Planner
Jamaal 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, 5-0-2. Commissioners Conroy and Light were absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS - None

F. CONSENT CALENDAR

**F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION
REGULAR MEETING OF APRIL 16, 2026.**

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 19 AND SPECIAL MEETING OF MARCH 31, 2026

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

The motion carried, 5-0-2. Commissioners Conroy 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 Craig invited public comments.

There were no public comments.

I. EX PARTE COMMUNICATION

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

Chair Craig reported speaking with Councilmember Obagi.

J. PUBLIC HEARINGS

J.1. Public Hearing for the consideration of an Exemption Declaration and Conditional Use Permit for the operation dog daycare and dog training facility within an existing commercial space on property located at 1212 S. Pacific Coast Highway in a Commercial (C-2-PD) zone. (Case No. 2026-0124)

RECOMMENDATION:

- 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 APPROVING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OPERATION DOG DAYCARE AND DOG TRAINING FACILITY WITHIN AN EXISTING COMMERCIAL SPACE ON PROPERTY LOCATED AT 1212 S. PACIFIC COAST HIGHWAY IN A COMMERCIAL (C-2-PD) ZONE. (CASE NO. 2026-0124)

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

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

Senior Planner Chiang narrated a PowerPoint presentation with details of the proposed project. He addressed location of the proposed project, the subject site, existing conditions, parking, accessibility, the proposed tenant space and adjoining businesses, the proposed operation, training, operating hours, total capacity, staffing, daily operation, services, surrounding uses, noise, animal waste and odor, CUP findings and recommendations.

Commissioner Hazeltine spoke in favor of the project and congratulated the applicants and mentioned the new business will bring in a lot of traffic to adjoining businesses.

Chair Craig invited public comments.

Grace Loey spoke about her family's experience living in Redondo Beach and with the subject business noting they are like family, now.

Sharon Lundy, Hermosa Beach, spoke reported she has known the applicants for many years; reported they have helped with training her dogs and commented favorably regarding the services they provide.

Antoinette, El Segundo mentioned she has been friends with the applicants for many years; spoke in support of the project and stated the El Segundo's loss is Redondo Beach's gain.

There were no other public comments.

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

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

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by roll call vote, to adopt a Resolution of the Planning Commission of the City of Redondo Beach approving an exemption declaration and approving the request for a Conditional Use Permit for the Operation Dog Daycare and Dog Training Facility within an existing commercial space on property located at 1212 S. Pacific Coast Highway in a commercial (C-2-PC) zone. (Case No. 2026-0124).

The motion carried, 5-0-0-2 as follows:

AYES: Commissioners Boswell, Gaddis, Hazeltine, Young and Chair Craig
NOES: None

ABSTAIN: None
ABSENT: Commissioners Conroy and Light

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF

Planning Manager Scully discussed upcoming agenda items and reported all zoning ordinance items will be considered by City Council on May 5, 2026.

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

Chair Craig spoke about the issue of a Farmers Market in North Redondo and reported being advised that it was not within the Planning Commission's purview. He referenced Ordinance No. 3301-25, Section 2(b) noting it allows for the Commission to consider "such matters as directed by the City Council, City Manager, or staff liaison with the approval and/or at the direction of the City Manager". He reported on a group of citizens who took it upon themselves to research it; stated they approached the City and after some thought, the North Redondo Beach Farmers Market will open on April 22, 2026, every Wednesday from 2:00 p.m. to 7:00 p.m. at the Green Lane at Artesia Boulevard.

O. ADJOURNMENT – 7:05 p.m.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 7:05 p.m.

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

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on May 21, 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



Administrative Report

H.1., File # PC26-0641

Meeting Date: 5/21/2026

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



Administrative Report

J.1., File # PC26-0617

Meeting Date: 5/21/2026

To: PLANNING COMMISSION
From: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

TITLE

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

EXECUTIVE SUMMARY

At its January 13, 2026 meeting, the City Council voted unanimously to direct staff to take the necessary steps to prepare an ordinance to allow for the sale of general grocery items at service stations in the City's Coastal Zone to make it congruent with regulations in the City's Inland Zone. The sale of general grocery items in the City's Inland Zone was approved with Ordinance No. 3263-23 in November of 2023.

The City Council previously discussed this item on September 19, 2023, when the Council initiated approval of Ordinance No. 3263-23 that allowed for the sale of general food items at service stations in the City's Inland Zone.

BACKGROUND

There are currently 10 service stations in the City of Redondo Beach, 8 of which are in the inland portion of the City. At this time, those service stations permitted to sell general grocery items while

the two stations in the Coastal Zone are only permitted to sell incidental convenience items for the immediate consumption of the motoring public. This class of goods includes soft drinks, candy, cigarettes and other small items.

The City Council considered lifting prohibition in both the Inland and Coastal Zones at their February 21, 2023 meeting, but directed staff to only pursue an ordinance change in the Inland Zone at a Special Meeting held on February 28, 2023. That action was approved with Ordinance No. 3263-23 in November of 2023.

The Ordinance approved by Council for the Inland Zone included all provisions required by Business and Professions Code (BPC) Section 23790.5. This sets the minimum state standards, but does not limit additional local regulation. The baseline BPC standards state:

- No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler
- No advertisement of alcoholic beverages shall be displayed at motor fuel islands
- No sale of alcoholic beverages shall be made from a drive-in window
- No display or sale of beer or wine shall be made from an ice tub
- No beer or wine advertising shall be located on motor fuel islands and no self-illuminated advertising for beer or wine shall be located on buildings or windows
- Employees on duty between the hours of 10 p.m. and 2 a.m. who sell beer or wine shall be at least 21 years of age to sell beer and wine

Under California law, the City Council has discretion to implement additional regulations beyond what is required by the California BPC. The Ordinance adopted by Council also contained additional restrictions that are memorialized in the Inland Ordinance. These include:

- Compliance with all conditions required by the Department of Alcoholic Beverage Control
- Explicit limiting of alcohol sales to beer and wine
- Limiting the percentage of retail space dedicated to alcohol sales
- Requiring that coolers containing beer and wine be locked during hours they are not sold
- Prohibiting single serve/individual containers of alcohol
- Prohibiting advertising of alcohol visible from the location's exterior
- Ensuring that the proposed hours of operation are complementary, and will not negatively impact, the surrounding business district
- Prohibition on electronic games

Staff is requesting that the Planning Commission consider the proposed ordinance amending Title 10, Chapter 5, Section 10-5.1605 of the Redondo Beach Municipal Code (RBMC) allowing service stations in the Coastal Zone to sell general grocery items and find that the proposed change is consistent with the City's General Plan. This would bring the regulations in the Coastal Zone in line with those currently in effect in the City's Inland Zone. Staff will return to City Council with the Planning Commission's recommendation on the proposed Ordinance amending RBMC Title 10, Chapter 5, Section 10-5.1602 Service Stations.

COORDINATION

This item was coordinated with the Community Development Department , City Manager's Office, and the Police Department. The City Attorney's Office prepared the draft Ordinance.

FISCAL IMPACT

Funding for the preparation of the report is included in the annual operating budgets of the participating Departments. Any fiscal impacts associated with future processing of Conditional Use Permits for gas station food sales would be offset by application fees collected by the Community Development Department.

APPROVED BY:

Mark Wiener, Community Development Director

ATTACHMENTS

- Reso - Proposed Planning Commission Resolution, Inclusive of Proposed Amendments to the RBMC
- Ord - No. 3263-23 Amending RBMC Title 10, Chapter 2, Section 10-2.1605 - General Food Sales Service Stations in the City's Inland Zone
- Administrative Report - City Council, January 13, 2026
- Administrative Report - City Council, September 19, 2023
- Administrative Report - City Council, November 1, 2022
- Map - Service Stations Citywide

RESOLUTION NO. 2026-05-PCR-06

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

WHEREAS, at the November 1, 2022 Council Meeting, the Redondo Beach City Council considered whether to lift the City's ban on general food sales, inclusive of beer and wine at service stations; and

WHEREAS, after the City Council discussed the matter, a motion was made to direct staff to return with options repealing the ban on general food sales, inclusive of beer and wine at service stations, including a conditional use permit process and associated conditions; and

WHEREAS, on February 21, 2023, staff returned to the City Council with the draft inland and coastal ordinances for consideration and City Council provided direction to finalize only the inland ordinance and forward to Planning Commission for review; and

WHEREAS, the Planning Commission held a duly noticed public hearing, took public testimony, and considered the inland ordinance amendment on April 20, 2023 and recommended the City Council not adopt the inland ordinance for consideration; and

WHEREAS, at a duly noticed public hearing on September 19, 2023, the City Council approved the amended inland ordinance for first reading and introduction; and

WHEREAS, on October 3, 2023, the City Council approved the amended inland ordinance for second reading and adoption; and

WHEREAS, on January 13, 2026 City Council directed staff to forward the coastal ordinance for Planning Commission review and return to the City Council with the Planning Commission's recommendation; and

WHEREAS, notice of the time and place of the Planning Commission public hearing where the proposed ordinance amendments to the Zoning Ordinance for the Coastal Zone would be considered was given pursuant to State law and local ordinance by publication in the Easy Reader; and

WHEREAS, on May 21, 2026 the Planning Commission held a duly noticed public hearing, took public testimony, and considered the proposed coastal ordinance.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY FIND AS FOLLOWS:

SECTION 1. FINDINGS

1. In compliance with the California Environmental Quality Act of 1970, as amended (CEQA), and State and local guidelines adopted pursuant thereto, the zoning amendments qualify for CEQA exemption because the activity will not result in direct or reasonably foreseeable indirect physical change in the environment (Section 15060(c)(2)) and the activity is not a considered a project under CEQA and therefore the activity is covered by the common-sense exemption of the CEQA Guidelines.
2. The amendments to the Zoning Ordinance are consistent with the General Plan.
 - a. Land Use Element Goal 1A: Provide for the types and mix of land uses necessary to serve the needs of the existing and future residents.
 - b. Land Use Element Goal 1E: Ensure that the types of land uses developed in the City complement and do not adversely affect the quality of life and health of the City's residents, businesses, and visitors.
 - c. Land Use Element Goal 1H: Continue and enhance existing commercial districts which contribute revenue to the City and are compatible with adjacent residential neighborhoods.
 - d. Land Use Element Goal 1O: Ensure the compatibility among the various types and densities of land uses to be accommodated in the City.
3. These amendments do not require a vote of the people under Article XXVII of the City Charter.

SECTION 2. The above recitals and findings are true and correct, and the recitals and findings are incorporated herein by reference as if set forth in full.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission recommends that the City Council adopt the amendments to the Redondo Beach Municipal Code pertaining to general food sales, inclusive of beer and wine, at service stations.

SECTION 2. AMENDMENT OF CODE. Title 10, Chapter 5, Section 10-5.1602(b)(12) is hereby amended in its entirety to read as follows: (Note: Additions are noted as underlined):

“(12) General food sales, incidental sales and rentals.

a. All applicants requesting a Conditional Use Permit for general food sales, incidental sales and rentals shall comply with the requirements contained in Section 10-2.2506 relating to the application process, the hearing process, the appeal process, the termination process and revocation process in addition to the provisions detailed in this section.

b. Subject to approval of a Conditional Use Permit pursuant to 10-2.2506, general food sales, inclusive of sale of beer and wine for off-site consumption (off-sale), may be displayed and sold within an architecturally screened area that is an extension of the main structure and specifically designed for that purpose.

- 1) All approvals to grant a Conditional Use Permit for beer and wine sales for off-site consumption must contain, at a minimum, the following conditions:
 - a) The applicant shall comply with all conditions required by the California Department of Alcoholic Beverage Control.
 - b) Only beer and wine, not hard liquor, may be sold.
 - c) The display area of alcoholic beverages may not exceed 25% of the retail space, nor may the display and storage areas be visible from entry of the retail establishment to the maximum extent possible.
 - d) Coolers containing beer and wine shall be locked during hours alcohol is not sold.
 - e) No displays of beer and wine shall be located within five (5) feet of the store's entrance or cash register.
 - f) Cold beer or wine shall only be sold from, or displayed in, permanently affixed electrical coolers.
 - g) No display or sale of beer or wine shall be made from an ice tub
 - h) Single serve/individual containers of alcohol shall be prohibited.
 - i) No beer or wine advertising shall be located on gasoline islands, and no lighted advertising for beer or wine shall be located on buildings or in windows.
 - j) No advertising of signage indicating the availability of beer or wine shall be visible from the exterior nor from entry of the retail establishment to the maximum extent possible.
 - k) No sales of beer or wine shall be made from a drive-in window.
 - l) The proposed hours of operation for the use are complementary to the business district in which the use is locate, and will not negatively impact other uses.
 - m) Employees on duty between the hours of 10:00 p.m. and 2:00 a.m. must be at least twenty-one (21) years of age to sell beer and wine.
 - n) No video or other electronic games shall be allowed on the premises.
 - o) Coolers containing alcohol shall remain locked until cashier verifies customer is of age.

- 2) Shall a nuisance arise from general food sales including, but not limited to, pan-handling, public intoxication, and noise generation such nuisance shall be the basis for the governing body to take any and all regulatory action up to and including revocation, including the imposition of additional provisions and conditions to the Conditional Use Permit.
- 3) Upon request of the business owner, a Conditional Use permit may be issued for general food sales, excluding off-sale beer and wine, without meeting the requirements established in Section (12) b.1) subsections a) through o).
- 4) Any Conditional Use Permit granted pursuant to this section shall become null and void, and any use of the premises for off-sale beer and wine sales shall terminate immediately, if the establishment's State off-sale beer and wine license has been terminated or suspended for a period of ninety (90) days or more.

c. Subject to approval of a Conditional Use Permit pursuant to Section 10-2.2506, incidental convenience items (i.e. soft drinks, candy, cigarettes, etc.) for the immediate consumption of the motoring public may be displayed and sold within an architecturally screened area that is an extension of the main structure and specifically designed for that purpose.

d. Subject to approval of a Conditional Use Permit pursuant to Section 10-2.2506, the rental of trucks and utility trailers within an architecturally screened area designed specifically for that purpose may be permitted as long as such truck and utility trailer rentals shall not interfere with the normal operation of the service station or the efficient circulation of automobiles on the site.”

SECTION 3. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council shall declare that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED, AND ADOPTED this 21st day of May, 2026.

Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 21st day of May, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

ORDINANCE NO. 3263-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10, CHAPTER 2, SECTION 10-2.1602 PERTAINING TO SERVICE STATIONS AND DETERMINING SUCH AMENDMENTS AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, at the November 1, 2022 Council Meeting, the Redondo Beach City Council considered whether to lift the City's ban on general food sales, inclusive of beer and wine at service stations; and

WHEREAS, after the City Council discussed the matter, a motion was made to direct staff to return with options repealing the ban on general food sales, inclusive of beer and wine at service stations, including a conditional use permit process and associated conditions; and

WHEREAS, on February 21, 2023, staff returned to the City Council with the draft inland and coastal ordinances for consideration and City Council provided direction to finalize only the inland ordinance and forward to Planning Commission for review; and

WHEREAS, the Planning Commission held a duly noticed public hearing, took public testimony, and considered the inland ordinance amendment on April 20, 2023 and recommended the City Council not adopt the inland ordinance for consideration; and

WHEREAS, at a duly notice public hearing on September 19, 2023, the City Council approved the amended inland ordinance for first reading and introduction; and

WHEREAS, on October 3, 2023, the City Council approved the amended inland ordinance for second reading and adoption.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ORDAINS AS FOLLOWS:

SECTION 1. AMENDMENT OF CODE. Title 10, Chapter 2, Section 10-2.1602(b)(12) is hereby amended in its entirety to read as follows: (Note: Additions are noted as underlined):

“(12) General food sales, Incidental sales and rentals.

a. All applicants requesting a Conditional Use Permit for general food sales, incidental sales and rentals shall comply with the requirements contained in Section 10-2-2506 relating to the application process, the hearing process, the appeal

process, the termination process and revocation process in addition to the provisions detailed in this section.

b. Subject to approval of a Conditional Use Permit pursuant to 10-2.2506, general food sales, inclusive of sale of beer and wine for off-site consumption (off-sale), may be displayed and sold within an architecturally screened area that is an extension of the main structure and specifically designed for that purpose.

- 1) All approvals to grant a Conditional Use Permit for off-sale beer and wine sales must contain, at a minimum, the following conditions:
 - a) The applicant shall comply with all conditions required by the Department of Alcoholic Beverage Control.
 - b) Only beer and wine, not hard liquor, may be sold.
 - c) The display area of alcoholic beverages may not exceed 25% of the retail space, nor may the display and storage areas be visible from entry of the retail establishment to the maximum extent possible.
 - d) Coolers containing beer and wine shall be locked during hours alcohol is not sold.
 - e) No displays of beer and wine shall be located within five (5) feet of the store's entrance or cash register.
 - f) Cold beer or wine shall only be sold from, or displayed in, permanently affixed electrical coolers.
 - g) No display or sale of beer or wine shall be made from an ice tub.
 - h) Single serve/individual containers of alcohol shall be prohibited.
 - i) No beer or wine advertising shall be located on gasoline islands, and no lighted advertising for beer or wine shall be located on buildings or in windows.
 - j) No advertising or signage indicating the availability of beer and wine shall be visible from the exterior nor from entry of the retail establishment to the maximum extent possible
 - k) No sales of beer or wine shall be made from a drive-in window.
 - l) The proposed hours of operation for the use are complimentary to the business district in which the use is located, and will not negatively impact other uses
 - m) Employees on duty between the hours of 10:00 p.m. and 2:00 a.m. must be at least twenty-one (21) years of age to sell beer and wine.
 - n) No video or other electronic games shall be allowed on the premises.
 - o) Coolers containing alcohol shall remain locked until cashier verifies customer is of age

- 2) Shall a nuisance arise from general food sales including, but not limited to, pan-handling, public intoxication, and noise generation such nuisance shall be the basis for the governing body to take any and all regulatory action up to and including revocation, including the imposition of additional provisions and conditions to the Conditional Use Permit.

- 3) Upon request of the business owner, a Conditional Use permit may be issued for general food sales, excluding off-sale beer and wine, without meeting the requirements established in Section 12(b)(1) subsections a through n.
- 4) Any Conditional Use Permit granted pursuant to this section shall become null and void, and any use of the premises for off-sale beer and wine sales shall terminate immediately, if the establishment's State off-sale beer and wine license has been terminated or suspended for a period of ninety (90) days or more.

c. Subject to approval of a Conditional Use Permit pursuant to Section 10-2.2506, incidental convenience items (i.e. soft drinks, candy, cigarettes, etc.) for the immediate consumption of the motoring public may be displayed and sold within an architecturally screened area that is an extension of the main structure and specifically designed for that purpose.

d. Subject to approval of a Conditional Use Permit pursuant to Section 10-2.2506, the rental of trucks and utility trailers within an architecturally screened area designed specifically for that purpose may be permitted as long as such truck and utility trailer rentals shall not interfere with the normal operation of the service station or the efficient circulation of automobiles on the site.”

SECTION 3. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 5. CEQA. This Ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines because there is no possibility that this Ordinance or its implementation would have a significant negative effect on the environment. (14 Cal. Code Regs. § 15061(b)(3).) City staff shall cause a Notice of Exemption to be filed as authorized by CEQA and the State CEQA Guidelines.

SECTION 6. This ordinance shall be published by one insertion in the official newspaper of said city, and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

PASSED, APPROVED AND ADOPTED this 3rd day of October, 2023.

DocuSigned by:
William C. Brand
E6413C7231DF4E1

William C. Brand, Mayor

APPROVED AS TO FORM:

DocuSigned by:
Michael W. Webb
669C49EDE03D402

Michael W. Webb, City Attorney

ATTEST:

DocuSigned by:
Eleanor Manzano
72E2AC716C214CF

Eleanor Manzano, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF REDONDO BEACH)

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Ordinance No. 3263-23 was introduced at a regular meeting of the City Council held on the 19th day of September, 2023, and approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 3rd day of October, 2023, and there after signed and approved by the Mayor and attested by the City Clerk, and that said Ordinance was adopted by the following vote:

AYES: NEHRENHEIM, LOEWENSTEIN, KALUDEROVIC, OBAGI, JR., BEHRENDT

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

DocuSigned by:
Eleanor Manzano
72F2AC716C214CF...

Eleanor Manzano, CMC
City Clerk



Administrative Report

P.1., File # 26-0055

Meeting Date: 1/13/2026

To: MAYOR AND CITY COUNCIL
From: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

TITLE

DISCUSSION AND POSSIBLE ACTION RELATED TO THE CITY'S PROHIBITION OF GENERAL FOOD SALES, INCLUSIVE OF BEER AND WINE, AT SERVICE STATIONS IN THE COASTAL ZONE

EXECUTIVE SUMMARY

At the November 4, 2025 City Council Meeting, Council Member Castle requested staff return with a discussion item regarding the possible sale of general grocery items at service stations in the City's Coastal Zone. The City Council last discussed this item on September 19, 2023, when the Council initiated approval of Ordinance No. 3263-23 that allowed for the sale of general food items at service stations in the City's Inland Zone.

BACKGROUND

The City of Redondo Beach currently features 11 service stations. Prior to the implementation of Ordinance No. 3263-23, which occurred in November 2023, all service stations were allowed to sell only incidental convenience items, not general food items. From a legal perspective, the "general food/grocery" category also pertains to both beer and wine.

Ordinance No. 3263-23 amended the Redondo Beach Municipal Code (RBMC) to allow for general food sales at service stations in the City's Inland Zone only. The change impacted 9 of the City's 11 total service stations. At the time, the City Council opted not to extend the allowance for general food sales to the two service stations in the Coastal Zone. The prohibition in the Coastal Zone remains in place today.

Should the Council wish to amend the existing Coastal Zone policy, an ordinance amending the RBMC would be required. In addition to regular City Council approval, the action would also be subject to certification by the California Coastal Commission.

If approved by Council and certified by the California Coastal Commission, service station owners would then have the opportunity to apply for a Conditional Use Permit to allow for general food sales, with or without the inclusion of beer and wine for off premises consumption. While service station owners could make the election as to whether to sell beer and wine as part of general food sales, the City could not approve only grocery sales and exclude beer and wine from any new regulations. Liquor, however, is excluded from the general food category and is not part of this consideration.

If no follow up action is requested, the ban on general food sales for service stations in the Coastal Zone would remain in effect. If Council would like to pursue lifting the ban in the Coastal Zone, staff would return with the necessary draft ordinance and revisions to the RBMC.

COORDINATION

This item was produced in coordination with the Community Development, Financial Services, and Police Departments, along with the City Attorney's Office.

FISCAL IMPACT

Funding for the preparation of the report is included in the annual operating budgets of the participating Departments. Any fiscal impacts associated with future processing of Conditional Use Permits for gas station food sales would be offset by application fees collected by the Community Development Department.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Ord - No. 3263-23 Amending RBMC Title 10, Chapter 2, Section 10-2.1605 - General Food Sales Service Stations in the City's Inland Zone
- Administrative Report - City Council, September 19, 2023
- Administrative Report - City Council, November 1, 2022
- Map - Service Stations Citywide



Administrative Report

L.1., File # 23-6680

Meeting Date: 9/19/2023

To: MAYOR AND CITY COUNCIL
From: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

TITLE

PUBLIC HEARING FOR INTRODUCTION AND FIRST READING OF AMENDMENTS TO TITLE 10, CHAPTER 2 (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 public hearing, take testimony from staff and other interested parties, and deliberate;
2. Close the public hearing; and
3. Consider Introducing the below Ordinance:

INTRODUCE BY TITLE ONLY ORDINANCE NO. 3263-23 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING AN ORDINANCE AMENDING REDONDO BEACH MUNICIPAL CODE TITLE 10, CHAPTER 2, SECTION 10-2.1602 PERTAINING TO GENERAL FOOD SALES, INCLUSIVE OF BEER AND WINE, AT SERVICE STATIONS

EXECUTIVE SUMMARY

At the April 5, 2022 City Council Meeting, the City Council made a referral requesting staff prepare a discussion item exploring the concurrent sale of general grocery items at service stations within the City, a class of goods that includes beer and wine. Under current City policy, Ordinance #1971-2044, service stations are permitted to sell incidental convenience items, but not general food items.

Staff presented a general overview of the item to City Council on November 1, 2022 and returned with policy options for consideration on February 21, 2023. The City Council took no formal action at the meeting and later made a follow up referral asking staff to prepare an ordinance for consideration that would allow for general food sales at service stations located in only the inland portion of the City. The Planning Commission held a public hearing at their April 20, 2023 meeting to consider the proposed amendment to Title 10, Chapter 2 of the Redondo Beach Municipal Code (RBMC) 10-2.1602 to allow service stations to sell general grocery items, inclusive of beer and wine, and voted 5 -0 against. This item provides for the City Council's consideration of the Ordinance as part of a

noticed public hearing.

BACKGROUND

The City of Redondo Beach currently prohibits the sale of general food items, including beer and wine, at service stations. Since 1987, state law has prohibited cities from enacting new guidelines that prohibit the concurrent sale of motor vehicle fuel and beer and wine for off-premises consumption in zoning districts where these uses are allowed. The City's policy prohibiting the concurrent sale of these items was enacted in 1971 (Ordinance #1971-2044) and, as result, is still valid. Research indicates the City's prohibition is extremely rare. Nearly all cities surveyed by staff allow for the sale of general food items, including beer and wine, at service stations and regulate the activity through conditional use permits (CUP).

There are currently 11 service stations in the City of Redondo Beach, 9 of which are in the inland portion of the City. At this time, service stations are only permitted to sell incidental convenience items for the immediate consumption of the motoring public. This class of goods includes soft drinks, candy, cigarettes, and other small items.

Staff presented draft Ordinances to amend the Redondo Beach Municipal Code (RBMC) for both inland and coastal zones to the City Council on February 21, 2023. No action was taken at the February 21 meeting. Later, at a Special Meeting of the Council held on February 28, 2023, the City Council requested that staff prepare an Ordinance to repeal the food sale ban in only the City's inland zone.

The draft Ordinance includes provisions required by Business and Professions Code (BPC) Section 23790.5, which sets minimum state standards as follows:

- No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler
- No advertisement of alcoholic beverages shall be displayed at motor fuel islands
- No sale of alcoholic beverages shall be made from a drive-in window
- No display or sale of beer or wine shall be made from an ice tub
- No beer or wine advertising shall be located on motor fuel islands and no self-illuminated advertising for beer or wine shall be located on buildings or windows
- Employees on duty between the hours of 10 p.m. and 2 a.m. who sell beer or wine shall be at least 21 years of age to sell beer and wine

Under California law, the City Council also has the discretion to implement additional regulations beyond what is required by the California BPC. As such, the draft Ordinance contains additional restrictions that could be applied by the City through Conditional Use Permit (CUP) requirements including, but not limited to:

- Compliance with all conditions required by the Department of Alcoholic Beverage Control
- Explicit limiting of alcohol sales to beer and wine
- Limiting the percentage of retail space dedicated to alcohol sales
- Requiring that coolers containing beer and wine be locked during hours they are not actively being sold
- Prohibiting single serve/individual containers of alcohol
- Prohibiting advertising of alcohol visible from the location's exterior

- Ensuring that the proposed hours of operation are complementary, and will not negatively impact, the surrounding business district
- Prohibition on electronic games

At their April 20, 2023 meeting, following a public hearing, the Planning Commission voted 5-0 not to recommend adopting a change to the RBMC regarding the sale of food items at gas stations. The item is now ready for City Council consideration. If adopted, the Ordinance amending RBMC Title 10, Chapter 2, Section 10-2.1602 Service Stations would require second reading and adoption on October 3, 2023 and would go into effect 30-days thereafter. Failure to adopt the Ordinance will result in no change to the City's current policy regarding the sale of incidental food items at service stations.

COORDINATION

This item was coordinated with the Community Development Department, City Manager's Office, and the Police Department. The City Attorney's Office prepared the draft Ordinance.

FISCAL IMPACT

There is no fiscal impact associated with the preparation of this item and the associated documentation. Any fiscal impacts associated with CUP processing would be offset by fees collected by the City.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Ord - Amending RBMC Title 10, Chapter 2, Section 10-2.1602 - General Food Sales Service Stations Inland
- Planning Commission Admin Report - April 20, 2023
- City Council Admin Report - February 21, 2023
- City Council Admin Report - November 1, 2022
- Ord - #1971-2044
- California Code Business and Professions Code - BPC § 23790.5
- Maps - Service Stations and ABC Licenses-Citywide
- PH Notice for Service Stations 091923



Administrative Report

N.1., File # 22-5085

Meeting Date: 11/1/2022

To: MAYOR AND CITY COUNCIL
From: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

TITLE

DISCUSSION AND POSSIBLE ACTION RELATED TO THE CITY'S BAN ON GENERAL FOOD SALES, INCLUSIVE OF BEER AND WINE, AT SERVICE STATIONS

EXECUTIVE SUMMARY

The City of Redondo Beach currently prohibits the sale of general food items, inclusive of beer and wine, at service stations. Since 1987, state law has prohibited cities from enacting new guidelines that prohibit the concurrent sale of motor vehicle fuel and beer and wine for off-premises consumption in zoning districts where these uses are allowed. The City policy prohibiting the concurrent sale of these items was enacted in 1971 (Ordinance #1971-2044) and is, therefore, still valid under state law.

There are currently 11 service stations in the City of Redondo Beach. At this time, they are only permitted to sell incidental convenience items for the immediate consumption of the motoring public. This class of goods includes soft drinks, candy, cigarettes and other small items.

If Council chooses to amend the existing policy, an ordinance amending the Municipal Code would be required. Service station owners would then have the opportunity to apply for a Conditional Use Permit, or amend their existing permit, to allow for general food sales, with or without the sale of beer and wine for off-premises consumption.

BACKGROUND

At the April 5, 2022 City Council Meeting, Council Member Obagi requested staff return with a discussion item exploring the concurrent sale of general grocery items at service stations within the City, a class of goods that includes beer and wine. Under current City policy, Ordinance #1971-2044, service stations are permitted to sell incidental convenience items, but not general food items. The delineation ensures service stations only sell food items intended for the immediate consumption by the motoring public.

The Ordinance sites public health, safety and welfare concerns caused by interrupted flow of vehicular and pedestrian traffic as a reason to limit the range of commercial activity at service stations. When this item was considered at the October 4, 2016 City Council meeting, staff also inferred the policy encourages shoppers to visit grocery stores and liquor stores to purchase general food items and alcohol.

Currently, there are 11 service stations dispersed throughout the City with minor concentrations of three stations in North Redondo near Inglewood and Marine Avenues, on Artesia Boulevard and also in and around Riviera Village. At this time, each location has an on-site snack shop selling incidental food items (see table below).

Address	Business Name	Snack Shop
2730 Marine Avenue	Arco Marine	Yes
3705 Inglewood Avenue	G&M Oil #11	Yes
3601 Inglewood Avenue	United Pacific - Rocket #0203	Yes
2714 Artesia Boulevard	Doug's Mobile Service Center	Yes
2118 Artesia Boulevard	United Oil - Rocket #0108	Yes
1700 Artesia Boulevard	South Bay Shell and Car Wash	Yes
1200 Beryl Street	Armag Oil #4 Inc.	Yes
247 S. Pacific Coast Highway	Redondo Beach 76	Yes
1500 S. Pacific Coast Highway	Chevron-Hollywood Riv Car Wash	Yes
1630 S. Elena Avenue	Chevron #1889	Yes
1890 S. Pacific Coast Highway	USA Gas	Yes

Should Council choose to eliminate the ban, an Ordinance amending Redondo Beach Municipal Code Section 10-2.1602(b)(12)(a) is required to expand the allowable sale items to include general food items, a category that includes beer and wine. Business owners would then have to apply for a Conditional Use Permit, or amend their existing permit to initiate sales of this new class of items.

At this time, it does not appear that Council could lift the ban on only the food portion of the general food category as it includes beer and wine. Any location seeking to add general food sales will also have the right to apply for beer and wine sales as well. Liquor, however, is excluded from the general food category.

California Business and Professions Code Section 23790.5 sets the minimum regulations purveyors of general food items must follow when selling beer and wine for off-site consumption in conjunction with motor vehicle fuel. The code also allows for local jurisdictions to enact more stringent regulations and/or impose additional guidelines at their discretion.

As an example, the Torrance Municipal Code includes a buffer of 300 feet between existing off-sale liquor establishments (with a chance to appear in front of the Planning Commission to address the proximity issue), a ban on video games, and a cap limiting beer and wine sales to 35% of total store sales for a one-year period. Whittier limits businesses selling beer, wine and liquor by census tract, with the aim of limiting density of these locations in a given geographic area.

Overall, staff research indicates the vast majority of cities do not ban the sale of general food items, including beer and wine, at service stations. Palos Verdes Estates is the only local city that does not permit the concurrent sales of motor vehicle fuel and general food items, and they outlaw service station mini-markets altogether.

If no action is taken, the ban will remain in effect. If Council would like to explore lifting the ban, staff could return with the necessary draft Ordinance and proposed revisions to the Redondo Beach

Municipal Code, inclusive of any desired restrictions that go beyond the base-level regulations included in Business and Professions Code Section 23790.5.

COORDINATION

This report was drafted in coordination with the Community Development Department, the Police Department and the City Attorney's Office.

FISCAL IMPACT

There is no fiscal impact associated with the creation of this report.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- California Business and Professions Code Section 23790.5
- Ord - #1971-2044 Relating to Automobile Service Stations
- Admin Report - Potential Code Amendment Permitting Food Sales at Service Stations and the Relationship to Allowing Alcohol Sales, October 4, 2016
- Torrance Municipal Code Section 95.3.43
- Map - Service Stations Citywide
- Maps - existing Service Stations and existing ABC On-Sale and ABC Off-Sale Locations



Gas Stations



citywide

**REDONDO
BEACH**

5/13/2026



Service Stations (10)



Administrative Report

J.2., File # PC26-0642

Meeting Date: 5/21/2026

To: PLANNING COMMISSION
From: STEVEN GIANG, SENIOR PLANNER

TITLE

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.

BACKGROUND:

The subject property is located at 2606 Green Lane, between Graham Avenue and Gates Avenue. The subject lot was created in its current configuration in the early 1900s. The lot is approximately 2,850 square feet in size with lot dimensions of 57 feet in width and 50 feet in depth. The zoning of the subject property is Low Density, Multi-family Residential (R-2) as is the zoning of all the properties surrounding the subject property.

The property is currently developed with a single-story single-family residence which is approximately 1,251 square feet in size with an attached two-car garage that was built in 1958. The site currently has a legal non-conforming front yard setback, rear yard setback, and north side yard setback. The 8 feet south side setback meets the current development standards for the R-2 zoning district. Development in the immediate vicinity consists of a mixture of single-family and multi-family developments ranging between 1-4 dwelling units.

DISCUSSION:

The applicant proposes to remodel the existing single-family residence and construct a new second-

story addition, first-floor additions, garage modifications, and exterior improvements. The proposed project includes a 776 square foot second-story addition, a 104.8 square foot first-floor addition in the garage area, a 65 square foot conversion of existing garage area to habitable space for the master suite/master bath, a 135 square foot first-floor addition at the rear of the residence (master suite/master bath), a new front balcony of approximately 12.75 square feet, and a new rear deck of approximately 387 square feet. The total size of the proposed residence will be 2,325 square feet.

The proposed first-floor work includes expanding the garage area westward by approximately 5 feet 4 inches. Although the project includes a 104.8-square-foot addition in the garage area, approximately 65 square feet of the existing garage will be converted to habitable space for the master suite/master bath, resulting in a proposed garage area of approximately 441 square feet. The project also includes a 135-square-foot rear addition to accommodate the proposed master bedroom area.

The proposed second-story addition consists of two bedrooms, two bathrooms, a sitting room, and a small front-facing balcony of approximately 12.75 square feet. The second story is proposed above the existing residence and is designed to generally align with portions of the existing first-floor building footprint.

The applicant is requesting variances to allow reduced setbacks and a reduction in required outdoor living space. The existing residence is legally nonconforming with respect to the front, north side, and rear yard setbacks. The existing front yard setback is approximately 5.8 feet, where 15 feet is required; the existing north side yard setback is less than 1 foot, where 5 feet is required; and the existing rear yard setback is approximately 4.5 feet, where 10 feet is required. The requested variances would allow the proposed improvements to maintain or align with the existing nonconforming building walls and setbacks.

On the first floor, the applicant requests a reduced north side yard setback to allow the 104.8 square foot garage addition to align with the existing north building wall. The applicant also requests a reduced rear yard setback to allow the proposed 135 square foot rear/master bedroom addition to maintain the existing rear setback condition. On the second floor, the applicant requests a reduced front yard setback to allow the second-story addition to align with the existing front façade of the residence. The 12.75 square feet balcony projects a total of 30 inches into the front yard and therefore is considered an architectural projection (allowances up to 30 inches) and does not require a variance for approval.

The applicant is also requesting a variance from the outdoor living space requirement. The existing residence provides approximately 848 square feet of outdoor living/open space area. The proposed project would reduce the outdoor living/open space area to approximately 713 square feet, which is below the required 800 square feet. Therefore, a variance is required to allow the proposed reduction in outdoor living space.

The exterior of the residence is proposed to be remodeled with contemporary Craftsman-style architectural elements, including stone veneer, cement-board lap siding, stucco, updated windows and doors, and related exterior finishes.

ANALYSIS

Variance

Section 10-2.2510 of the Zoning Ordinance permits the Planning Commission to grant variances from development standards contained within the Ordinance in those instances where it is demonstrated that there are special circumstances applicable to the property including the size, shape, topography, location, or surroundings such that the strict application of the zoning provisions deprives such property of privileges enjoyed by other property in the vicinity and under identical zone designation; and where the variance does not constitute a grant of special privileges.

In this instance, a Variance is being requested to allow the reduction in the front and side yard setback and the outdoor living space requirement where there are a number of special circumstances applicable to the project property including the following:

- The property is substandard in size and shape, typically lots require a minimum size of 5,000 square feet in the R-2 zoning district but this lot was created at 2,850 square feet.
- The depth of the lot is significantly less than many standard R-2 zoned properties in the surrounding neighborhood. R-2 lots are required to be created with lot depths of at least 100 feet however this lot was created with a 50 feet lot length.
- Due to the substandard lot size and lot depth, the opportunity for outdoor living space is diminished.

More specifically, the size and depth of the property makes it difficult to develop the subject property according to the development standards for properties within the R-2 zone. As per the Zoning Ordinance, if the applicant were to maintain the required 15-foot front yard setback, 5 feet side yard setback, 10 feet rear yard setback, and 800 square feet required outdoor living space, it would decrease the buildable area of the lot significantly and make it difficult to design a house with a practical or reasonable floor plan.

Examples of two-story homes and their sizes in the surrounding neighborhood with the same R-2 zone are presented in the following table:

Address	Number of Stories	Size (not including garage)
2606 Green Lane (Subject)	2	1,864 square feet
2002 Graham Ave #A	2	2,908 square feet
2002 Graham Ave #B	2	2,923 square feet
1934 Graham Ave	2	2,771 square feet
2607 Green Lane	2	2,750 square feet
1935 Gates Ave	2	2,901 square feet

As demonstrated in the Table above the proposed additions result in a structure that is generally more consistent with the existing residential neighborhood.

For approval of the project, the Planning Commission must make the following findings in the affirmative. The following italicized text is the specific response to the individual criteria:

- a) There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of the zoning provisions deprives

such property of privileges enjoyed by other property in the vicinity and under identical zone designation

The subject lot's irregular shape and substandard size (2,850 ft² versus the 5,000 ft² minimum) and depth (50 ft versus the 100 ft minimum) create unique development constraints not faced by other R-2 parcels in the surrounding neighborhood. Because the existing single-story home already encroaches into the front, rear, and northern side setbacks, strict adherence to the 15-ft front setback, 5-ft side setback, 10-ft rear setback, and 800 sf outdoor living space would eliminate nearly all buildable area and render the site undevelopable to a scale consistent with neighborhood character. These physical hardships justify relief from the standard yard and open-space requirements to afford the property the same development privileges as nearby conforming lots with the same zoning designation.

- b) The Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

To ensure equitable treatment with surrounding R-2 parcels, approval of this variance shall be conditioned upon: (1) strict matching of the second-story addition's front and side setbacks to the existing nonconforming dimensions; and (2) construction per the approved site plan and elevations. These conditions guarantee that no future enlargement beyond the existing building footprint or further encroachment into required yards will be permitted. Additionally, even with the granting of the Variance the resulting project is lesser in area than most nearby properties in the vicinity and with the same Zoning.

- c) The granting of a Variance shall not be contrary to the objectives of the Comprehensive General Plan.

Granting this variance supports the General Plan's objectives of preserving and enhancing the city's established residential neighborhoods (Policy LU-4.3) and encouraging infill development that is compatible in scale and design (Policy LU-4.5). By allowing modest additions that generally maintain the existing building envelope the project furthers the goals of healthy, sustainable housing without adversely impacting neighborhood character or public welfare. Thus, the variance aligns with, and does not conflict with the Comprehensive General Plan.

Based on a review of the plans by the Planning Division, approval of the project is recommended.

ENVIRONMENTAL STATUS

Staff has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15301 (Existing Facilities) of the California Guidelines for Implementation of the CEQA. Specifically, the project includes an expansion of the existing residence.

CONCLUSION

Staff recommends that the Planning Commission approve the Exemption Declaration and grant the

Variance subject to the findings and conditions contained within the attached draft resolution.

ATTACHMENTS

Attachment A - Draft Resolution

Attachment B - Architectural Drawings

Attachment C - CEQA Exemption Declaration

RESOLUTION NO. 2026-05-PCR-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING 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.

WHEREAS, a Variance is requested under Redondo Beach Municipal Code Section 10-2.2510 to allow the proposed additions to maintain the existing 5.8 feet front setback, existing 1-foot north side setback, existing 4.5 feet rear yard setback, and a reduced outdoor living area; and

WHEREAS, the applicant proposes to remodel the existing single-family residence, including construction of a 776 square feet second-floor addition, a 104.8 square feet first-floor addition in the garage area, conversion of 65 square feet of existing garage area to habitable space for the master suite/master bath, a 135 square feet first-floor rear addition, a new approximately 12.75 square feet front balcony, a new approximately 387 square feet rear deck, and exterior façade improvements consisting of contemporary Craftsman-style architectural elements; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to State law and local ordinances by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property;

WHEREAS, the existing single-story single-family home (±1,251 square feet) with attached two-car garage was built in 1958 and currently encroaches into the front, rear, and north side-yard setbacks; and

WHEREAS, the subject lot was created in a substandard configuration, resulting in a lot with approximately 2,850 square feet of lot area and approximate dimensions of 57 feet along the front and rear property lines and 50 feet along the north and south side property lines; and

WHEREAS, the project is Categorically Exempt from CEQA under Section 15301 (Existing Facilities) of the CEQA Guidelines; and

WHEREAS, the application and plans are accurate representations of the existing buildings and proposed improvements; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 21st day of May, 2026, with respect thereto.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND:

1. In accordance with Section 10-2.2510 of the Redondo Beach Municipal Code, the applicant's request for a Variance is consistent with the criteria set forth therein for the following reasons:
 - a) There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of the zoning provisions deprives such property of privileges enjoyed by other property in the vicinity and under identical zone designation

The subject lot's substandard size and configuration create unique development constraints not faced by many other R-2 parcels in the surrounding neighborhood. The lot is approximately 2,850 square feet, where 5,000 square feet is typically required, and has a lot depth of approximately 50 feet, which is substantially less than the 100 feet lot depth standard. Because the existing single-family residence already encroaches into the front, rear, and northern side yard setbacks, strict adherence to the 15 feet front setback, 5 feet side setback, 10 feet rear setback, and 800-square-foot outdoor living space requirement would significantly limit the buildable area of the site and make it difficult to design a practical residence consistent with the surrounding neighborhood. These physical constraints justify relief from the standard yard and outdoor living space requirements to afford the property similar development opportunities as conforming lots in the R-2 zone.

- b) The Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

To ensure equitable treatment with surrounding R-2 parcels, approval of this variance shall be conditioned upon: (1) construction of the proposed improvements in substantial conformance with the approved site plan, floor plans, and elevations; (2) no further encroachment into the required front, rear, or northern side yard setbacks beyond the setback conditions shown on the approved plans; and (3) verification that the front balcony and decorative architectural projections do not exceed the allowable 30-inch projection into the

required front setback. These conditions ensure that the project remains consistent with the existing nonconforming setback conditions and does not authorize future enlargement or additional encroachments beyond those approved as part of this variance.

- c) The granting of a Variance shall not be contrary to the objectives of the Comprehensive General Plan.

Granting this variance supports the General Plan's objectives of preserving and enhancing the City's established residential neighborhoods (Policy LU-4.3) and encouraging infill development that is compatible in scale and design (Policy LU-4.5). By allowing the proposed additions to maintain and align with the existing nonconforming building setbacks, the project allows for reinvestment in an existing residence on a substandard lot while maintaining a scale and design compatible with the surrounding neighborhood. The project also includes exterior façade improvements and contemporary Craftsman-style architectural elements that enhance the appearance of the residence without adversely impacting neighborhood character or public welfare. Thus, the variance aligns with, and does not conflict with, the Comprehensive General Plan.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and grant the Variance pursuant to the plans and applications considered by the Planning Commission at its meeting of the 19th day of June, 2025.

Section 2. These permits shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is for a reduced front yard setback, reduced side yard setback, reduced 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.
2. A copy of this Resolution shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
3. The site shall be fully fenced prior to the start of construction.
4. All on-site litter and debris shall be collected daily.
5. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, with no work occurring on Sunday and specified holidays per RBMC Section 9-1.12.
6. The project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that

neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.

7. Streets and sidewalks adjacent to the job site shall be clean and free of debris.
8. The project shall maintain the approved nonconforming setbacks as depicted on the approved Site Plan, including the following:
 - First Story: The first-story garage addition shall maintain the existing nonconforming 1 foot north side yard setback and shall not encroach closer to the north property line than shown on the approved plans. The first-story rear/master suite addition shall maintain the approved 4.5 feet rear yard setback and shall not encroach closer to the rear property line than shown on the approved plans.
 - Second Story: The second-story addition shall maintain the approved reduced 5.8 feet front yard setback by aligning with the existing front façade of the residence and shall not encroach closer to the front property line than shown on the approved plans. The front balcony and associated decorative architectural projections shall be limited to the maximum projection allowed by the Zoning Ordinance and shall not be considered part of the required setback variance.
9. Prior to issuance of any building or grading permits, the applicant shall submit detailed improvement plans for the public right-of-way along the project frontage showing installation of sidewalk, curb and gutter constructed to current City standards.
10. The 713 square feet outdoor living area shall be limited to the extent shown on the approved plans.
11. All construction shall strictly conform to the architectural drawings, floor plans, elevations, and site plan stamped "Approved" on May 21, 2026. The Planning Division shall be authorized to approve minor changes.
12. No future expansion of the building footprint or additional encroachments into front, side, or rear yard setbacks shall be allowed beyond that which is approved herein.
13. The applicant shall obtain all required demolition, building, grading, and mechanical permits and shall comply with all applicable provisions of the California Building Code, Fire Code, and City ordinances.

Section 3. That the approved Variance shall become null and void if not vested within 36 months after the Planning Commission's approval.

Section 4. That, prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the appeal.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 21st day of May, 2026.

Planning Commission Chair
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Sean Scully, Planning Manager of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-05-PCR-XX was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 21st day of May, 2026, by the following roll call vote:

AYES:

NOES:

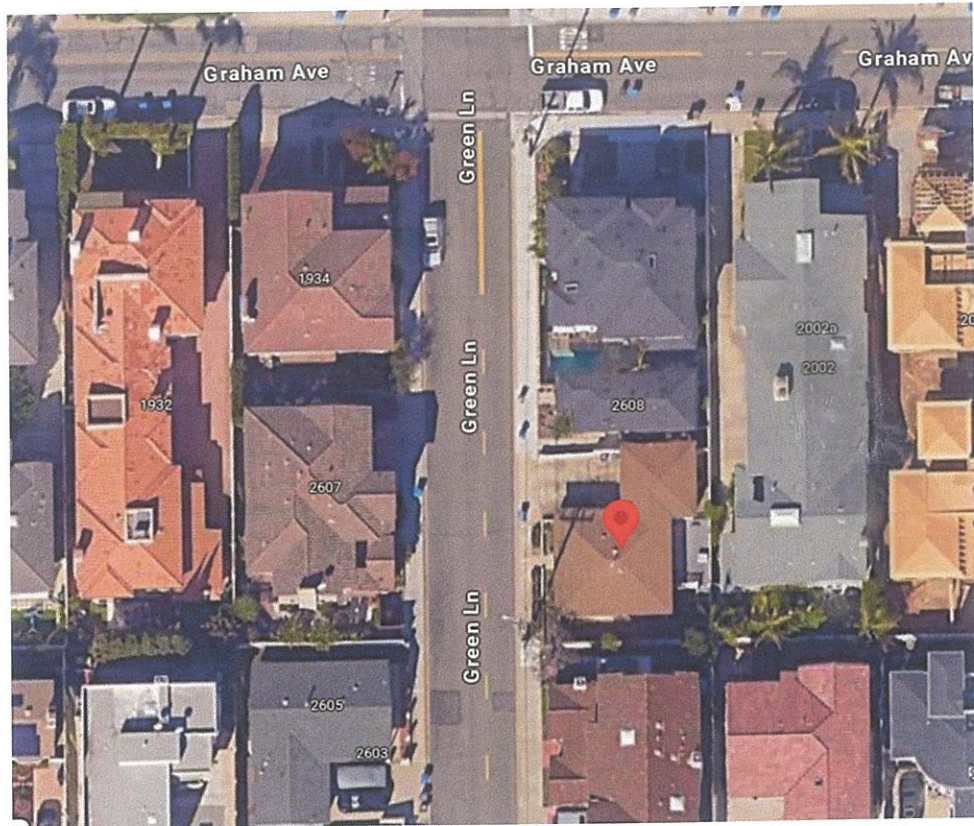
ABSTAIN:

ABSENT:

Sean Scully,
Planning Manager

APPROVED AS TO FORM:

City Attorney's Office



LOCATION MAP
NO SCALE



VIEW NORTH ON GREEN LANE



EXISTING FRONT VIEW/GREEN LANE



EXISTING FRONT VIEW



VIEW ON NORTH PROPERTY LINE



FRONT LANDSCAPING AREA

Sheet Index

- 1: LOCATION / VICINITY MAP
PHOTOS OF EXIST. RESIDENCE
PHOTOS OF THE NEIGHBORHOOD
- 2: EXIST. SITE / FLOOR PLAN
- 3: SURVEY
- 4: RENOVATION SITE PLAN
RENOVATED FIRST FLOOR PLAN
- 5: SECOND FLOOR ADDITION PLAN
PROJECT SUMMARY
- 6: FRONT ELEVATION
MATERIALS AND COLOR CHART
- 7: EXTERIOR ELEVATIONS

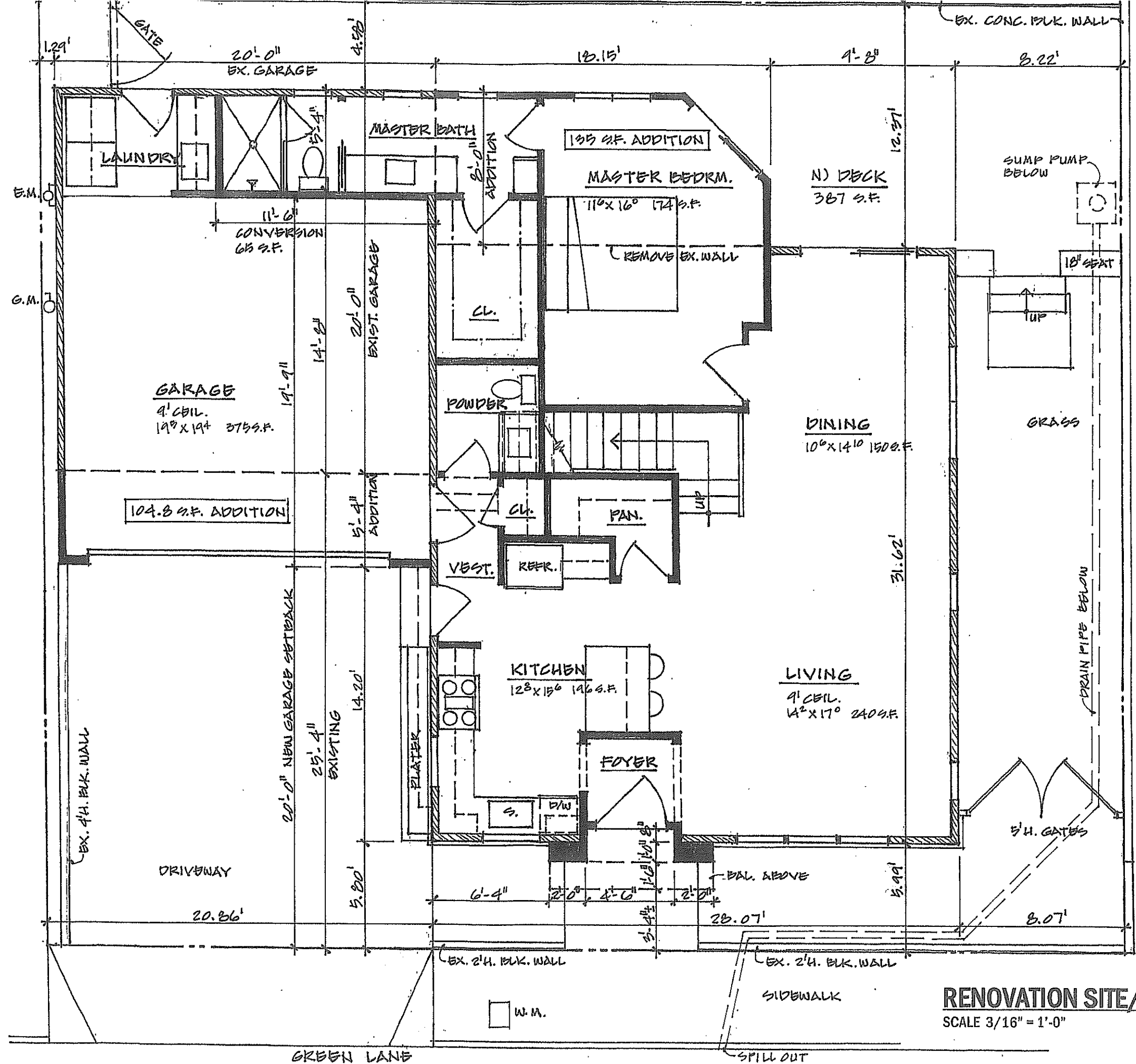
MKO CONSULTING
4001 Wilshire Bl. F-176, LA, CA 90010
mkoconsulting@hotmail.com
213) 505-4223



RENOVATION & ADDITION TO ITO RESIDENCE
2606 GREEN LANE, REDONDO BEACH, CA 90278
AIN: 4155-006-027

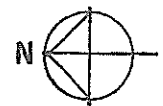
FOR: LISA ITO
310) 503-0034

LOCATION / VICINITY MAP	
PHOTOS OF EXIST. RESIDENCE	
PHOTOS OF THE NEIGHBORHOOD	

1/10/26



 EXIST. WALL LOC.
 NEW WALL



RENOVATION SITE/FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"

MKO CONSULTING
 4001 Wilshire Bl. F-176, LA, CA 90010
 mkiconsulting@hotmail.com
 213) 505-4223

RENOVATION & ADDITION TO ITO RESIDENCE
 2606 GREEN LANE, REDONDO BEACH, CA 90278

AIN: 4155-006-027

FOR: LISA ITO
 310) 503-0034

RENOVATION SITE PLAN
 RENOVATED FIRST FLOOR PLAN

1/10/26

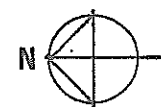
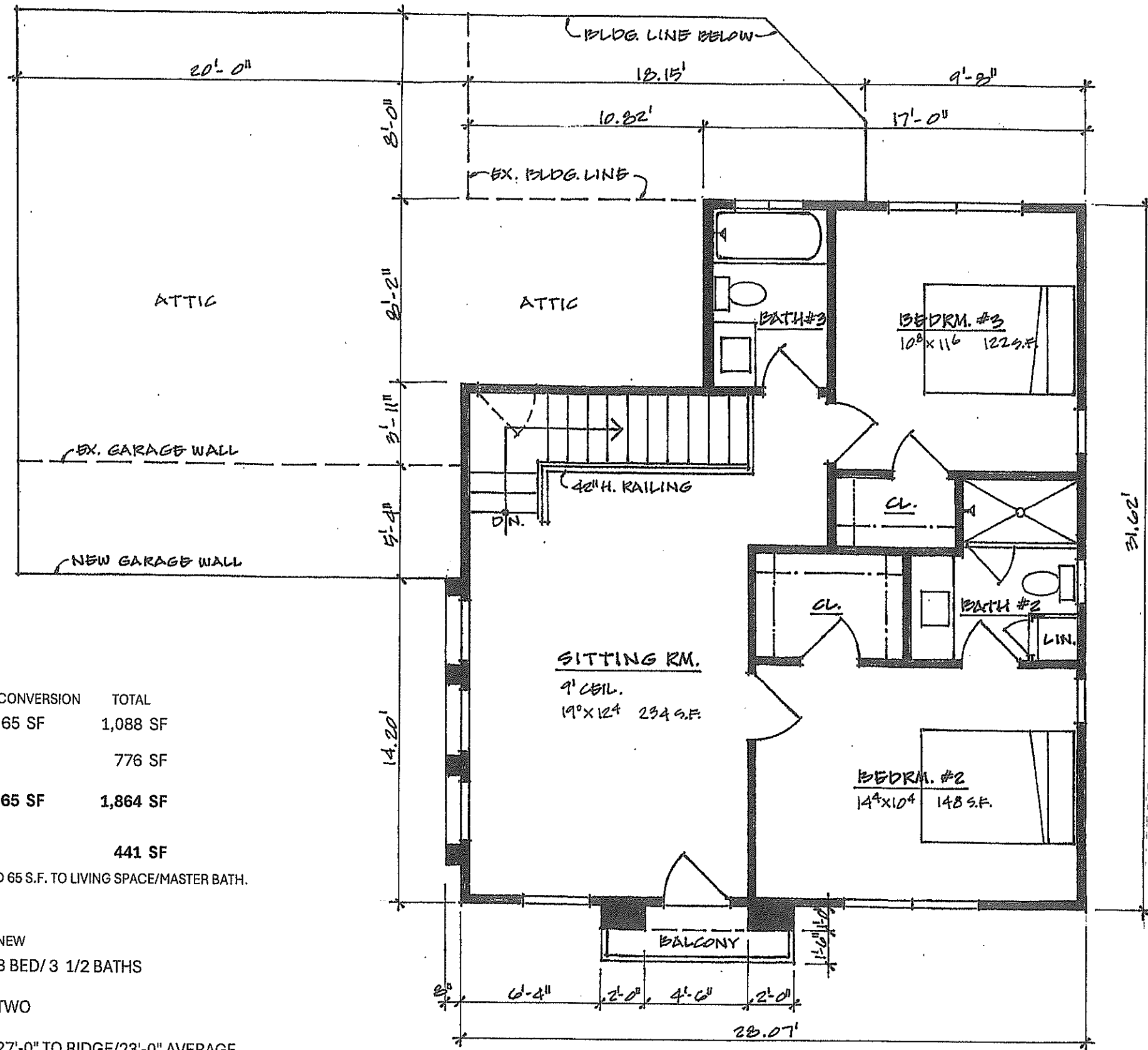
PROJECT SUMMARY

AIN: 4155-006-027
 ZONING: R-2
 LAND AREA: 2,850 S.F. (50'X57')
 OCCUPANCY: SINGLE FAMILY DWELLING

	EXISTING	NEW ADDITION	CONVERSION	TOTAL
FIRST FLOOR	888 SF	135 SF	65 SF	1,088 SF
SECOND FLOOR		776 SF		776 SF
TOTAL	888 SF	911 SF	65 SF	1,864 SF
GARAGE	393 SF	48 SF		441 SF

ADDED 104.8 S.F. BUT CONVERTED 65 S.F. TO LIVING SPACE/MASTER BATH.

	EXISTING	NEW
BEDROOMS/BATHS	2 BED/ 1 BATH	3 BED/ 3 1/2 BATHS
NUMBER OF STORY	ONE	TWO
BUILDING HTS.	16'-0"	27'-0" TO RIDGE/23'-0" AVERAGE
BUILDING COVERAGE	45 %	53 %
DECK	252 S.F.	387 S.F.
OPEN SPACE	848 S.F. (29.75%)	713 S.F. (25.0%)



NEW ADDITION/SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

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 mkoconsulting@hotmail.com
 213) 505-4223

RENOVATION & ADDITION TO ITO RESIDENCE
 2606 GREEN LANE, REDONDO BEACH, CA 90278

AIN: 4155-006-027

FOR: LISA ITO
 310) 503-0034

SECOND FLOOR ADDITION PLAN

PROJECT SUMMARY

1/10/26



GAF Timberline Pewter Grey



Eldorado Stone, Fieldledge



16 Silver Grey
Base 200



40 Dove Grey
Base 200

Lahabra stucco Colors



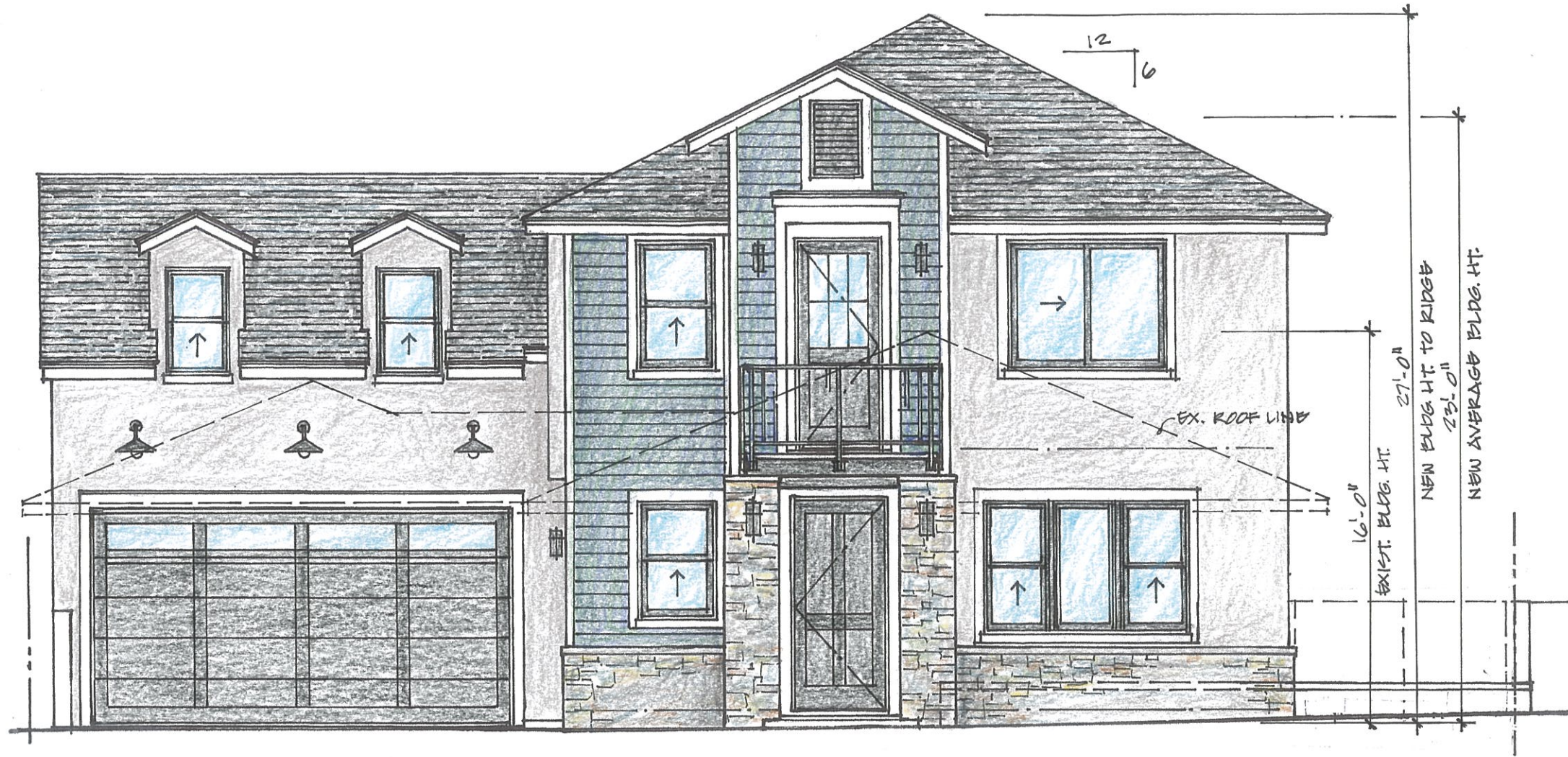
Siding Color, Christobal Blue



Arctic White
JH10-20

Trim Color, Arctic White

Exterior Lights, Metal/Matte Black



NEW FRONT/WEST ELEVATION

SCALE 3/16" = 1'-0"

STONE VENEER: ELDORADO STONE
COLOR: FEILDLEDGE, FULLY GROUTED

EXTERIOR DOORS: FIBERGLASS DOORS
COLOR: MATTE BLACK

WINDOW FRAME: VYNIL
COLOR: MATTE BLACK

RAILING: METAL/ALUMINUM
COLOR: MATTE BLACK

EXTERIOR LIGHTING: METAL
COLOR: MATTE BLACK

FRONT LOUVER: METAL/FIBERGLASS
COLOR: MATTE BLACK

OTHER LOUVERS: METAL
COLOR: STUCCO TRIM COLOR

EXTERIOR MATERIALS AND COLORS

ROOFING: CLASS 'A' COMPOSITION SHINGLE ROOF
'GAF', TIMBERLINE, NATURAL SHADOW
COLOR: PEWTER GRAY

FASCIA: CEMENT BOARD, JAMES HARDIE, OR EQUAL
COLOR: ARCTIC WHITE

STUCCO: SMOOTH FINISH CEMENT STUCCO
COLOR: LAHABRA STUCCO COLOR, SILVER GREY

STUCCO TRIM: SMOOTH FINISH CEMENT STUCCO
COLOR: LAHABRA STUCCO COLOR, DOVE GREY

LAP SIDING: CEMENT BOARD LAP SIDING
JAMES HARDIE, BEADED BOARD SELECT
COLOR: CHRISTOBAL BLUE

TRIM: CEMENT TRIM BOARD
JAMES HARDIE, TRIM BOARD
COLOR: ARCTIC WHITE

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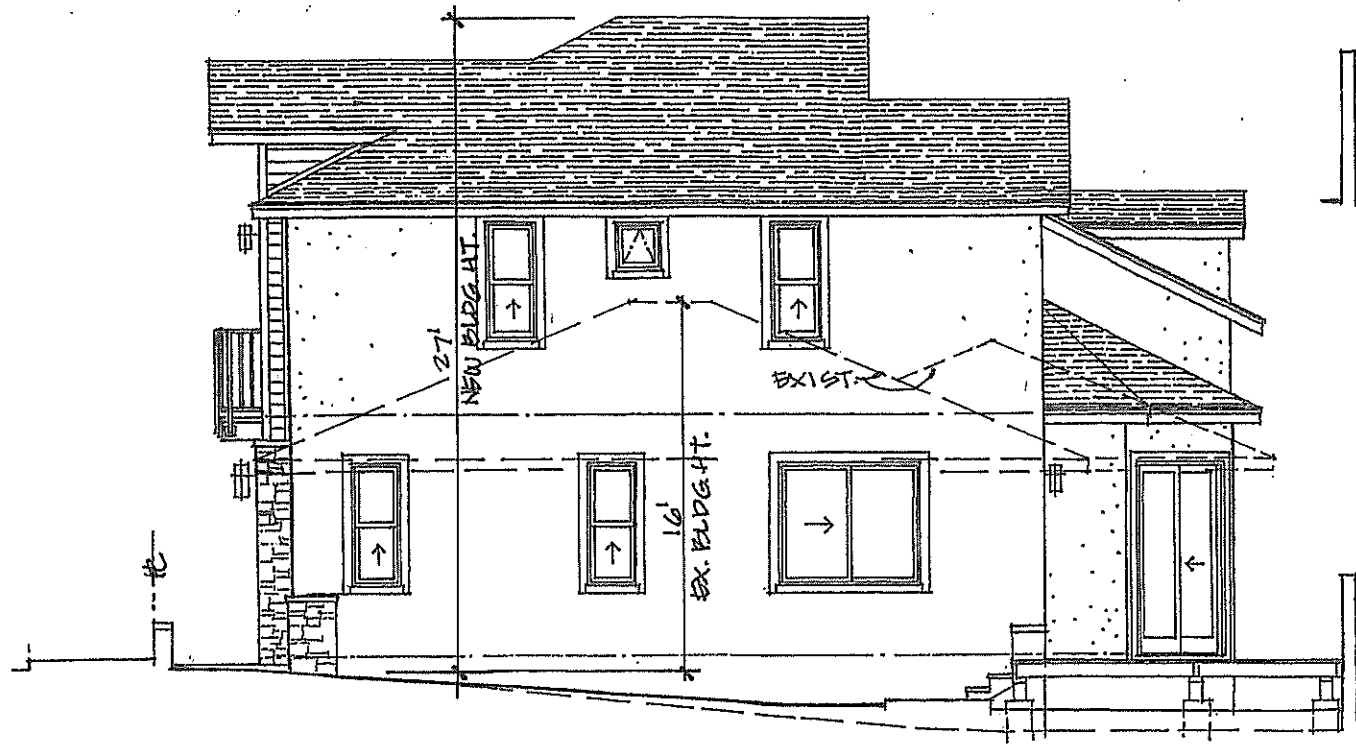
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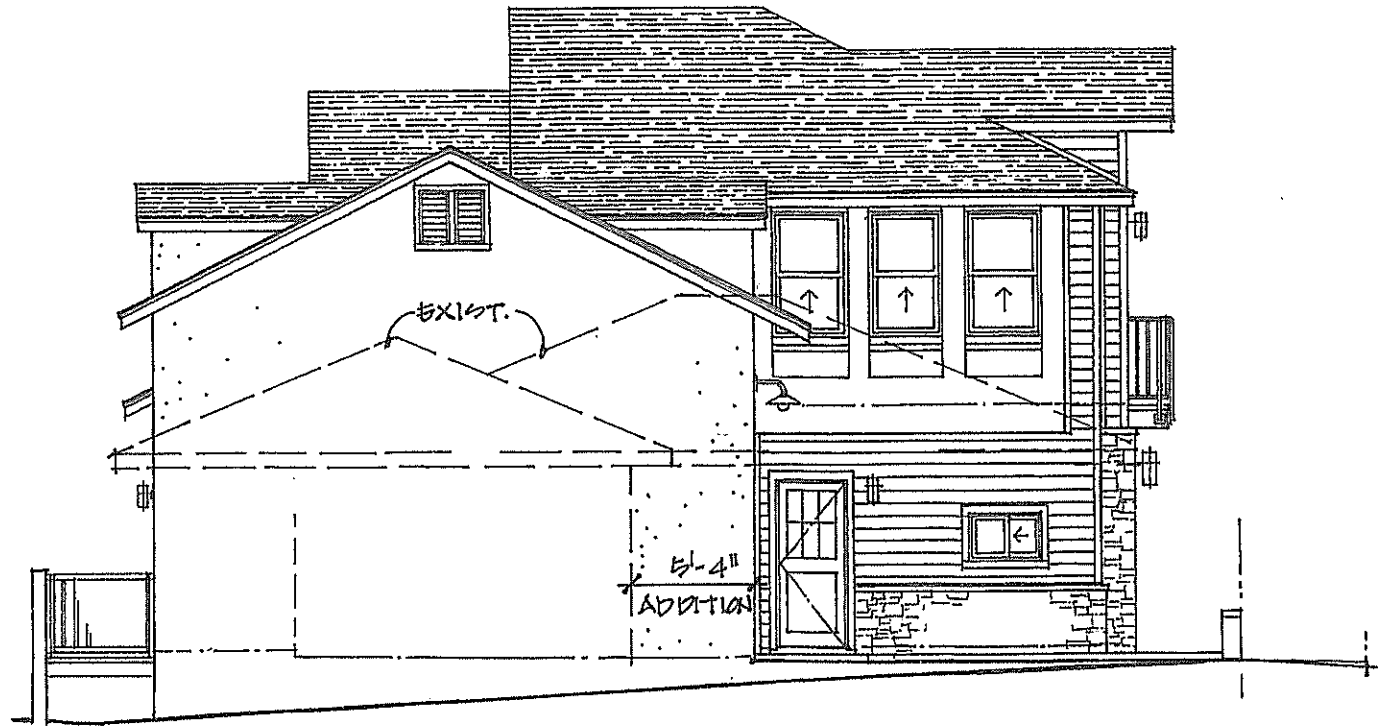
FRONT ELEVATION

MATERIALS AND COLOR CHART

1/10/26



NEW RIGHT SIDE/SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NEW LEFT SIDE/NORTH ELEVATION
SCALE 1/8" = 1'-0"



NEW REAR/EAST ELEVATION
SCALE 1/8" = 1'-0"

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FOR: LISA ITO
310) 503-0034

EXTERIOR ELEVATIONS

1/10/26



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: May 21, 2026

PROJECT ADDRESS: 2606 Green Lane

PROPOSED PROJECT: Consideration of 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. (Case No. 2026-0374)

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorical Exempt from the preparation of environmental review documents pursuant to:

The project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15301 (Existing Facilities) of the California Guidelines for Implementation of the CEQA. Specifically, the project includes a negligible expansion of the existing residence.

Additionally, the subject site is not located within an area designated as an environmental resource of hazardous or critical concern, or within the California Coastal Zone, or within an officially designated, state scenic highway, or within a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.

Steven Giang

Steven Giang
Senior Planner



Administrative Report

J.3., File # PC26-0648

Meeting Date: 5/21/2026

To: PLANNING COMMISSION

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

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

EXECUTIVE SUMMARY

Pursuant to State Law, the Planning Commission is responsible for reviewing the City's Capital Improvement Program (CIP), and finding that the projects contained in the CIP are consistent with the City's General Plan. The Community Development Department staff was involved in the CIP preparation process and finds that the projects listed in the document are consistent with the City's General Plan.

Additionally, the City Manager released the Proposed City Budget on May 15, 2026 and is requesting recommendations from all of the City's Commissions, including the Planning Commission on the proposed FY 2026/2027 annual budget.

BACKGROUND

As part of the annual budget preparation process, the City Council adopts an updated Five-Year Capital Improvement Program. The current update will span the years of 2026 through 2031. The continued priority of the CIP is the maintenance and improvement of the City's infrastructure, including sewers, storm drains, streets, Harbor/Pier assets, parks and recreation facilities, and public buildings.

The CIP includes projects previously approved in various phases of development, along with new additional proposed projects. The proposed CIP document will be presented to the City Council and the public on May 19, 2026 and is provided to the Planning Commission via "links" attached to this Administrative Report.

The Community Development Department is involved in the CIP preparation process, and confirms that the proposed projects are consistent with the goals and policies of the General Plan elements, including Land Use, Circulation, Safety, Utilities, and Parks and Open Space.

The Planning Commission's role is limited to a determination of consistency with the General Plan in this process. The Planning Commission role does not include prioritization of the projects, evaluation of costs, or determining the efficacy of implementing any of the projects. This is the role of the City Council, in consultation with the Budget and Finance Commission and Public Works Commission.

City Council approves the Five-Year Capital Improvement Program simultaneously with the annual budget adoption each June. A Planning Commission finding of consistency must occur prior to the City Councils action on the CIP and budget.

In an effort to easily illustrate the consistency of the City's proposed CIP and General Plan, staff has attached a document entitled, "General Plan - Capital Improvement Projects (2026 - 2031) Consistency" which provides a summary list of various proposed capital improvement projects and numerous General Plan Element Goals, Objectives, and Policies that serve to clearly demonstrate the consistency of the City's CIP with the City's General Plan. The attached "General Plan - Capital Improvement Projects (2026 - 2031) Consistency" document also includes links to the City's "Capital Improvement Program Dashboard" and the proposed 2026-2031 Budget and CIP.

In addition to the CIP consistency with the General Plan finding (as required by State law), the City Manager is requesting that the Planning Commission provide recommendations on the proposed draft annual budget for fiscal year 2026/2027.

Marc Wiener, AICP

Community Development Director

ATTACHMENTS

- 2026-2031 CIP Consistency PC Resolution
- GP - Capital Improvement Projects (2026 - 2031) Consistency & 2026-2027 Proposed Budget

RESOLUTION NO. 2026-05-PCR-07

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

WHEREAS, Section 65401 of the California Government Code requires that the "Planning Agency" (i.e. Planning Commission) of a municipality review any Capital Improvement Program (CIP) within its jurisdiction for conformance with the adopted General Plan for the jurisdiction; and

WHEREAS, at its duly noticed regular public meeting on May 21st, 2026 the Planning Commission of the City of Redondo Beach reviewed the proposed 2026-2031 CIP for the City as to its conformance and consistency with the adopted City of Redondo Beach General Plan; and

WHEREAS, the projects proposed reflect the need for public roadways, public utilities and other community facilities during the next five-years in concert with the provisions of the General Plan.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City of Redondo Beach's General Plan, Land Use Element, Conservation, Recreation and Parks, and Open Space Elements, Utilities Element, and Circulation Element include numerous Goals, Objectives, and Policies that reflect the need for the continuation of existing and the development of new public service and recreation uses and facilities, utility infrastructure, and transportation facilities.

SECTION 2. The proposed 2025-2030 CIP for the City of Redondo Beach includes numerous projects in support of existing and new public service and recreation uses and facilities, utility infrastructure, and transportation facilities and is therefore consistent with the adopted General Plan for the City of Redondo Beach, pursuant to Section 65401 of the California Government Code.

SECTION 3. The Planning Commission shall forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 21st day of May, 2026.

Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-05-PCR-07 was duly passed, approved, and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 21st day of May, 2026 by the following roll call vote:

AYES:

NOES:

ABSENT:

Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

GENERAL PLAN – CAPITAL IMPROVEMENT PROJECTS (2026 - 2031) CONSISTENCY

This document serves to establish the connection to and consistency between the City of Redondo Beach's General Plan and Capital Improvement Program (CIP). The information below first identifies a sample list of projects within the City's CIP followed by a list of General Plan Goals, Objectives, and Policies that substantiate the consistency of the CIP with the City's General Plan. Neither the noted CIP projects or the General Plan Goals, Objectives, and Policies are an all-inclusive list but rather a sampling that clearly demonstrates the consistency of City's Capital Improvement Projects with the City's General Plan.

The various Goals, Objectives, and Policies noted below are pulled from the City's Land Use Element, Utilities Element, and the Transportation and Circulation Element. The City's Conservation, Recreation and Parks, and Open Space Elements, although not summarized below, also include numerous specific Goals, Objectives, and Policies in support of and consistent with the City's Capital Improvement Projects.

Following the sample list of "Capital Improvement Projects" from the City's proposed 2026-2031 CIP, is a link to the City's "Capital Improvement Projects Dashboard" where current and upcoming Capital Improvement Projects are mapped on the City's mapping program. The "Dashboard" map breaks down the various capital improvement projects into two (2) categories, "Construction" and "Upcoming". By "clicking" on a mapped project a description and status of each project is provided. Below the link to the "Capital Improvements Project Dashboard" is a link to the City's "Proposed Five-Year Capital Improvement Program 2026-2031".

Sewer

- **Sanitary Sewer Facilities Rehabilitation**
 - This Project is intended to maintain and improve the City's sewer infrastructure to meet existing and future sewer demands, including lining and root removal of the system.
- **Sanitary Sewer System Camera Inspection**
 - Through the City's sewer video inspection program, the entire sewer system needs to be documented every few years to determine damage and deficiencies. The project supports the Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Drainage

- **Enhanced Watershed Management Plan (EWMP) Implementation**
 - The new Municipal MS4 NPDES permit was adopted by the Regional Board on November 8, 2012 and became effective on December 28, 2012. The City joined with neighboring cities to develop an Enhanced Watershed Management Program (EWMP) to implement various permit requirements. EWMP implementation will include both structural water quality enhancement projects and non-structural measures that address the need to comply with three new TMDLs recently approved by the EPA. They are PCB/DDT and debris for Santa Monica Bay and toxics for Dominguez Channel. Structural projects include dry weather diversion projects such as the Regional Green Streets Project and the Alondra Park Infiltration Project.

Public Facilities

- **Alta Vista Community Center Teen Recreation Equipment**
 - This project focuses on the planning and purchase of recreational equipment for teens at the Alta Vista Community Center.

Parks

- **Andrews Park Exercise Course**
- **SCE ROW NRB Bike Path Beautification**

- This project will beautify and maintain various sections along the SCE ROW with landscaping improvements for an enhanced experience for pedestrians and cyclists.

Waterfront

- **International Boardwalk Surface Repair**
 - This project will resurface and repair the surface along the International Boardwalk.
- **Pier Deck & Piling Structure Repair**
 - Repair pier structure including decking and pilings and pertinent utilities pursuant to annual maintenance inspections.

Streets

- **Riviera Village Pedestrian and Multi-Modal Enhancements**
 - The purpose of this project is to create enhanced pedestrian and cyclist amenities for multi-modal transport systems along the Riviera Village Corridor along South Catalina Ave by widening sidewalks and adding bicycle facilities.
- **Advanced Traffic Signal System – Aviation Boulevard**
 - The purpose of the complete project is to design and install state of the art infrastructure so that signal timing and operations can be integrated into a broadband network, which will enable enhanced signal timing, relieve congestion during peak hours, allow the system to be more responsive to changes in traffic conditions, and prepare for automation, which should also ultimately relieve traffic congestion.
- **Bicycle Transportation Plan Implementation**
 - The project will update and continue the implementation of the City's Bicycle Transportation Plan that was adopted by the City Council. The project will fund bicycle improvements not included in Metro Bicycle Plan Grants including bike mini-corrals and Harbor bikeway signage among other enhancements.

General

- **City Monument Sign Replacement – Ongoing**
 - The project will replace City monument signs that are damaged and in disrepair.

Link to “Capital Improvement Projects Dashboard”

<https://redondobeachgis.maps.arcgis.com/apps/dashboards/6c1a620190d040168eff642e4aa47789>

Link to “Proposed Five-Year Capital Improvement Program 2026-2031” and “Proposed 2026/2027 Budget” (Budget and CIP Will Be Available Through the Link End of the Day May 15,2026)

[Welcome to Redondo Beach, CA](#) (Budget and CIP Page)

GENERAL PLAN – LAND USE ELEMENT

Goal 1A (General) It shall be the goal of the City of Redondo Beach to:

1A Provide for the types and mix of land uses necessary to serve the needs of existing and future residents.

Objective It shall be the objective of the City of Redondo Beach to:

1.5 Provide for the continuation of existing and development of new public service uses and facilities which meet the needs of the City's residents.

Policies It shall be the policy of the City of Redondo Beach to:

1.5.1 Allow for the continuation of existing public recreational, cultural (libraries, museums, etc.), educational, institutional (governmental, police, fire, etc.), and health uses at their present location [areas classified as Public (“P”) on the Land Use Plan map] and development of new uses where they complement and are compatible with adjacent land uses (I1.1).

Goal (Coastal Related Land Uses) It shall be the goal of the City of Redondo Beach to:

1C Provide land uses which reflect and capitalize on the City's location along the Southern California coastline.

Objective It shall be the objective of the City of Redondo Beach to:

1.7 Accommodate coastal-related recreation and commercial uses which serve the year-long need of the residents and visitors and are attractive and compatible with adjacent residential neighborhoods and commercial districts.

Policies It shall be the policy of the City of Redondo Beach to:

1.7.2 Allow for the continued operation and enhancement of King Harbor (I 1.1, I1.3, I1.13).

1.7.3 Allow for the operation and maintenance of the Pier as a recreational asset for the City and region; ensuring a high-level quality of use and design, adequate safety, and compatibility with adjacent residential neighborhoods and commercial districts (I1.1, I1.3, I1.14).

Goal (Public Infrastructure) It shall be the goal of the City of Redondo Beach to:

1D Provide for the development of public infrastructure to support existing and future residents, businesses, recreation, and other uses.

Objective It shall be the objective of the City of Redondo Beach to:

1.8 Commit lands for the continued operation of public infrastructure which supports residents, businesses, and visitors and protects them from environmental hazards.

Policies It shall be the policy of the City of Redondo Beach to:

1.8.1 Allocate lands for the continuation and expansion of public streets and highways in accordance with the Master Plan of Streets and Highways, as defined in the Transportation and Circulation section of the General Plan (I1.1, I1.2).

1.8.2 Allow for the continuation of utility corridors, easements, and facilities (sewer, water, energy, storm drainage, telecommunications, and other) to provide for existing and future land use development in areas classified as Public (“P”) on the Land Use Plan map (I1.1).

Goal (Public and Institutional Uses) It shall be the goal of the City of Redondo Beach to:

1K Provide for public uses which support the needs and functions of the residents and businesses of the City.

Objective It shall be the objective of the City of Redondo Beach to:

1.46 Provide for the continuation of existing and expansion of governmental administrative and capital, recreation, public safety, human service, cultural and educational, infrastructure, and other public land uses and facilities to support the existing and future population and development of the City.

Goal It shall be the goal of the City of Redondo Beach to:

1N Ensure a high quality of the City's built environment, architecture, landscape, and public open spaces and sidewalks.

Objective It shall be the objective of the City of Redondo Beach to:

1.56 Establish a system of visually attractive public open spaces which creates a high quality and distinctive image for the City; containing street landscape, unified public signage, well-defined entries, and other elements.

Policies It shall be the policy of the City of Redondo Beach to:

1.56.19 Establish a master plan for the installation of improvements along the principal streets at the City's boundary with adjacent jurisdictions which clearly distinguishes these as major entries to the City; including elements such as signage, landscape clusters, vertical pylons or flags, banners, public art, and/or other distinctive treatment (11.17).

General Plan – Utilities Element:

Goal (Sanitary Sewer Service) It shall be the goal of the City of Redondo Beach (in cooperation with the Los Angeles County Sanitations Districts) to:

6A Establish and maintain adequate planning, construction, maintenance, and funding for sanitary sewer collection and treatment facilities to support and serve the various land uses and intensities of development in the city and protect public health and safety; upgrading existing deficient systems, and expanding the system, where necessary. The services shall be provided and system operated in an ecologically-sensitive manner.

Objective It shall be the objective of the City of Redondo Beach (in cooperation with the Los Angeles County Sanitations Districts) to:

6.1 Provide a comprehensive and modern system of sanitary sewer collection and treatment facilities which will adequately collect, convey, and treat sewerage generated by existing and future development in the city. The services shall be provided and system operated in an ecologically-sensitive manner.

Policies It shall be the policy of the City of Redondo Beach (in cooperation with the Los Angeles County Sanitations Districts) to:

6.1.2 Provide for the adequate operation and maintenance of existing sanitary sewer collection and treatment facilities serving the city.

6.1.3 Provide for the improvement of sanitary sewer collection and treatment facilities (i.e., through replacement of old mains, construction of parallel lines, etc.) where existing systems are deficient.

6.1.4 Provide for the construction of upgraded and expanded sanitary sewer and treatment improvements to adequately support new and existing development throughout the city.

Goal (Storm Drainage Service) It shall be the goal of the City of Redondo Beach (in cooperation with the Los Angeles County Department of Public Works Flood Control Division) to:

6B Establish and maintain adequate planning, construction, maintenance, and funding for storm drainage facilities to support and serve the various land uses and intensities of development in the city and protect public health and safety; upgrading existing deficient systems and expanding the system, where necessary. The services shall be provided and system operated in an ecologically-sensitive

manner.

Objective It shall be the objective of the City of Redondo Beach (in cooperation with the Los Angeles County Department of Public Works Flood Control Division) to:

6.2 Ensure the provision of a comprehensive and modern system of storm drainage facilities that will adequately collect, convey, and remove/dispose of the quantities of storm water and excess water that are generated in the city. The services shall be provided and system operated in an ecologically-sensitive manner.

Policies It shall be the policy of the City of Redondo Beach (in association with the Los Angeles County Department of Public Works Flood Control Division) to:

6.2.1 Ensure the provision and operation of adequate storm drainage facilities, where necessary, throughout the city.

6.2.2 Provide for the maintenance and repair of existing storm drainage facilities, wherever located, throughout the city.

6.2.5 Plan and provide for the ongoing construction of upgraded and expanded storm drainage facilities in areas currently underserved by such facilities in the city, focusing on areas currently encumbered by high incidences of long standing “nuisance” or excess water generated by day to day domestic activities (i.e., washing of vehicles, irrigation of lawns or planting areas, etc.), to protect existing and new development.

6.2.12 Where appropriate and feasible, upgrade the existing drainage system by replacing open swales and drainage channels with covered or underground facilities.

General Plan – Transportation and Circulation Element:

Goal: Pursue Bicycle and Pedestrian Priorities

G13 Link existing and proposed facilities.

Policies It shall be the policy of the City of Redondo Beach to:

P22. Connect North Redondo Beach and South Redondo Beach with bike facilities

Goal: Enhance Bicycle Infrastructure

G14 Increase the provision of bike lockers, bike racks, and lighting for bike facilities.

Goal: Create Opportunities for Physical Activity.

G15 Ensure that residents will be able to walk or bicycle to destinations such as the beach, the Civic Center, Redondo Beach Pier, Riviera Village, and other activity centers.

Policies It shall be the policy of the City of Redondo Beach to:

P25 Conduct walkability and bike ability audits to identify inconvenient or potentially unsafe routes, prioritize infrastructure improvements, and generate community support for active modes of transportation.

P26 Work with the Redondo Beach Unified School District to create safe, walkable environments around schools and apply for Safe Routes to Schools grants to support infrastructure development.