

**CITY OF REDONDO BEACH
CITY COUNCIL AGENDA
Tuesday, April 29, 2025**

415 DIAMOND STREET, REDONDO BEACH

STRATEGIC PLANNING SESSION

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

STRATEGIC PLANNING SESSION - 3:00 P.M.

City Council meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41 and/or rebroadcast on Wednesday at 3 p.m. and Saturday at 3 p.m. following the date of the meeting. Live streams and indexed archives of meetings are available via internet. Visit the City's official website at www.Redondo.org/rbtv.

TO WATCH MEETING LIVE ON THE CITY'S WEBSITE:

<https://redondo.legistar.com/Calendar.aspx>

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

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TO JOIN THE MEETING VIA ZOOM (FOR PUBLIC INTERESTED IN SPEAKING. OTHERWISE, PLEASE SEE ABOVE TO WATCH/LISTEN TO MEETING):

Register in advance for this meeting:

https://us02web.zoom.us/webinar/register/WN_cC53DrOWTDG0BWAS_kMIMQ

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 THE 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.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION, EMAILS MUST BE RECEIVED

BEFORE 3:00 P.M. THE DAY OF THE MEETING (EMAILS WILL NOT BE READ OUT LOUD): Written materials 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. Public comments may be submitted by email to cityclerk@redondo.org. Emails must be received before 3:00 p.m. on the date of the meeting to ensure Council and staff have the ability to review materials prior to the meeting.

STRATEGIC PLANNING SESSION - 3:00 P.M.

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. SALUTE TO THE FLAG AND INVOCATION**
- D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS/
AB 1234 TRAVEL EXPENSE REPORTS**
- E. APPROVE ORDER OF AGENDA**
- F. AGENCY RECESS**
- G. 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.

- G.1. [For Blue Folder Documents Approved at the City Council Meeting](#)**

H. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Mayor or any City Council Member 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 Mayor will call on anyone wishing to address the City Council on any Consent Calendar item on the agenda, which has not been pulled by Council for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

- H.1. [APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL STRATEGIC PLANNING SESSION OF APRIL 29, 2025](#)**

CONTACT: ELEANOR MANZANO, CITY CLERK

- I. EXCLUDED CONSENT CALENDAR ITEMS**
- J. 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 Mayor and Council. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

- J.1. [For eComments and Emails Received from the Public](#)**

K. RECESS

L. RECONVENE (MAIN LIBRARY MEETING ROOM, 303 N. PACIFIC COAST HWY, 2ND FLOOR)

M. ITEMS FOR DISCUSSION PRIOR TO ACTION

M.1. [DISCUSSION AND POSSIBLE ACTION ON THE CITY'S STRATEGIC PLAN, GOALS AND OBJECTIVES](#)

CONTACT: MIKE WITZANSKY, CITY MANAGER

N. ADJOURNMENT

The next meeting of the City Council of the City of Redondo Beach will be an Adjourned Regular meeting to be held at 4:30 p.m. (Closed Session) and a Regular meeting to be held at 6:00 p.m. (Open Session) on Tuesday, May 6, 2025, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.



Administrative Report

G.1., File # 25-0581

Meeting Date: 4/29/2025

TITLE

For Blue Folder Documents Approved at the City Council Meeting



Administrative Report

H.1., File # 25-0580

Meeting Date: 4/29/2025

To: MAYOR AND CITY COUNCIL
From: ELEANOR MANZANO, CITY CLERK

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL STRATEGIC PLANNING SESSION OF APRIL 29, 2025

EXECUTIVE SUMMARY

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	City Council
Posting Type	Strategic Planning Session
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ Adjacent to Council Chambers
Meeting Date & Time	APRIL 29, 2025 3:00 p.m. Open Session- Strategic Planning

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

Eleanor Manzano, City Clerk

Date: APRIL 25, 2025



Administrative Report

J.1., File # 25-0582

Meeting Date: 4/29/2025

TITLE

For eComments and Emails Received from the Public



Administrative Report

M.1., File # 25-0579

Meeting Date: 4/29/2025

TITLE

DISCUSSION AND POSSIBLE ACTION ON THE CITY'S STRATEGIC PLAN, GOALS AND OBJECTIVES

**City of Redondo Beach
Strategic Planning Session
Agenda**

**April 29, 2025
3:00 PM – 8:00 PM**

- 1. Welcome**
 - Introductions
- 2. Overview of the Strategic Planning Process**
- 3. Recap of Accomplishments from the Previous Six Months**
 - Invite comments about accomplishments
- 4. SWOT Analysis**
 - Facilitate discussion of City strengths, weaknesses, opportunities, threats
- 5. Revisit the City's 3-Year Strategic Goals**
 - Discuss strategic goals
 - Invite public comment
- 6. Establish Measurable Objectives for Each Identified Goal**
- 7. Break for Dinner**
- 8. Establish Measurable Objectives for Each Identified Goal - *Continued***
 - Invite public comment
- 9. Conclusion**
 - Determine next strategic planning dates
 - Review next steps

CITY OF REDONDO BEACH STRATEGIC PLAN

THREE YEAR GOALS

6 MONTH OBJECTIVES

September 2024 – April 2025

CM= City Manager ATCM=Assistant to City Manager CD=Community Development CS=Community Services FD=Fire Department FS=Financial Services HR=Human Resources IT=Information Technology LIB=Library
 PD=Police Department PW=Public Works WED=Waterfront and Economic Development CA=City Attorney CC=City Clerk CT=City Treasurer

GOAL 1: <i>Modernize the City's Technology and Systems</i>						
WHEN	WHO	OBJECTIVES	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By March 1, 2025	CC & IT	Digital Records Enhancement: Work with Departments to determine the records that can be digitized in order to improve operations, meet retention requirements, develop a plan to digitize the records, make them more easily accessible to the public, and provide a progress report to the City Council.			X	The City Clerk requests that the item be moved to June 3 due to election-related duties and lack of staff.
2. By January 1, 2025	IT & PW	Pallet Shelter WiFi: Develop a plan to provide public WiFi at the pallet shelter.	X			The equipment will be installed at the pallet shelter in the upcoming weeks.
3. By February 1, 2025	IT & ATCM	Increase Online Services: Inventory City processes by Department and develop a plan to prioritize and implement new digital/online processes to improve the functionality of the City website and enhance service delivery, including a system for Planning and Engineering Permits.		X		The iWorq project is currently in the implementation phase with a go-live date planned for the first quarter of 2025.
Future	CC, IT & ATCM	Agenda Management System and Agenda Forecast: Continue implementation of the new Agenda Management System and work to create an Agenda Forecast report.		X		Upgrades to the City's streaming infrastructure were completed in February.
Future	CC & IT	PRA Software: Research software options to improve the workflow for public records act requests.		X		

GOAL 2: *Vitalize Commercial Areas of the City*

WHEN	WHO	OBJECTIVES	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By March 1, 2025	CD	AACAP Implementation - Rooftop Dining, Lot Merger Incentives, and new Signage Standards: Provide a report to the City Council on the process to study and consider implementing rooftop dining, lot merger incentives that would encourage property reinvestment/revitalization, and options to enhance the quality of business signage along the boulevards.			X	Discussion on the rooftop dining standards for AACAP will occur as part of the Phase II GPU process. The initial GPU Phase 2 discussion is scheduled for March 18, 2025.
2. By November 1, 2024	CD	Artesia FAR Increase: Prepare an Environmental Impact Report addressing the impacts of expanding the Artesia/Aviation Corridor FAR from 0.6 to 1.5 in conjunction with the General Plan Update and Zoning Revisions and present the findings to the City Council.			X	See note above.
3. By April 1, 2025	CD	Artesia/Aviation Parking Regulation Update: Provide a report to the City Council detailing the impact the changes made to Artesia Blvd parking regulations are having on business reinvestment in the area and share the results with the newly created Economic Development Working Group.		X		
4. By April 1, 2025	CS, WED & PW	Public Art and Branding on Artesia: Provide a report to the City Council on public art procurement and branding efforts on Artesia Blvd.		X		
5. By December 1, 2024	CS & ATCM	Cannabis Permit Selection Process: Finalize the City's Ordinance for the process to select cannabis retail licenses and regulate cannabis business operations.	X			The Ordinances were adopted by Council on March 11, 2025.
6. By November 1, 2024	CD	General Plan Update: Complete review of the EIR for the proposed General Plan updates and consider the Ordinances for implementation of the City's Housing Element.	X			The City Council certified the EIR and adopted the resolutions and ordinances needed to implement the Housing Element in early November 2024.
7. By February 1, 2025	WED	Harbor, Pier Leasing Strategy: Develop a leasing strategy for critical commercial properties in the Harbor and Pier area.			X	City staff plans to prepare an item regarding priority lease marketing sites as part of an April/May 2025 Closed Session agenda.
8. By January 1, 2025	WED & PW	International Boardwalk Restaurant Venting Improvements: Provide a report to the City Council on the status of kitchen venting equipment along the International Boardwalk and strategies to reduce associated impacts.	X			The new vents were installed on December 5, 2024.
9. By April 1, 2025	WED, CD & CM	Attracting New Businesses to the City: Present the City Council with options to stimulate interest from businesses to locate and invest in Redondo Beach. Convene an Economic Development Working Group to help recruit/retain businesses and assist staff in identifying and analyzing conditions/regulations/processes that exist in the City that may impede business reinvestment.		X		City staff has created an internal Economic Development Working Group to help identify impediments to business investment and to begin identifying possible businesses/community members that could be added to the group to assist the effort. The group has met twice and consists of staff from WED, CD, PW, and

						CMO. Additionally, staff intends to prepare an admin report (April) for the City Council to consider forming a Mayor and City Council Subcommittee to participate in the group.
10. By April 1, 2025	WED & CD	Marina Parking Standards Update: Identify the process and cost to consider adjusting the Local Coastal Program requirements for marina parking.		X		
11. By March 1, 2025	PW & WED	Pier Plaza Parking Upper Deck Structural Analysis: Provide the City Council with a Budget Response Report (BRR) on the cost to conduct an in-depth structural analysis of the Pier Parking Structure's upper deck.	X			A BRR was included during the Mid-Year Budget review on February 18, 2025
12. By March 1, 2025	CD & WED	PCH Corridor Area Plan: Provide the City Council with a BRR on the cost and process to create a PCH Corridor Area Plan.			X	Staff intends to initiate this project in May 2025, following final adoption of the General Plan update.
13. By January 1, 2025	WED	Review Lease Options for the Waterfront Property that formerly housed the Gold's Gym: Agendize a Closed Session item to discuss lease options associated with the former Gold's Gym site.			X	Staff will agendize a closed session item to discuss the options in April or May 2025.
14. By April 1, 2025	WED	Business Concierge Program: Provide the City Council with an update on the impacts of the Business Consierge Program.		X		Staff will present a Discussion Item to the City Council on April 1, 2025.
Future	PW	Riviera Village Outdoor Dining Parklets and Village Parking Improvements: Using Metro provided grant funds, design sidewalk/right-of-way/parking improvements that would allow for the implementation of long-term outdoor dining in Riviera Village.		X		Project concepts and ideas were workshopped at a Metro Complete Streets Training. City may perform preliminary investigation work to be included in an RFP for design services.
Future	CD	Temporary Use Permits: Review the active TUP's in the City and provide a report on the conditions associated with the permits and their anticipated longevity.			X	Staff has engaged with the California Coastal Commission and is developing a program to permanently allow outdoor dining in specific areas. A report outlining the permitting process and status of the TUPs will be brought to the City Council in March 2025.
Future	FS, ATCM & CA	Business License Code Review: Evaluate the City's Business License Ordinance and make recommendations to update business descriptions/definitions and fees.		X		

GOAL 3: *Increase Environmental Sustainability*

WHEN	WHO	OBJECTIVES	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By February 1, 2025	PW & CD	Native Planting and Pollinator Requirements: Provide a report to the City Council on options to implement native plant and pollinator requirements in the City and present the feedback provided by the Public Works and Sustainability Commission on the subject.	X			The item was presented to the City Council on March 11, 2025.
2. By February 1, 2025	PW	Stormwater Capture: Provide a report to the City Council on the status of the City's stormwater capture policies and projects.	X			Stormwater Capture options will be included as part of the General Plan Update in the Open Space and Conservation Element.
3. By March 1, 2025	PW & CS	Wylie Sump Renaming: Provide a report to the City Council on the process to consider renaming Wylie Sump to the Wiley Nature Preserve and engage the Friends of Wiley Sump and the South Bay Parkland Conservancy to develop an MOU(s) for restoration/maintenance of the facility.		X		A Draft MOU is currently being reviewed by staff. Additionally, staff are researching the O&M of the existing flood control facility. A Quitclaim Deed was filed in 2000 between the LAFCD District and the City, transferring all county rights, title, and interest in an easement for a retention and absorption basin, along with related structures, to the City.
4. By April 1, 2025	LIB & CS	Develop Experiences to Engage the City's Historic Resources: Inventory the City's historical resources and landmark signs and work with the Public Amenities Commission and community members to create audio content for self-guided walking tours highlighting these resources.		X		
5. By April 1, 2025	CD & CA	Preservation Ordinance and Historic Resources Survey: Provide a report to the City Council on possible updates to the City's Historic Preservation Ordinance and prepare a contract for completion of a Historic Resources Survey.			X	A policy discussion on the Historic Preservation Program and pending Historic Survey will be considered as part of the Phase II General Plan Update, which is scheduled for initial discussion on March 18, 2025.

GOAL 4: *Invest in the City's Infrastructure*

WHEN	WHO	OBJECTIVES	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By January 1, 2025	PW	Renovations and/or Replacement of City Buildings: Depending on the outcome of Measure FP, provide a report to the City Council on the process/timeline to issue GO bonds and begin the design of new public safety facilities			X	Staff is planning to bring a Reimbursement Resolution and an agreement with a Municipal Advisor to Council for consideration of approval on 03/18/2025. An RFP for an Owner's Representative is currently out to market with a closing proposal date of March 27, 2025
2. On October 15, 2024	WED & PW	Seaside Lagoon: Present the recommended Seaside Lagoon design, cost, and construction phasing schedule for consideration of City Council approval.	X			The Seaside Lagoon design, cost, and phasing plan was presented to City Council (and approved) on October 15, 2024.
3. By January 1, 2025	CS	Veterans Park Library Concessionaire: Identify the facility improvements needed to reopen the Veteran's Park Library Building and finalize the terms of the proposed concessionaire agreement.			X	Terms of the contract with Made by Meg, the selected concessionaire, were discussed in closed session on March 11, 2025 and will be again on March 18.
4. By April 1, 2025	WED	Boat Launch Pre-Design: Complete the engineering studies needed to design the new public boat launch and present the results to the City Council for review.			X	Studies have been submitted to City staff from the consultant. Staff from PW, CD, and WED have provided comments on the draft studies and the consultant is making necessary adjustments. Revised studies will be completed by April 1, 2025.
5. By March 1, 2025	PW	Street Sign and Traffic Pole Inventory: Prepare a BRR that provides an inventory of the City's street signs and traffic poles and includes funding estimates to systematically replace the signs and poles throughout the City.	X			A BRR was presented to Council on February 18, 2025 detailing the costs associated with this effort.
6. By March 1, 2025	PW	Street Rehabilitation: Prepare a BRR that identifies the City streets that require major reconstruction and provides cost estimates and funding options for their repair.	X			A BRR was presented to Council on February 18, 2025.
7. By March 1, 2025	WED & PW	Waterfront Infrastructure Repair Costs: Prepare a BRR on the estimated cost to repair critical public infrastructure in the waterfront including the beach pedestrian path, the storm drain outfall facilities south of Topaz, and the sea walls in King Harbor.	X			A BRR was presented to Council on February 18, 2025 for consideration
8. By December 1, 2024	CD	Development Impact Fees: Research the cost to conduct a Development Impact Fee Study.	X			The fee study contract has been approved. Work on the fee study has begun and the final report will

						be presented to the City Council in April 2025.
Future	PW & WED	Climate Resiliency Plan: Pursue grant funding and procure an engineering firm to prepare a climate resiliency plan.		X		
Future	WED	Waterfront Education Center: Discussion on the conceptual plan associated with the Waterfront Education Center, including potential partners and opportunities for plan implementation.		X		The item has appeared on closed session agendas on January 14, 2025 and February 18, 2025. Discussions are ongoing and staff anticipates returning to closed session in late April 2025.

GOAL 5: *Maintain a High Level of Public Safety*

WHEN	WHO	OBJECTIVES	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By January 1, 2025	WED & FD	Comparative Analysis of Harbor Models: Present a report to the City Council comparing the City's harbor/marine management operating model/organizational structure to others.			X	Staff is conducting research of models in place in other jurisdictions and will be prepared to present to the City Council in May 2025.
2. By February 1, 2025	CA, FD & PD	Mental Health Response: Present a report to the City Council on the City's efforts to utilize grant funding to hire a mental health clinician to provide targeted response to mental health-related incidents in the City.			X	CA's Office plans to present this item to Council on May 6, 2025.
3. By April 1, 2025	PW & PD	Shooting Range Replacement: Complete the studies/design work needed to prepare the federal grant application for funding to replace the City's Police Shooting Range and engage appropriate outside/partnership agencies.		X		Staff is engaging with the grant writing consultant to prepare the application with a project progress meeting scheduled for the week of March 16, 2025
4. By February 1, 2025	FD & HR	Recruit and Hire an Emergency Preparedness Coordinator: Prepare a job specification for the Emergency Preparedness Coordinator position.		X		A draft job specification is currently being prepared by staff.

GOAL 6: Enhance the Delivery of City Services

WHEN	WHO	OBJECTIVES	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By December 1, 2024	ATCM, CA & CC	Code of Conduct: Update the Code of Conduct Policy for City Council and Commissioners per Council direction and present the revised policy to City Council for consideration of approval.			X	This item is expected to be presented to Council on April 1, 2025.
2. By March 1, 2025	CS	Redondo Beach Performing Arts Center: Provide a report to the City Council on the status of RBPAC operations and ways to maximize facility revenue.			X	This item will be presented to Council on April 1, 2025
3. By February 1, 2025	CS & PW	Memorial Bench/Plaque Program: Explore options to expand the City's memorial bench/plaque program including alternative commemorative opportunities (including plaques and artwork) along the Esplanade.		X		
4. By April 1, 2025	ATCM	Olympics/World Cup Activities: Work with Olympic and World Cup organizers to host promotional activities and events in Redondo Beach.		X		
5. By January 1, 2025	ATCM & CA	Green Line EIR Review: Identify and engage consultants needed to assist the City with review/analysis of the EIR prepared by Metro for the Green Line Extension Project.			X	An agreement with an Environmental Review firm was approved by Council on January 21, 2025 and an agreement with a Geotechnical firm was approved on February 4, 2025. Both firms will help with the review of Metro's latest environmental impact documentation.
6. By April 1, 2025	CM & FS	Staffing Needs Assessment: Provide the City Council with a report on the costs of adding staff positions to the organization that would enhance critical City services.		X		
7. By March 1, 2025	CM & FS	Contract Management Position: Provide the City Council with a report on the cost of adding a contract management position to the organization.	X			A candidate with contract management skills was identified as part of the recruitment/hiring of the ATCM position. The new employee begins on March 24 and will be tasked with coordinating a citywide contract management training program, in partnership with a local university.
8. By April 1, 2025	CS	Bus Stop Advertising: Research the opportunity to utilize bus stop furniture/structures to generate advertising revenue and provide a report to the City Council.		X		
9. By April 1, 2025	IT & All Depts.	Develop Department Performance Metrics: Identify what performance data is available in each department and determine the feasibility of providing periodic reports to the City Council and/or Commissions to enhance the public's general knowledge of City operations.		X		
10. By April 1, 2025	LIB	Library Grant Exploration: Explore opportunities to secure grant funding to develop and support a public 3D printing program.		X		Staff continues to explore grant opportunities to develop and support a public 3D printing program.

11. By February 1, 2025	CA	Anti-Camping Regulations: Evaluate recent anti-camping court decisions and report to the City Council on any recommended corresponding modifications to the Redondo Beach Municipal Code.			X	This item is expected to be presented to Council on April 1, 2025.
12. By April 1, 2025	CD & CA	Co-Living/Single Room Occupancy Policy: Evaluate options for regulating Co-Living and Single Room Occupancy development in the City and provide a report to the City Council.		X		
13. By March 1, 2025	CM, ATCM & FS	City and RBUSD Shared Expenses: Work with RBUSD officials to identify ongoing expenses and develop appropriate agreements/MOUs to formalize responsibilities for publicly shared facilities.		X		Discussions are ongoing as a part of regular meetings of the City Council / School District Board Member Subcommittee. A letter formally requesting funding for the City's Crossing Guard Program was submitted by the CM to the School Superintendant in late February.
Future	CD & CA	Inclusionary Housing Ordinance: Work with HCD staff to determine the feasibility/benefits of an inclusionary housing ordinance.		X		

To: City Council
From: Harbor Commission
Date: April 14, 2025

Subject: Harbor/Pier related strategic planning priority projects

At the April 14, 2025 meeting of the Harbor Commission the Harbor Commission deliberated recommendations for the upcoming update to the city's Strategic Plan. After much discussion and input from the public, the Harbor Commission unanimously approved the recommendations that follow. We request your consideration of our recommendations, which are not ranked in any order of importance.

1. **Recommended Objective: Continue to seek development partnerships to construct a new education facility at the old Joe's Crab Shack site. Negotiate a lease/license agreement with a non-profit organization to redevelop the site.**

Rationale: The city recently completed an analysis of the old Joe's Crab Shack site, which provided conceptual drawings by Gensler Architects. The study revealed the size and scale of development that could be accommodated based on municipal code regulations. With an understanding of what can be physically constructed on the site, staff should seek a private/public partnership with a non-profit educational organization to redevelop the site into what was envisioned in the Amenities Plan.

2. **Recommended Objective: Seaside Lagoon. Drive entitlement approval within the next six months and seek additional funding opportunities to achieve additional construction phases beyond Phase 1.**

Rationale: The City Council and the Amenities Plan have prioritized Seaside Lagoon as a First Phase of implementation of the Amenities Plan. This objective has two parts.

- The first part of this objective is for staff to complete the City entitlements process over the next six months.
- The second objective is for staff to work in parallel with the design process to identify, apply for and receive additional grants from the state or potentially other sources.

3. **Recommended Objective: Boat Ramp. Drive entitlement approval within the next six months and secure grant funding from the State Department of Boating and Waterways.**

Rationale: The Council and the Amenities Plan define the boat ramp as a Phase 1 priority for implementation. WED staff has socialized grant funding with the appropriate state staff which would cover costs associated with permitting and construction. The City entered into a contract agreement with a consultant to perform the necessary studies (parking, traffic, demand) required to conceptually design the boat launch and navigate the entitlement process. The consultant is nearly complete with the necessary studies and will move forward with the entitlement process. Completion of the studies will allow staff to officially apply for grant funding to begin the permitting and construction phases.

4. **Recommended Objective: Complete the breakwater repair project in the next six months.**

Rationale: Army Corps of Engineers studies show the breakwall remains effective but has experienced degradation due to wave and surge action over the years. A permit has been approved for the US Army Corps of Engineers to reinforce the existing breakwall. The project is expected to take six months to complete.

5. **Recommended Objective: Continue to seek development partnerships for opportunity sites within the waterfront inclusive of the old Fun Factory tenant space, old Maison Ritz tenant space, old Gold's Gym tenant space, as well as the undeveloped Pad 2 site.**

Rationale: Most of the old sites remain vacant. This goal of negotiating a development partnership will ensure a plan is in place to redevelop or fill the spaces as soon as soon as possible.

6. **Recommended Objective: Build on the success of implementing a SAVE Grant Program and seek additional funding to continue the removal of surrendered or abandoned vessels in all three basins of the harbor.**

Rationale: For the first time, WED staff was awarded a grant from the State Department of Boating and Waterways to remove abandoned vessels from our harbor. In 2024, waterfront staff removed 11 vessels and received reimbursement for approximately \$35,000, which represents 90% of the costs associated with the removal process. The efforts in 2024 could be described as a pilot program. With its success, city staff and DBWA will seek to expand the program for upwards of \$100,000 in grant money.

7. **Recommended Objective: Utilize the newly created economic development workgroup to identify existing impediments that exist in the City that may impede business reinvestment.**

Rationale: The previous strategic plan goal successfully created an economic development workgroup. The Harbor Commission recommends the group first work to identify any issues that could prevent businesses or developers from choosing Redondo Beach as the location for their next project. While the workgroup would identify issues citywide, the Harbor Commission recognizes it would also benefit the currently vacant opportunity sites in the harbor.

8. **Recommended Objective: Explore an ongoing permit from the Coastal Commission to perform routine maintenance dredging.**

Rationale: The City just completed a very large dredging project that cost over \$4 million to achieve. Harbor Commission recognizes that a large part of the high cost was due to the infrequency of dredging the harbor. Harbor Commission recognizes pursuing necessary approvals from the Coastal Commission which would allow for routine and ongoing smaller dredging projects to periodically address the issue.

9. **Recommended Objective: Explore options to increase the Harbor Patrol responsibilities to accommodate an increase to the frequency of inspections to vessels, marinas, and fuel docks within the harbor.**

Rationale: The existing vessels that rent slips within the Harbor require periodic inspections to ensure everything is in proper working order, do not pose a threat to the environment, and

contain the necessary safety equipment to safely navigate the harbor. The Harbor Commission recognizes that increasing the frequency of inspections and the criteria for what is inspected could add significant costs to the harbor patrol staffing budget. Harbor Commission recommends exploring options to perform the inspections with anticipated costs for future consideration.

10. Recommended Objective: Divide the existing Basin I leasehold into five or six smaller direct leases with the City.

Rationale: The existing Basin 1 leasehold represents the largest master leasehold within the waterfront and consists of a variety of uses comprised of restaurants, apartments, offices, gym, marina, boat yard, and yacht club. The Harbor Commission recommends breaking the leasehold into smaller leases unique to each use in an effort to pair expert property managers with the respective use. In doing so, redevelopment of each use can occur a more efficient manner.

11. Recommended Objective: Explore necessary weatherproofing improvements to the roof along International Boardwalk.

Rationale: The Harbor Commission and staff have heard feedback from the tenants of International Boardwalk regarding water leaks coming from the roof during inclement weather. Harbor Commission recommends staff explore options to either replace the roof seal or perform an ongoing maintenance program that solves the issue over time.

12. Recommended Objective: Improve overall wayfinding, interior pathways, interior bike lanes, and bike amenities to better connect International Boardwalk to the marina surface parking lot.

Rationale: The Public Amenities Plan identifies improved signage/wayfinding and interior connections via pedestrians or bicycle to connect the spread-out nodes within the harbor. Harbor Commission recommends starting around Mole D. As Mole D continues to improve with projects for Seaside Lagoon, the new boat launch, a new pedestrian promenade, and more, staff should continue to explore avenues to implement more wayfinding signage and more bike amenities as projects come on line.

13. Recommended Objective: Implement one dinghy dock within Basin III within the next six months.

Rationale: The Public Amenities Plan identifies dinghy docks as a mechanism to attract visiting vessels to the King Harbor marina to frequent the many businesses offered nearby.

Sincerely,

On behalf of the Harbor Commission,
Greg Kapovich
Waterfront & Economic Development Director

March 25, 2025

To the Mayor and City Council of Redondo Beach,

Thank you for providing space for youth input on the city's strategic plan for the upcoming year. The Youth Commission would like to see a revitalization of the Pier and South Bay Galleria, further optimization of the Beach Cities Transit service, and an overall emphasis on providing "third places."

In Ray Oldenburg's 1989 novel, *The Great Good Place*, he introduces the concept of a "Third Place"—not home nor work/school, but a space for members of a community to gather and interact in a wholesome shared space. In addition, services provided at a third place often do not have a cost barrier, so socio-economic status does not stand in the way of participants finding commonalities.

Though libraries, cafes, and gyms exist, the city's opportunity and intention to improve the Redondo Beach Pier and South Bay Galleria is a prime opportunity to incorporate youth interests into city plans. The key to mitigating the crises of Redondo Beach youth—drug abuse, poor behavior and conduct, and declining mental health—is connection. While our generation does not have spaces such as bowling alleys, arcades, and roller rinks as readily available as they were in the past, there is potential for modern hubs of that kind to serve current youth.

In addition to minimal cost barriers, adequate transportation is also vital for a successful third place. In our teen survey, spanning 214 Redondo Beach adolescents, 32.23% cited transportation as an obstacle to their presence at the Teen Center and 39.25% do not have a means of travelling independently within the city to events and activities. For this reason, we request an improved Beach Cities Transit system, specifically regarding transit timeliness. The BCT is a cost-effective way of travelling between South Redondo, North Redondo, and beyond, but when the bus schedule is unreliable, teens are deterred from the service. The Commission is excited to open the Teen Center at Perry Park this Spring, and luckily, the BCT 102 bus stop at Rindge Lane and Grant Avenue will be .2 miles away, a 3-minute walk. But we hope to see a bus system that is held more accountable and better-timed and also better advertised among youth. Improved and reliable public transit will not only help close the gap between city youth without transportation and the Teen Center, but can also improve their sense of independence.

In the age of high academic standards in both middle and high school and overloaded schedules filled with time-consuming and pricey extracurriculars, teens need spaces to unwind and spare their wallets. 93.43% of survey respondents said plain "hangouts" were their favorite social activities. Redondo Beach teens do not need elaborate events and spaces, just *a* space to express themselves, explore new talents, and engage face-to-face. Specifically regarding the Redondo

Beach Pier, besides a lack of affordable activities, other factors that deter teens are aesthetics, cleanliness, and general perceived safety. Though RB youth have notable commodities at the pier such as a skate park, a shift towards more family-friendly, affordable, and appealing stores and restaurants would increase youth attendance and satisfaction.

Based on the 170 written responses we received in our survey, Redondo Beach teens are eager to interact with each other, they just don't have the space. In addition to the reopening of the new-and-improved Teen Center, I hope the City Council considers the concept of a third place as a golden key to connecting Redondo Beach youth and igniting passion and social responsibility.

Sincerely,

Redondo Beach Youth Commission

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

TITLE

PLANNING COMMISSION RECOMMENDED STRATEGIC PLAN CONSIDERATIONS

EXECUTIVE SUMMARY

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

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

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

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

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

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

ATTACHMENTS

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

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

TITLE

DISCUSSION AND CONSIDERATION OF THE CITY COUNCIL STRATEGIC PLAN

EXECUTIVE SUMMARY

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

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

BACKGROUND

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

Goal 2: Vitalize Commercial Areas of the City

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

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

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

Goal 3: Increase Environmental Sustainability

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

Goal 4: Invest in the City's Infrastructure

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

Goal 6: Enhance the Delivery of City Services

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

ATTACHMENTS

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

DISCUSSION AND CONSIDERATION OF THE CITY COUNCIL STRATEGIC PLAN

CURRENT STRATEGIC PLAN

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

CURRENT STRATEGIC PLAN

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

PC RECOMMENDATIONS

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



Minutes Regular Meeting
Planning Commission
March 20, 2025

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, March 20, 2025**

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

A regular meeting of the Planning Commission, held in the Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California was called to order by Vice Chair Craig at 6:30 p.m.

B. ROLL CALL

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

Commissioners Absent: Conroy, Chair Lamb

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

C. SALUTE TO THE FLAG

Commissioner Hazeltine led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

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

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

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

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

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

F. CONSENT CALENDAR

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

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

There were no public comments on Consent Calendar items.

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

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

Commissioner Light arrived at 6:35 p.m.

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

H.1. RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Vice Chair Craig invited public comments.

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

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

There were no other public comments.

I. EX PARTE COMMUNICATION

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

Commissioner Hazeltine reported speaking with Vice Chair Craig and staff.

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

J. PUBLIC HEARINGS

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

PROPERTY OWNER: Bussopp Inc.

APPLICANT: Bussopp Inc.

LOCATION: 2714 Artesia Blvd

CASE NO: CUP-2024-1931

RECOMMENDATION:

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

- 1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;**
- 2. Close the public hearing; and**
- 3. Adopt the attached resolution by title only, waiving further reading:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION (OFF-SALE) WITHIN AN EXISTING CONVENIENCE STORE ON PROPERTY LOCATED IN THE COMMERCIAL (C-2) ZONE AT 2714 ARTESIA BOULEVARD (CASE NO. CUP-2024-1931)

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

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

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

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

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

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

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

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

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

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

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

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

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

There were no other public comments.

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

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

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

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

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

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

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and carried by voice vote, to waive further reading of and adopt by title only A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION (OFF-SALE) WITHIN AN EXISTING CONVENIENCE STORE ON PROPERTY LOCATED IN THE COMMERCIAL (C-2) ZONE AT 2714 ARTESIA BOULEVARD (CASE NO. CUP-2024-1931), as amended.

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

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

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

Planning Manager Scully narrated PowerPoint slides with details of the Administrative Report including the status of current Strategic Plan goals and objectives and asked for

input from the Planning Commission in terms of anything else it would like to add to the list to present to Council.

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

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

Commissioner Boswell referenced comments by Holly Osborne and talked about creating momentum to reduce speculative buying that drives up prices and impacting the demand for housing to eliminate the people who are going to buy and flip it; noted there are many things that can be done and wondered if that can be put before Council to consider.

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

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

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

M. ITEMS FROM STAFF

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

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

O. ADJOURNMENT – 8:18 p.m.

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

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

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on April 17, 2025, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted,

Sean Scully
Planning Manager

April 23, 2025

To the Mayor and City Council of Redondo Beach:

The Redondo Beach Cultural Arts Commission has been meeting and discussing some topics that we feel need to be addressed in the Strategic Plan and given some attention. The Public Arts Commission has now evolved to become something greater by taking on the name Cultural Arts Commission. As a Cultural Arts Commission, first and foremost, we would like to provide Arts (all varieties) focus grants and opportunities to offer our community.

Now that Cultural Arts Commission exists (and is no longer solely the “Public Arts” Commission), we would like to refine and define how it is that we can best serve our city. We believe it is important to seek action upon the conclusions of our discussions, to continue to have Redondo Beach progress as a modern city, without falling behind its other comparative local cities. The Commission believes that, most importantly, Redondo Beach should make arts and cultural arts a priority consideration in all areas of City planning. Redondo already has a beautiful Performing Arts center, but we have ideas both big and small that boost the arts and integrate the community with culture and art for a better future.

Our immediate recommendations:

1. Olympic Games: Make the Arts a priority at the forefront of Olympics-related plans, programming, events and promotions; Can be a way to attract travelers and visitors to the Olympics to the City of Redondo Beach to help boost the local economy and create/enhance world-wide reputation of Redondo as an arts destination.
2. Determine feasibility of adding artworks to public transportation (trolleys, buses, etc.).
3. Develop an Art Hub, a place where artists can gather as a cultural art center, inclusive of multiple art forms.
4. Create a Digital Art Map of all the public Art in Redondo Beach for online discovery.
5. Consider creation of a Local Choir.
6. Initiate discussion of the possibility of creating a world-class museum, in the mold and level of the Tate Modern in London at the site of the former AES Power Plant. The world-renowned Tate Modern was likewise established in a disused power plant and has become a major landmark. With the dangers of the recent fires made manifest, the Getty Villa Museum has expressed concern regarding the safety of their current location. The shuttered AES Power plant could be transformed into a safe alternative for these collections. Making the Power Plant into a museum can reduce the number of large residential buildings and transform the area into a spectacular example of reuse of an existing resource dedicated to the Arts. The Commission is of the opinion that a museum is an easier “sell” to the stakeholders than a shopping center or a park alone, and

would enrich our community, children and businesses. Alternatively, the South Bay Galleria could serve as a site for this space.

With the Olympic Games just three years away, the Cultural Arts Commission believes we should be preparing for Redondo Beach to resume its place as a destination town, on the international stage, with arts and culture at the forefront. From its origin, Redondo Beach has been a destination beach town, with people trekking from Los Angeles and all over the world to visit the Redondo Beach Pier, beach and waterfront. Postcards of Redondo were then sent back home to show the beauty of this city. Today, Redondo Beach remains a luxurious and relaxing beach city and community. We believe that with efforts like putting artwork on the trolleys and buses, working together as a community for revenues from ongoing events and creating an artistic environment for both our visitors and communities, we will be able to attract travelers from the Olympics which could help boost the local economy.

All of these ideas are a big undertaking, but we are fortunate to already have some cultural infrastructure into which we can tap: the beautiful Redondo Beach Performing Arts Center, ceramic, art and dance classes, karate & martial arts classes, galleries, BeachLife Music Festival, etc., to name but a few. There are nearly 50 part time staff (pool, employed as needed, reimbursed by clients) in the Cultural Arts Division of the Community Services Department, which can be a useful labor resource. Pushing for larger scale projects like these can create jobs for artists, those interested in the arts and those just beginning their own exploration of the myriad forms of Art.

We, the Cultural Arts Commission of Redondo Beach hope you receive this letter and respond in support of our ideas for the growth of Redondo Beach as a Culture and Arts hub in the County of Los Angeles.

Thank you,

Cultural Arts Commission
The City of Redondo Beach