



Minutes Regular Meeting
Planning Commission
May 15, 2025

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, May 15, 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 Commissioner Gaddis.

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Gaddis, Hazeltine, Light, Young, Chair Craig

Officials Present: Marc Wiener, Community Development Director
Cheryl Park, Deputy City Attorney
Steven Giang, Senior Planner
Jamal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Young led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

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

The motion carried 7-0.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Planning Analyst Brown announced there were Blue Folder Items.

Motion by Commissioner Hazeltine, seconded by Commissioner Young, and approved by voice vote, Blue Folder Items.

The motion carried 7-0.

The Commission concurred to reconsider Item No. D.

Motion by Commissioner Conroy, seconded by Chair Craig, and approved by voice vote, the order of the agenda, as amended, moving Item No. J.2 before J.1.

The motion carried 7-0.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF MAY 15, 2025.

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF JULY 18, 2024 AND AUGUST 1, 2024.

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

The motion carried 7-0.

G. EXCLUDE CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

There were no public comments.

I. EX PARTE COMMUNICATION

Commissioner Conroy reported speaking with Councilmembers Obagi and Kaluderovic.

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

Chair Craig reported speaking with Commissioner Hazeltine, Councilmembers Obagi and Behrendt and members of the public.

Chair Craig moved to Item No. J.2.

J. PUBLIC HEARINGS

J.1. Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit, to allow for general food/snack sales use, inclusive of the sale of beer, wine, and liquor for off-site consumption within an existing multi-tenant building on property located at 2706 Artesia Boulevard in the Commercial (C-2) zone.

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 ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR GENERAL FOOD/SNACK SALES USE, INCLUSIVE OF THE SALE OF BEER, WINE, AND LIQUOR FOR OFF-SITE CONSUMPTION WITHIN AN EXISTING MULTI-TENANT BUILDING ON PROPERTY LOCATED AT 2706 ARTESIA BOULEVARD IN THE COMMERCIAL (C-2) ZONE. (CASE NO. 20250021)

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

The motion carried 7-0.

Chair Craig swore in those wishing to address the Commission on this matter.

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

Discussion followed regarding parking continuing to be short one spot, street parking in the area and the rationale for accepting so many applications for liquor stores on Artesia Boulevard.

Community Development Director Wiener explained one of the findings requires that this CUP be consistent with the intent of the AACAP which addresses placemaking and design but not so much use and noted there is a requirement for consistency which is mostly design oriented.

Commissioner Boswell wondered about concerns with the density of alcohol-serving businesses along Artesia Boulevard and noted that many residents have complained that there are already, too many and that no more are needed.

Community Development Director Wiener reported that in terms of this application, the Commission is limited to findings and whether or not the project meets them and stated that later, if Council would like to look at land uses more broadly, throughout the City, staff will pursue it.

Discussion followed regarding limiting the size of alcohol sold by regulating the size of containers.

Community Development Director Wiener noted it is in the Commission's purview to regulate the operations of the business as long as it is within reason and would allow them to still operate as a business and stressed the need to ensure that conditions are realistic and enforceable.

Discussion followed regarding an existing condition prohibiting on-premise consumption, returning to the Planning Commission if complaints of violations are received, whether the applicant has the ability to observe and enforce violations behind the building, considering the lack of windows and visibility, adding a ban on single-serve containers, installing no exterior alcohol signage and advertising, conditions placed on a prior project relative to beer and wine sales.

Commissioner Boswell spoke about not limiting entrepreneurs as to how to run their business and imposing restrictions on problems that may never occur and noted the Planning Commission has opportunities to revisit the matter if there are problems.

Discussion followed regarding the access point for upstairs offices and access to the back parking lot.

Commissioner Hazeltine spoke about the lack of plans to beautify the outside of the building.

Chair Craig invited public comments.

Michael Rancini, Real Estate Broker representing Mr. Singh, reported that no single-use containers are sold; spoke in his support and in support of the business; stated they have no issues with transients but do have security; addressed the cost of proposed improvements; mentioned the landlord has made improvements to the outside and offered to add landscaping and greenery.

Commissioner Conroy offered a condition setting closing hours to 10:00 p.m., Sunday through Thursday and 11:00 p.m., Friday through Saturday as well as requiring a hearing to amend the CUP in the future, maintaining 24-hour security cameras, prohibiting the sale of single serving containers and exterior alcohol advertising and Mr. Rancini agreed.

Discussion followed regarding the importance of fitting in with the rest of the community, the product mix offered by the store, the percentage of alcohol sales and the need to limit external signage.

Gurjit Singh, Applicant, confirmed his business has no outside signs advertising alcohol and addressed Lead training.

Michael Rancini and Gurjit Singh continued responding to questions from the Commission regarding deliveries and agreed to keep the windows free of signage and neon signs advertising alcohol.

Discussion followed regarding keeping the area clean and the possible need for sound mitigation due to the proximity of compressors to other uses, adding a condition restricting hours of deliveries, adding a condition to add landscape and beautify the exterior, having the Applicant work with staff to beautify the area and requiring regular maintenance and structural challenges.

Commissioner Conroy suggested making the CUP subject to a one-year compliance review with the authority, at that time, to modify or revoke the CUP if there are violations.

Deputy City Attorney Park reported the prohibition of single-serve containers is already in the City code relative to establishments selling beer and wine, is a valid criteria and is a condition that can be imposed.

Discussion continued regarding deliveries along Artesia Boulevard by larger tractor trailers.

Community Development Director Wiener offered to speak with the RBPD about how to best manage deliveries throughout the City.

Deputy City Attorney Park suggested a condition that would require deliveries to adhere to all Vehicle Code sections and vehicles not to block the roadway.

Chair Craig mentioned problems with deliveries on Prospect Boulevard near schools and the need to be able to enforce any restrictions that are put in place.

Commissioner Hazeltine spoke about restrictions that were put in place for another project limiting the times for deliveries and the sizes of delivery vehicles.

Commissioner Boswell pointed out there is street parking on Inglewood, next to the proposed store.

Michael Rancini asserted the issue will be addressed.

Shelley Jones, nearby resident, reported there will be problems with parking and with deliveries blocking the road; expressed disappointment in that it seems that the Commission has already made its decision; spoke about other alcohol-serving establishments within walking distance; noted the public does not need another liquor store; wondered what public need the project satisfies; discussed accidents occurring in the area; expressed concerns with loitering and increased crime and asserted the need for more planning in this regard.

Jim Mueller, District 5, wondered about the research done that would indicate the need for another alcohol-serving establishment along the Artesia Corridor; mentioned they create problems for law enforcement, the school system and the homeless coordinator; spoke about encouraging businesses that are healthy for the community; reported the analysis for this project does not include projected revenues and questioned if allowing this business is worth the risk to the community.

Diane Moore (via Zoom), together with Dr. Kim Ray, stated she has worked at the Redwood Animal Hospital for 20 years; reported that Dr. Ray is the business owner and expressed concerns regarding increased transient activity, people urinating, defecating and sleeping in their parking lot; mentioned problems with delivery vehicles blocking the roadway and people parking, loitering and drinking in their parking lot.

Motion by Commissioner Young, seconded by Commissioner Hazeltine, and approved by voice vote, to extend the speaker's time.

The motion carried 7-0.

Diane Moore and Dr. Kim Ray (via Zoom) suggested installing a barrier between their parking lot and the subject project's parking lot.

Tim Doran (via Zoom) stated the parking situation will not work because of the small size of the lot and voiced opposition to having another alcohol-serving establishment along Artesia.

There were no other public comments on this item.

Commissioner Boswell noted the Commission's role at this time is not to approve or deny the project but rather determine whether the project is consistent with the findings.

Deputy City Attorney Park explained the Planning Commission would have to make a decision on whether it wants to grant the CUP. She added the decision would be based on the criteria for issuing a CUP and the additional provisions under Section 10-2.1600, which are the additional findings needed for a liquor store and noted that the fact that the Commission feels the City does not need another liquor store is not a criteria for denial.

Commissioner Boswell pointed out that residents are concerned about having another liquor store in the neighborhood.

Commissioner Young mentioned that they are also concerned about delivery trucks, parking and traffic.

Discussion followed regarding distinctions between criteria and policy, Council's purview to develop policy, addressing an existing blighting problem and making a case as to why the project would cause additional blight, considering whether the site has adequate access to public streets and the kind of traffic generated by the proposed use.

Community Development Director Wiener talked about the lack of criteria to deny a project based on the saturation of such uses in an area.

Commissioner Gaddis felt the current situation has the "odor" of blight; mentioned regulating noise, vibration, odor and the like and requested requiring a wall between the Animal Hospital and the subject store to separate the properties.

Community Development Director Wiener suggested continuing the item to the next Commission meeting to allow staff to conduct additional research and meet with RBPD to address transient activity and help the Commission make informed decisions.

Commissioner Light agreed and noted he is not comfortable making a decision, tonight.

Commissioner Boswell agreed; stated there seem to be many missing pieces; referenced the testimony provided by the Animal Hospital representatives and wondered why security, motion lights have not been installed to improve public safety.

Discussion followed regarding whether to continue the item or not, getting input from RBPD regarding calls for service to the area, the Planning Commission's recommendation to Council not to allow alcohol sales in gas stations, after much discussion and Council's subsequent decision to allow alcohol sales in gas stations.

Commissioner Hazeltine reported that Councilmember Obagi indicated that along with regulating smoke shops, Council wants to create more rules for liquor stores to control their saturation; talked about the store selling food and groceries and noted the need to consider the concerns voiced by neighbors.

Discussion followed regarding City Council direction to staff regarding the topic, during its last meeting, the moratorium on smoke shops and regulations regarding thrift shops.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, to deny the project based on the report incorrectly stating there are no security issues in the area and on witness testimony stating the contrary.

Commissioner Conroy confirmed the site is legal-nonconforming in terms of parking and in response to his question regarding whether the Planning Commission can factor that into its decision, Community Development Director Wiener stated it should not be a factor as that status runs with the land and is a land-use law matter. He added that parking may be compliant, but he will need to do additional research.

Discussion followed regarding people parking in the wrong parking lot, similarity to Ken's Market and concerns about traffic flow and proximity to residences.

Deputy City Attorney Park presented options noting that the Commission could review the criteria in the draft resolution and clearly indicate which condition is not met resulting in denial, keep the public hearing open and continue it to a date, certain to allow for additional research, or make a motion to approve the CUP with the additional conditions that were discussed.

Discussion followed regarding how soon the item should return to the Commission and the number of residents notified of the public hearing.

Senior Planner Giang reported that staff did not receive any response to the notice of public hearing distributed to 65 residential and commercial properties, within a radius of 300 feet from the subject site, other than comments voiced during the meeting.

Restated motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, to deny the project based on the condition, "The proposed use shall have no adverse effect on abutting properties or the permitted use thereof", noted there is no evidence that is actually the case, and mentioned No. 2 regarding "The side of the proposed use would have to have adequate access to public streets or highways".

Commissioner Conroy offered a friendly amendment, to "deny the project based on the following reasons: concentration of off-sale alcohol licenses within the neighborhood exceeds that of the Community Standards, creating a detriment to public safety, the site lacks adequate parking evidenced by the legal-nonconforming deficit, lack of an adequate loading zone and peak curbside saturation affecting residential and commercial neighbors and the late night hours and proximity to homes are incompatible with the neighborhood commercial land use goal of protecting adjacent residential uses".

Commissioner Hazeltine accepted the friendly amendment except for the criteria related to saturation of liquor stores, as the City has not defined it.

Discussion followed regarding the need to have evidence that the store would not blight the neighborhood and the number of residents expressing interest in the item.

Substitute motion by Commissioner Boswell, seconded by Commissioner Young, to continue the public hearing to allow staff to do additional research regarding public safety issues in the area, as discussed and return with a report to the June 19, 2025 Planning Commission meeting.

The substitute motion failed 3-4, by the following roll call vote:

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

The amended motion carried 6-1 by the following roll call vote:

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

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

The motion carried 7-0.

Chair Craig moved to Item No. K.

J.2. Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow for the operation of a gymnastics company (Aerial Gymnastics Club) for children and teenagers ages 2-17 within an existing 24,000 square feet commercial space on property located at 2701 Manhattan Beach Boulevard in the Commercial (C-1) Zone.

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 ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A GYMNASTICS COMPANY (AERIAL GYMNASTICS CLUB) FOR CHILDREN AND TEENAGERS AGES 2-17 WITHIN AN EXISTING 24,000 SQUARE FEET COMMERCIAL SPACE ON PROPERTY

LOCATED AT 2701 MANHATTAN BEACH BOULEVARD IN THE COMMERCIAL (C-1) ZONE (CASE NO. 20250015)

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

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

The motion carried 7-0.

Discussion followed regarding concerns about safety in the back lot, congestion along the front of the lot and whether student drop-off and pick-up would be impacted and possible transient activity in the area.

Chair Craig swore in those wishing to speak on this item.

Tino Gomez IV spoke about witnessing transient activity in the area and mentioned he no longer takes his daughter as it feels unsafe. He requested additional lights and increased Police surveillance.

Motion by Commissioner Boswell, seconded by Commissioner Hazeltine, and approved by voice vote, to extend the speaker's time.

The motion carried 7-0.

Commissioner Boswell commented on the unlikelihood of increasing Police presence and suggested speaking with the property owner to discuss the possibility of hiring private security.

John Snyder, Applicant, responded to questions from the Commission regarding plans to add lighting and security, maximizing safety for staff and customers, drop-off and pick-up procedures, back lot parking and entrance, birthday parties and holding only one party at a time.

Emily Lopez expressed concerns that the project will exacerbate traffic and congestion in the area.

Jeff Whitman stated he is familiar with the area; noted there is a lot of area to be exploited in the surroundings, and it is a high density transient area; spoke about increased traffic and congestion created by customers of the gym, especially during rush hour.

Motion by Commissioner Boswell, seconded by Commissioner Hazeltine, and approved by voice vote, to extend the speaker's time.

The motion carried 7-0.

Jeff Whitman reiterated his concerns.

Chris Olsen, owner of a gymnastics center near the subject project, agreed with those expressing concerns about lack of security and increased congestion and traffic; mentioned the back parking lot being dark and insecure; talked about the proposed class schedule maximizing at 630 students per week and turned in documents regarding the applicant's operation.

Motion by Commissioner Young, seconded by Commissioner Hazeltine, and approved by voice vote, to receive and file documents submitted by Chris Olsen and to extend his time to speak.

The motion carried 7-0.

Chris Olsen read from the document provided by the organization seeking funding from investors.

Motion by Chair Craig, to extend the speaker's time. The motion died for lack of a second.

John Snyder, Applicant, spoke about an online influencer (connected with Fit Kids Gymnastics) claiming to attempt to keep them from occupying the subject space; mentioned the issue is proximity of Aerial Gymnastics to Fit Kids and reported the owner sent an email blast asking customers to protest. He continued responding to questions from the Commission noting his willingness to clean up the back lot and make it safe; addressed traffic during rush hour, circulation plans, coordinating class schedules to reduce traffic impacts, other potential locations studied, traffic challenges specific to the location and the size of the facility relative to the Torrance facility.

There were no other public comments on this item.

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

The motion carried 7-0.

Senior Planner Giang explained that Condition No. 5 directs parents, employees and students to use the rear parking, north of the tenant space and the pickup loading zone at the rear and reported that the Building and Safety Division reviewed the proposal and will require updates to the rear loading dock, including updates to the ramp, to make it ADA accessible. He added that because of the change in use, standards are higher for

the rear loading dock and will require additional tenant improvements prior to the issuance of the permit.

Members of the Commission commented in favor of the use of the space as it promotes athletics, positive self-esteem and a family-friendly environment.

Discussion followed regarding opportunities to speak with the property owner regarding adding private security on the site, adding a condition requiring lighting and security in the back lot, recent changes in the intersection and whether having a security guard present will deter crime.

Motion by Commissioner Hazeltine, seconded by Commissioner Young, to adopt the following 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 FOR THE OPERATION OF A GYMNASTICS COMPANY (AERIAL GYMNASTICS CLUB) FOR CHILDREN AND TEENAGERS AGES 2-17 WITHIN AN EXISTING 24,000 SQUARE FEET COMMERCIAL SPACE ON PROPERTY LOCATED AT 2701 MANHATTAN BEACH BOULEVARD IN THE COMMERCIAL (C-1) ZONE (CASE NO. 20250015), as amended adding a condition to install lighting, cameras and enhance security at the rear parking lot of the building.

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

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

Chair Craig returned to Item No. J.1.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION – None

M. ITEMS FROM STAFF

Community Development Director Wiener announced that the smoke shop ordinance is scheduled to come before the Planning Commission in July and in August, the Commission will consider the Coastal Development Permit design review for the Avenue A ramp project. Additionally, he commented on City Council's Strategic Planning Session; reported that staff carried forward the recommendations of the Planning Commission to Council and spoke about upcoming projects including developing a plan for PCH similar to the AACAP.

In reply to an inquiry from Chair Craig, Community Development Director Wiener provided a brief update on the Galleria project.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Commissioner Conroy thanked staff for the crosswalk at Harkness and Agate and asked that staff presentations be provided as Blue Folder Items in the future.

O. ADJOURNMENT – 10:00 p.m.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to adjourn the meeting at 10:00 p.m.

The motion carried 7-0.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on June 19, 2025, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California.

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

Respectfully submitted,

Marc Wiener
Community Development Director