

RESOLUTION NO. CC-2603-012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, GRANTING THE APPEAL OF THE DECISION OF THE HEARING OFFICER DESIGNATED BY THE CITY MANAGER, WHICH REVOKED BUSINESS LICENSE #330177 ISSUED TO THE MANHATTAN BEACH SMOKE SHOP DBA REDONDO SMOKE SHOP AND HOOKAH LOCATED AT 2205 ARTESIA BOULEVARD, UNIT A, REDONDO BEACH, CALIFORNIA, 90278 UNDER THE OWNERSHIP OF FERAS ADAMO, WHICH THEREBY GRANTED A REINSTATEMENT OF BUSINESS LICENSE #330177 BUT ONLY UPON COMPLETION OF CERTAIN REQUIREMENTS AND SUBJECT TO NEW CONDITIONS.

WHEREAS, Redondo Beach Business License #330177 was issued to Feras Adamo on May 12, 2021 for the Manhattan Beach Smoke Shop Inc. dba Redondo Smoke Shop and Hookah (“Manhattan Beach Smoke Shop”) located at 2205 Artesia Boulevard, Unit A, Redondo Beach, California, 90278 for the primary function of hookah lounge, tobacco and vape retail; and

WHEREAS, on March 18, 2025, the Redondo Beach Police Department coordinated an inspection of the Manhattan Beach Smoke Shop with the California Department of Tax and Fee Administration (CDTFA) following complaints and a report made during a City Council meeting; and

WHEREAS, on November 25, 2025, a notice of temporary business license revocation, revoking Redondo Beach Business License #330177, was issued to the Manhattan Beach Smoke Shop by Redondo Beach Code Enforcement Officer Ivana Robles; and

WHEREAS, on December 10, 2025, a duly noticed administrative hearing to consider the permanent revocation of business license #330177 was convened by Luke Smude, Assistant to the City Manager, who was designated as the Hearing Officer by the City Manager; and

WHEREAS, on December 19, 2025, the Hearing Officer issued an order finding that the Manhattan Beach Smoke Shop was in violation of Health and Safety Code Sections 104559.5(a)(17)(A)(i), 104599.5(a)(18), 104559.5(a)(1), and 104559.5(b)(1) and Redondo Beach Municipal Code Section 5-9.205(c) and the business license was ordered revoked; and

WHEREAS, on December 24, 2025, Manhattan Beach Smoke Shop filed a timely Appeal to the City Council of the Hearing Officer’s decision to revoke the Manhattan Beach Smoke Shop business license as well as a request for the preparation of the administrative record with the City Clerk’s Office; and

WHEREAS, the City Clerk's office reached out to Sammy Zreik, counsel for Manhattan Beach Smoke Shop, to confirm availability for scheduling of the appeal; and

WHEREAS, on January 29, 2026, the Redondo Beach City Clerk issued a notice for an appeal, scheduling the hearing for February 24, 2026 at 1:00 p.m. at the City Council Chamber located at 415 Diamond Street, Redondo Beach, California, 90277 and notifying that any additional documentation/materials (such as presentations) should be submitted to the City Clerk no later than seven [7] days before the public hearing via email; and

WHEREAS, on February 18, 2026, City Attorney Joy Ford called Sammy Zreik and notified him that any materials to be included with the published administrative report were due February 19, 2026 at 3:00 p.m., any material submitted over the weekend would be distributed to the City Council Monday morning, February 23, 2026, any material submitted thereafter would be distributed to the City Council at the time it was received, and any material could be presented at the time of the hearing; and

WHEREAS, the administrative report describing the procedure of the hearing was published with the City Council agenda on February 19, 2026; and

WHEREAS, the City of Redondo Beach submitted a 103-page packet that included a Memorandum of Points and Authorities, licensing documents, statutory and municipal provisions, a declaration of CDTFA Inspector Milena Benitez, photographs, an inspection report, a citation, and the notice of revocation, which were all attached to the administrative report for the City Council's consideration; and

WHEREAS, on February 23, 2026, Sammy Zreik submitted a Memorandum of Points and Authorities for City Council's consideration, which was distributed to the City Council that same day; and

WHEREAS, on February 24, 2026, a hearing was convened *de novo* before the City Council for consideration of the appeal as noticed; and

WHEREAS, the Mayor and all five members of the City Council were present at the hearing as well as City Attorney Joy Ford as their legal advisor; and

WHEREAS, at the hearing, the City of Redondo Beach was represented by Stephanie Johnson, Senior Deputy City Prosecutor; and

WHEREAS, at the hearing, Redondo Beach Lieutenant Strosnider and Sergeant Spry testified on behalf of the City; and

WHEREAS, at the hearing, Sammy Zreik, Attorney at Law, represented the Manhattan Beach Smoke Shop; and

WHEREAS, at the hearing, Feras Adamo, the identified owner of Manhattan Beach Smoke Shop testified; and

WHEREAS, the Manhattan Beach Smoke Shop submitted copies of receipts for flavored tobacco products during the hearing; and

WHEREAS, notice of the time and place of the public hearing before the City Council where the Appeal application would be considered was given pursuant to local ordinance by publication in the Easy Reader; and

WHEREAS, the City Council of the City of Redondo Beach considered evidence presented by the Manhattan Beach Smoke Shop and the City of Redondo Beach through the testimony of officers from the Redondo Beach Police Department; and considered the arguments and presentations made by Senior Deputy Prosecutor Stephanie Johnson and Sammy Zreik, counsel for Manhattan Beach Smoke Shop; and other interested parties at the public hearing held on the 24th day of February, 2026 with respect thereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AND RESOLVE:

SECTION 1. The City Council hereby finds that the above recitals are true and correct and are incorporated herein by reference as if set forth in full.

SECTION 2. Evidence: The City Council hereby admit into evidence all exhibits presented by both parties at the hearing and find the testimony of Feras Adamo, testimony of Lieutenant Strosnider, testimony of Sergeant Spry, declaration of CDTFA Inspector Melina Benitez, her report, and photos unequivocally established that a large quantity for sale of flavored tobacco and nicotine products, including flavored vapes, menthol cigarettes, flavored nicotine pouches (e.g. Zyn), as well as cannabis products and other banned products were found on display on the sales/retail floor that were available for purchase at the time of the inspection at the Manhattan Beach Smoke Shop Inc.'s business location during open business hours on March 18, 2025. At the time of the inspection, there was one employee on duty and the cash register was operational. In addition, a large quantity of product was stored in a locked storage room to the rear of the store.

SECTION 3. Findings: Based on the evidence presented and admitted into the record at the appeal on February 24, 2026, the City Council hereby determine and find there is substantial evidence to establish by a preponderance of the evidence that the Manhattan Beach Smoke Shop offered for sale and was in possession with intent to sell flavored tobacco and cannabis products, which are prohibited under California law and constitute a violation of Health and Safety Code Section 104599.5(b) and Redondo Beach Municipal Code Sections 5-9.205(c) and 10-5.1626(c)(1). The City Council further find that there is substantial evidence to establish by a preponderance of the evidence that the illegal

products were lawfully seized by the CDTFA pursuant Business and Professions Code Section 22974.2.

SECTION 4. Based on the violations stated in Section 3, the City Council does hereby further determine and find:

1. The preservation of the public health, safety, and peace demand new conditions be imposed on business license #330177;
2. The licensee of business license #330177 violated the Redondo Beach Municipal Code and state law as stated in Section 3; and
3. The licensee has conducted the business in an immoral or disorderly manner.

SECTION 5. Decision and Order: The City Council does hereby order that the appeal of the Administrative Hearing decision is granted and Business License #330177 issued to the Manhattan Beach Smoke Shop Inc. is hereby suspended until proof of completion of the following to the Director of Community Development:

1. Pay a fine to the City in an amount not to exceed \$40,000;
2. Remove any advertising or signage indicating the availability of tobacco products from the exterior and entry of the retail establishment;
3. Remove any tobacco products that are visible from the exterior of the retail establishment; and
4. A sign shall be displayed at the front of the business with font at least two (2) inches in size that states, "This shop does not sell cannabis or flavored tobacco products."

Failure to comply with any of the above shall result in the automatic, immediate and permanent revocation of Business License #330177 with no further rights to challenge or appeal the revocation. The owner of Manhattan Beach Smoke Shop shall immediately surrender his business license to the City of Redondo Beach and all license fees shall be forfeited to the City. From and after the revocation of said license, such license shall be null and void and no business shall be conducted or operated in any manner forthwith.

Upon proof of completion to the Director of Community Development of the aforementioned conditions, Business License #330177 will be reinstated for the remainder of its' current license term subject to Manhattan Beach Smoke Shop complying with the following conditions:

1. No sales of any cannabis and flavored tobacco product;
2. No smoking shall be permitted on the premises at any time;
3. No sales may be solicited or conducted on the premises to minors;
4. No self-service tobacco, tobacco product, or tobacco paraphernalia displays shall be permitted;
5. No distribution of free or low-cost tobacco, tobacco products or tobacco paraphernalia as well as coupons for said items, shall be permitted;

6. No advertising or signage indicating the availability of tobacco products shall be visible from the exterior nor from entry of the retail establishment to the maximum extent possible;
7. The sale of tobacco products and tobacco paraphernalia are subject to the conditions contained in the Tobacco Retail Permits provisions contained in Title 5, Chapter 9, Article 2 of the Redondo Beach Municipal Code;
8. The City and any governmental agency shall have the right to inspect all rooms, surrounding grounds, garages, storage rooms, safes, containers, trash containers other parts of the business establishment, and any buildings of any kind located on the property;
9. A sign shall be displayed at the front of the business with font at least two (2) inches in size that states, "This shop does not sell cannabis or flavored tobacco products;" and
10. Bring all signs into compliance within ninety (90) days of the City of Redondo Beach amending the Municipal Code with regards to a sign ordinance.

Business license #330177 shall remain subject to the aforementioned conditions upon any and all renewals. Any violation of the above conditions will result in the automatic, immediate and permanent revocation of Business License #330177 with no further rights to challenge or appeal the revocation. The owner of Manhattan Beach Smoke Shop shall immediately surrender his business license to the City of Redondo Beach and all license fees shall be forfeited to the City. From and after the revocation of said license, such license shall be null and void and no business shall be conducted or operated in any manner forthwith.

SECTION 6. The City Council does hereby find that notice of the hearing was properly served upon the licensee, Feras Adamo, and that he and his attorney Sammy Zreik were given ample opportunity to present their case and to rebut any evidence and/or allegations made by the City of Redondo Beach.

SECTION 7. Notice is hereby given to the Manhattan Beach Smoke Shop, Inc. that this decision is final and an appeal may be filed within 90 days with the Superior Court. The Manhattan Beach Smoke Shop, Inc. shall remain subject to this decision and order during any period of appeal.

SECTION 8. The City Clerk shall certify the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 3rd day of March, 2026.

James A. Light, Mayor

APPROVED AS TO FORM:

ATTEST:

Joy A. Ford, City Attorney

Eleanor Manzano, CMC, City Clerk

ATTEST:

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 the foregoing Resolution No. CC-2603-012 was passed 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 March, 2026, and thereafter signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eleanor Manzano, CMC
City Clerk