



Minutes Regular Meeting
Planning Commission
March 19, 2026

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, March 19, 2026**

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

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

B. ROLL CALL

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

Officials Present: Sean Scully, Planning Manager
Steven Giang, Senior Planner
Jamaal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Conroy 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, 7-0-0.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to receive and file Blue Folder Items.

The motion carried, 7-0-0.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF MARCH 19, 2026.

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF OCTOBER 16, 2025 AND NOVEMBER 20 2025.

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

The motion carried, 7-0-0.

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

Chair Craig invited public comments.

There were no public comments.

I. EX PARTE COMMUNICATION

Commissioner Boswell reported speaking with Commissioner Gaddis regarding Items No. J.1 and J.2.

Commissioner Gaddis reported speaking with Chair Craig, staff and Commissioner Boswell regarding Items No. J.1 and J.2.

Commissioner Hazeltine reported speaking with Chair Craig and the public.

Chair Craig spoke with Mayor Light, and Commissioners Gaddis and Hazeltine regarding Items No. J.1 and J.2.

J. PUBLIC HEARINGS

J.1. Public hearing for consideration of a Mitigated Negative Declaration and Coastal Development Permit for the demolition of an existing deteriorated public beach access ramp and the construction of a new ADA-accessible concrete access path with switchbacks, a concrete staircase, retaining walls, drainage improvements, lighting, bicycle parking, seating, railings, irrigation, landscaping, and coastal bluff restoration improvements at 811 and 1109 Esplanade (Permit No. 2025-0072).

PROPERTY MANAGER/ APPLICANT: County of Los Angeles Department of Beaches and Harbors

LOCATION: 811 and 1109 Esplanade, Redondo Beach

CASE NO: 2025-0072

RECOMMENDATION:

- 1. Open the public hearing and take testimony;**
- 2. Close the public hearing;**
- 3. Adopt the attached resolution by title only, waiving further reading.**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING A COASTAL DEVELOPMENT PERMIT BASED UPON A DETERMINATION THAT THE REDONDO BEACH AVENUE A ACCESS RAMP PROJECT, CONSISTING OF IMPROVEMENTS AND MODERNIZATION TO THE EXISTING ACCESS RAMP AND ASSOCIATED INFRASTRUCTURE, INCLUDING REMOVAL OF THE EXISTING ACCESS PATH, RETAINING WALL, AND PEDESTRIAN RAILING, CONSTRUCTION OF A NEW ADA-ACCESSIBLE CONCRETE PATH AND CONCRETE STAIRCASE, AND INSTALLATION OF DRAINAGE, LIGHTING, SITE FURNISHINGS, IRRIGATION, LANDSCAPING, AND DUNE/BLUFF RESTORATION IMPROVEMENTS AT 1109 ESPLANADE AND 811 ESPLANADE, REDONDO BEACH, CA 90277 (CASE NO. 2025-0072), IS CONSISTENT WITH THE APPLICABLE PROVISIONS OF THE CITY'S LOCAL COASTAL PROGRAM AND ZONING REGULATIONS

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

The motion carried, 7-0-0.

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

Commissioner Young left the meeting at 6:33 p.m.

There were no public comments on this item.

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

The motion carried, 6-0-1. Commissioner Young was absent.

Motion by Commissioner Conroy, seconded by Commissioner Hazeltine, and approved by roll call vote, to adopt the attached resolution by title only, waiving further reading, as follows:

A resolution of the Planning Commission of the City of Redondo Beach adopting a mitigated negative declaration and approving a coastal development permit based upon

a determination that the Redondo Beach Avenue a access ramp project, consisting of improvements and modernization to the existing access ramp and associated infrastructure, including removal of the existing access path, retaining wall, and pedestrian railing, construction of a new ADA-accessible concrete path and concrete staircase, and installation of drainage, lighting, site furnishings, irrigation, landscaping, and dune/bluff restoration improvements at 1109 Esplanade and 811 Esplanade, Redondo Beach, CA 90277 (Case No. 2025-0072), is consistent with the applicable provisions of the city’s local coastal program and zoning regulations.

The motion carried, 6-0-1 as follows:

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

J.2. A PUBLIC HEARING BEFORE THE PLANNING COMMISSION TO CONSIDER A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM TO THE CERTIFIED “REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR”, CONCERNING THE UPDATE OF THE CITY’S HOUSING ELEMENT (MARCH 2026 - “EXHIBIT A”), AND ADOPT PROPOSED AMENDMENTS TO THE CITY’S CERTIFIED 2021-2029 (6TH CYCLE) HOUSING ELEMENT (“EXHIBIT B”) AND ASSOCIATED AMENDMENTS TO THE DRAFT LAND USE ELEMENT (“EXHIBIT C”) AND SUBDIVISION (“EXHIBIT D”) AND ZONING ORDINANCES (“EXHIBIT E”) REQUIRED FOR CONSISTENCY THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY’S IDENTIFIED “HOUSING SITES” WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE DISTRICTS (65 TO 80 DU/AC).

RECOMMENDATION

- 1. Open the public hearing and receive all testimony and written materials regarding the proposed amendments;**
- 2. Accept testimony from staff and the public and deliberate on the proposed amendments;**
- 3. Close the public hearing; and**
- 4. Adopt the attached Resolution recommending that the City Council:**
- 5. Adopt the proposed updates to the City of Redondo Beach 2021-2029 Housing Element;**
- 6. Adopt amendments to the Draft Land Use Element of the General Plan for implementation of and consistency with the Housing Element updates;**
- 7. Adopt amendments to Title 10 Chapter 1 (Subdivisions) and Title 10 Chapter 2 (Zoning and Land Use) of the Redondo Beach Municipal Code**

for implementation of and consistency with the Housing Element updates; and
8. Adopt the associated CEQA findings (Addendum to the Certified Final Program Environmental Impact Report for the Housing Element Update).

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

The motion carried, 6-0-1. Commissioner Young was absent.

Planning Manager Scully narrated a PowerPoint presentation with details of the item.

Planning Manager Scully asked for a brief recess.

Motion by Chair Craig, seconded by Commissioner Hazeltine, and approved by voice vote, to take a brief recess at 6:48 p.m.

The motion carried, 6-0-1. Commissioner Young was absent.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to reconvene the meeting at 6:50 p.m. with all Members, present except Commissioner Young.

The motion carried, 6-0-1. Commissioner Young was absent.

Planning Manager Scully continued with the PowerPoint presentation.

Motion by Commissioner Hazeltine, seconded by Commissioner Conroy, and approved by voice vote, to reopen the public hearing.

The motion carried, 6-0-1. Commissioner Young was absent.

Discussion followed regarding administrative review of the 20% affordable requirement, compliance with state housing laws, loss of the north tech site as a RHNA housing site, addressing specific problems identified by the state with the City's last approach, the previous overlay in terms of building heights, consistency of the amendments to the EIR, public outreach with property owners and built-in legal, non-conforming conditions.

Chair Craig invited public comments.

Jess Money, District 3, opined this is all a delusional theater exercise; felt none of the designations have any legal binding effect; referenced Measure DD and Measure RB; asserted that the Constitution forbids ex post facto laws, Measure DD preceded the state mandates and the City can never pass another initiative like Measure DD, to exercise local zoning control; and claimed that all of the City's proposed designations are

meaningless because a developer can go to court and get whatever he/she wants. He mentioned other high rises being developed in adjacent cities.

Motion by Commissioner Boswell, seconded by Commissioner Light, to extend Jess Money's time for speaking.

The failed, 2-4-1. Commissioners Hazeltine, Conroy, Gaddis and Chair Craig, opposed and Commissioner Young was absent.

Planning Analyst Brown reported receiving two eComments, one in opposition to the item and one, neutral.

Planning Manager Scully announced receiving a message from the City Manager indicating that for technical reasons, it is recommended to continue this item to a date certain, for a special meeting to consider just this item.

Discussion followed regarding setting the date for the special meeting.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to take a brief recess at 7:17 p.m.

The motion carried, 6-0-1. Commissioner Young was absent.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to reconvene the meeting at 7:18 p.m. with all members present except Commissioner Young.

The motion carried, 6-0-1. Commissioner Young was absent.

Motion by Commissioner Light, seconded by Commissioner Boswell, and approved by voice vote, to continue the public hearing to a special meeting at 6:30 p.m. on March 31, 2026.

The motion carried, 6-0-1. Commissioner Young was absent.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF - None

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

O. ADJOURNMENT – 7:30 p.m.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 7:30 p.m.

The motion carried 6-0. Commissioner Young was absent.

The next meeting of the Redondo Beach Planning Commission will be a special meeting to be held at 6:30 p.m. on March 31, 2026, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California.

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

Respectfully submitted,

Marc Wiener
Community Development Director