

RESOLUTION NO. 2024--PCR-*****

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A CHILD DAY CARE CENTER (WITH INFANTS) WITH A MAXIMUM OF 100 CHILDREN WITHIN EXISTING CLASSROOMS AT AN EXISTING CHURCH LOCATED WITHIN A COMMERCIAL-PEDESTRIAN (C-2-P) ZONE AND A SINGLE-FAMILY RESIDENTIAL (R-1) ZONE, AT 301 AVENUE D. (CASE NO. CUP-2023-14)

WHEREAS, an application was filed by the applicant/operator of the proposed project with permission of the owners of property (Saint Andrews Presbyterian Church) located at 301 Avenue D for approval of an Exemption Declaration and Conditional Use Permit to allow the operation of a Child Day-Care Center, with infant care, within existing school classrooms located within a Commercial Pedestrian (C-2-PD) zone and a Single Family Residential (R-1) zone; and

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

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant and the Planning Division, and other interested parties at the public hearing held on the 21st day of November, 2024, with respect thereto.

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

1. In accordance with Sections 10-2.620 and 10-2.501 of the Redondo Beach Municipal Code, Zoning Ordinance, the proposed Children’s Day-Care Center, with Infant Care, is conditionally permitted within the Commercial-Pedestrian (C-2-PD) zone and the Single-Family Residential (R-1) zone.
2. In accordance with Section 10-2.2506 (b) of the Redondo Beach Municipal Code, Zoning Ordinance, the applicant’s request for a Conditional Use Permit is consistent with the criteria set forth therein for the following reasons:
 - a. The site for the proposed use shall be in conformity with the General Plan, and when located within the Artesia and Aviation Corridors Area Plan area shall be

consistent with the intent of the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.

The proposed children's day-care center is not located within the Artesia and Aviation Corridors Area Plan. The children's day-care center will occupy existing classrooms at the St. Andrews Presbyterian Church. The existing classrooms and "play areas" that support the children's day-care center have been designed and built in 1962 to accommodate schools for children. The proposed use is in conformity with the General Plan land use designation of Commercial and Residential which allows for children's day-care facilities to principally provide for the needs of nearby residents. The proposed children's day-care will comply with all requirements for setbacks, fencing, and landscaping. The parking spaces provided comply with the number required by code and in fact provide for nearly three (3) times what is required by the zoning ordinance.

- b. The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.

The site is directly adjacent to Pacific Coast Highway, a major arterial street, and Avenue D. The site would be accessed by a designated "loading zone" along the north side of Avenue D immediately adjacent to the children's day-care facility with additional access to a large parking lot available for parking and walking the children to the proposed children's day-care. The Avenue D parking lot is entered from Avenue D and requires exiting onto Avenue E therefore no potential conflicts exist between the parents using the loading zone and the parents utilizing the parking lot.

- c. The proposed use shall have no adverse effect on abutting property or the permitted use thereof.

The proposed children's day care center will be replacing previous children's schools and day-care centers, which did not generate excessive nuisance for adjacent properties per the RBPD calls for service. The church and schools existing setbacks will not change as no exterior alterations/additions are proposed. With the approval

of the conditions of approval to address potential noise concerns and the condition concerning drop-off/pick-up requirements, no adverse effects upon adjacent properties are anticipated.

- d. The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:
 - a. Additional setbacks, open spaces, and buffers;
 - i. *Existing setbacks serve as adequate buffers for this use from surrounding properties. No additions or exterior alterations are proposed.*
 - b. Provision of fences and walls;
 - i. *No fences and walls are proposed or required.*
 - c. Street dedications and improvements, including service roads and alleys;
 - i. *All required dedications have been exercised.*
 - d. The control of vehicular ingress, egress, and circulation;
 - i. *The proposed drop-off/pick-up operations utilize the existing loading zone and are acceptable to the City's traffic engineer. Additional parking is available in the adjacent parking lot.*
 - e. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
 - i. *Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.*
 - f. Provision of landscaping and the maintenance thereof;
 - i. *Existing landscaping is compliant and will remain.*
 - g. The regulation of noise, vibration, odor and the like;
 - i. *Specific conditions have been added to address any potential noise concerns.*
 - h. Requirements for off-street loading facilities;
 - i. *No off-street loading facilities are required.*
 - i. A time period within which the proposed use shall be developed;
 - i. *If any permits are required the proposed new children's day-care building will comply with required building plan check and inspections schedules.*
 - j. Hours of permitted operation and similar restrictions;
 - i. *The proposed hours of operation are Monday through Friday from 7:00am to 6:00pm. Outdoor play area times are limited to 9:00am to 12:00pm and 2:30pm to 6:00pm.*
 - k. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and

2. That all exterior and interior alterations (none proposed at this time) to the building shall comply with all applicable codes, regulations and requirements and the applicant shall obtain all necessary permits from the Building Department, Engineering Department, Fire Department and any other agency with jurisdiction over interior and exterior improvements to the site.
3. That the daycare and infant care center shall be allowed to operate from 7:00 a.m. to 6:00 p.m., Monday through Friday.
4. That the applicant shall obtain a separate sign permit and that no signs shall be installed prior to the approval by the Community Development Department in accordance with the City's Sign Regulation Criteria in Section 10-2.1802 and Standards in Section 10-2.1810.
5. That the Community Development Department is authorized to approve minor changes.
6. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
7. That the Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.
8. The applicant shall provide a contact name and phone number to all abutting neighbors. Said phone shall be answered during all business hours.
9. Drop-off and pick-up assignments and instructions will be provided to the child day-care staff and clients to ensure the orderly and safe access and exiting from the loading zone adjacent to the facility along the north side of Avenue D. For clients that are not assigned to the loading zone along Avenue D they must park in the parking lot across the street from the facility and walk their child to school and cross at either the intersection of Avenue D and PCH or Avenue D and S. Juanita Avenue.
10. Each outdoor Play Area shall be limited to a maximum of 10 children/infants at one time between the hours of 9:00 AM – 12:00 PM and 2:00 PM – 6:00 PM.
11. Active management by staff of children in distress may require their removal from the outdoor Play Area to an indoor play area. Upon the receipt by the City of deemed reasonable complaints concerning noise, additional mitigation concerning outdoor Play Areas may be required.

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

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

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

PASSED, APPROVED AND ADOPTED this 21st day of November, 2024.

Planning Commission Chair
City of Redondo Beach

ATTEST:

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

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2024-**-PCR-*** was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 21st day of November, 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

Marc Wiener
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office