

RESOLUTION NO. 2025-06-HCR-**

A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF COMMERCIAL RECREATIONAL BUSINESSES WITHIN THE FIRST FLOOR OF AN EXISTING 1,491 SQUARE FOOT MARINA OFFICE BUILDING WITH A MAXIMUM OF 15 ASSOCIATED BOAT SLIPS AND DOCK AREAS LOCATED IN BASIN 3 ON PROPERTY LOCATED AT 181 N. HARBOR DRIVE WITHIN A COASTAL-COMMERCIAL (CC-3) ZONE, IN THE CITY'S ZONING ORDINANCE FOR THE COASTAL ZONE.

WHEREAS, the applicant has requested a Conditional Use Permit to memorialize long-standing marina-related operations at 181 N Harbor Drive, including a 1,491-square-foot marina office and 15 commercial boat slips and dock areas within Basin 3;

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and 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;

WHEREAS, the site has historically operated in this capacity for several decades, supporting charter and vessel rental businesses consistent with the established uses in the working marina;

WHEREAS, the site is located within a designated waterfront area that encourages coastal-dependent and visitor-serving uses under the City's General Plan and Coastal Land Use Plan;

WHEREAS, the proposed use is consistent with the Boating Facilities and Marine Services land use categories and does not constitute an intensification of use, physical expansion, or change in operations;

WHEREAS, the proposed use is compatible with surrounding harbor activities and will not result in significant noise, vibration, odor, or other impacts that would adversely affect abutting properties or permitted uses thereof;

WHEREAS, the application and plans are accurate representations of the existing buildings and proposed improvements; and

WHEREAS, the Harbor Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, the Waterfront and Economic Development Department, and other interested parties at the public hearing held on the 9th day of June, 2025, with respect thereto.

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

1. In accordance with Section 10-5.2506 of the Redondo Beach Municipal Code, the applicant's request for this amendment to the 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 the Coastal Land Use Plan 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 use, consisting of commercial recreational uses with administrative offices and marina-related facilities for boat rental and charter boat operations, is consistent with the goals and policies of the City's General Plan and Coastal Land Use Plan. The General Plan emphasizes supporting and enhancing coastal-dependent and coastal-related uses, including water-oriented recreation, boating, and tourism-serving commercial activities. Similarly, the Coastal Land Use Plan encourages the continued use of waterfront areas for water-dependent and coastal-compatible commercial services that support public access and recreational boating.

The proposed use consisting of commercial recreational uses with administrative offices and marina-related facilities for boat rental and charter boat operations will be housed within an existing commercial building that is currently being used by the City to lease and manage boat slips and their associated marina related businesses. The proposed use is in conformity with the General Plan land use designation of Coastal Commercial (CC) which allows all CC-3 commercial uses, which include conditionally permitting "commercial recreational uses, offices, and marina related facilities". The proposed use, as conditioned, will comply with RBMC Parking requirements. The commercial recreational use consisting of office space and marina-related facilities (15 slips and docks), as conditioned, will not generate excessive noise, and will be in conformity with City's Noise Element and RBMC Noise requirements.

- 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 has adequate access to public streets capable of supporting the traffic generated by the proposed use. It is accessible via two-way traffic flow from Torrance Boulevard to the south, an east-west arterial with existing pedestrian sidewalks on both sides. The site also has direct access from Harbor Drive to the north, a north-south roadway with a posted speed limit of 30 miles per hour and sidewalks on both sides. These streets provide sufficient width, pavement, and pedestrian infrastructure to accommodate both vehicular and pedestrian traffic associated with the commercial recreational use inclusive of office and marina-related facilities.

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

The proposed use involves the continued operation of commercial recreational uses inclusive of office and marina-related facilities associated boat rental and charter boat activities where they have previously operated alongside other marina-related facilities. The subject site is located within a highly active and fully operational marina that already supports a variety of boating-related uses and facilities and the applicant is not proposing to expand any physical structures as a part of this proposal. Continued use of the building and associated slips will not introduce any new noise, traffic, parking, or operational impacts beyond those already experienced in the area.

- 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.

The project involves no new construction, intensification, or site alterations, and existing conditions such as setbacks, access, landscaping, and circulation already conform to applicable standards. No new fences, walls, or off-street loading facilities are required, and no street dedications are triggered. Signage will be reviewed under a separate permit in compliance with City regulations.

The continued use of the site for charter and rental boat operations presents no new impacts related to noise, odor, or vibration, and remains subject to existing City ordinances and oversight by the Harbor Master and Coast Guard.

Overall, the project supports orderly development consistent with the Zoning Code and Coastal Land Use Plan, enhances administrative clarity, and maintains compatibility with existing waterfront uses—therefore requiring no additional conditions to ensure public safety and welfare.

NOW, THEREFORE, THE HARBOR COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That based on the above findings, the Harbor Commission does hereby approve the Exemption Declaration and grant the Conditional Use Permit and Coastal Development Permit pursuant to the plans and applications considered by the Harbor Commission at its meeting of the 9th day of June, 2025.

Section 2. These permits shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is for the operation of commercial recreational uses with administrative offices and marina-related facilities for boat rental and charter boat operations.
2. The Community Development Department and Waterfront and Economic Development Department are authorized to approve minor changes.
3. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Harbor Commission for a decision prior to the issuance of permits. The decision of the Harbor Commission is conclusive and final.
4. The Harbor 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.
5. The applicant(s) shall obtain all necessary permits and licenses including, but not limited to Health, Building, Alcoholic Beverage Control, Business and Entertainment prior to commencement of operations.
6. The applicant shall hold the City harmless from any damage which may result from blowing sand and/or storm water.
7. The Charter boat operations shall involve vessels operated by a professional captain and rental boat operations shall involve vessels rented to customers for self-operation.
8. All charter and rental operations shall comply with City ordinances regulating noise and nuisance activities, operators shall also comply with all applicable Harbor Master and U.S. Coast Guard regulations.
9. The combined number of slips and docks related to rental and charter uses shall not exceed 15 at any given time.
10. This permit may be modified or revoked by the City in accordance with applicable procedures if the use is found to be non-compliant with the approved conditions, or if adverse impacts on the public health, safety, or welfare are identified.
11. No physical expansion of the marina office and increase in number of slips are authorized without an amendment to this Conditional Use Permit.
12. The City reserves the right to require an individual operator to obtain a separate Conditional Use Permit based on potential impacts or a significant increase in intensity if necessary.

Section 3. That the approved Conditional Use Permit shall become null and void if not vested within 36 months after the Harbor 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 Harbor Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Harbor Commission.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2025.

Harbor Commission Chair
City of Redondo Beach

ATTEST:

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

I, Greg Kapovich, Waterfront and Economic Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2025-06-HCR-XX was duly passed, approved and adopted by the Harbor Commission of the City of Redondo Beach, California, at a regular meeting of said Harbor Commission held on the 9th day of June, 2025, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Greg Kapovich
Waterfront & Economic Development Director

APPROVED AS TO FORM:

City Attorney's Office