

CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

APPLICATION FOR CONDITIONAL USE PERMIT

FEE: \$3,208

1. PURPOSE:

The purpose of the Conditional Use Permit process is to review certain uses possessing unique characteristics to ensure that the establishment or significant alteration of those uses will not adversely affect surrounding uses and properties nor disrupt the orderly development of the community; that the proposed use is in the best interest of the public health, safety and welfare of the community; and that it is in accordance with the goals and objectives of the City's General Plan.

In order to ascertain whether an intended use is compatible with other existing and permitted uses, the Planning Commission/Harbor Commission must review a complete application. The Commission is wholly dependent on the applicant to provide all information necessary to enable the Commission to reach an informed decision. An application must contain all information, either written or graphic, necessary for the Commission to determine that the proposed project will be consistent with the Redondo Beach General Plan, the Municipal Code, and the policies of the Commission, and will be generally compatible with the surrounding area and free from unacceptable adverse impacts. Conversely, a vague, sketchy, incomplete or non-specific application will make it difficult for the Commission to approve the request.

2. INSTRUCTIONS FOR FILING:

a. Application Form

- 1) All information in this application shall be typed or legibly printed.
- 2) Give full and complete answers to all questions.
- 3) If necessary, attach extra sheets to answer questions fully.

b. Application Fee

At the time of filing the application fee is required.

c. Attachments

Twenty-five (25) complete copies and two (2) complete sets of reproducible Conceptual Drawings, as set forth in the attached *Instructions for Graphic Portions*, **must** accompany this application at the time of filing. All plans shall be folded to 8½" X 11" size. An electronic version (PDF) of drawings must accompany the submittal.

- *d. *Low Impact Development (LID)* - IF REQUIRED A copy of the LID approved by the City's Engineering Division must accompany this application at the time of the filing, if the project is considered a "Priority Project" as defined by the City's NPDES Permit. (Attached to this application is a Storm Water Program Planning Checklist, which will determine if the project is a "Priority Project").

3. REPRESENTATION:

THE APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING TO ANSWER ANY QUESTIONS THE PLANNING COMMISSION/HARBOR COMMISSION MAY WISH TO ASK PERTAINING TO THIS REQUEST. FAILURE TO APPEAR AT THE PUBLIC HEARING, UNLESS THE COMMISSION RECEIVES WRITTEN NOTIFICATION FROM THE APPLICANT PRIOR TO SAID HEARING, MAY CONSTITUTE GROUNDS FOR DENIAL OF THE REQUEST.

4. LIMITATIONS:

- a. A Conditional Use Permit shall become null and void unless vested within 36 months after the date of approval.
- b. The applicant must comply with all conditions set forth by the resolution as a result of public hearing by the Planning Commission/Harbor Commission or the City Council. If this is not done, the approval shall be **subject to revocation** pursuant to the provisions of Section 10-2.2506(K) of the Municipal Code.

5. PROCEDURE:

- a. Applications for Conditional Use Permit shall be filed with the Planning Division. Notification of application status (complete or incomplete) will be provided within 30 days of the date of filing. The date of the public hearing will be determined by Planning Division staff after the application status is deemed as complete. Additional time will be required between the application status determination and the date of public hearing where review under the California Environmental Quality Act (CEQA) is required.
- b. Public notification stating the time, place and nature of the application is posted 10 days prior to the public hearing. Included are newspaper publications, signs posted on the subject property, and letters sent by first class mail to property owners within 300 feet of the subject property.
- c. The Planning Commission's/Harbor Commission's decision on this application shall be final and conclusive unless, within 10 days of the date of said decision, a written appeal requesting a public hearing before the City Council is filed with the City Clerk and all required fees for said appeal are paid in full.

INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION

A. INSTRUCTIONS FOR PREPARATION

(All plans must be drawn to scale and fully dimensioned.)

- a. A site plan, floor plan, and elevations of the project drawn to scale and dimensioned, graphically representing the proposed development or changes in existing conditions contemplated by the applicant, **must be submitted with the application at the time of filing**. Otherwise, the application will not be accepted until such time as the site plan, floor plan, and elevation plans are completed and provided.
- b. **Size:** 8½" X 11 up to 18" X 24". Larger sizes must be approved by the Planning Division.
- c. **Scale:** Preferably at least 1/8" =1'. Larger scales up to 1/4"=1' may be used to show development on small lots. Scale used must be sufficiently large to be clearly legible and show project details.
- d. **Contents:**
 - 1) North arrow.
 - 2) Title block (showing the address of subject property, name and address of person who prepared the map, scale of map, and date).
 - 3) All boundary lines of subject property fully dimensioned, showing the name and location of abutting streets.
 - 4) Existing topography and proposed grading.
 - 5) Existing trees with a trunk diameter of six inches (6") or greater.
 - 6) All buildings and structures, and the uses within each room.
 - 7) Improvements in the public right of way, including location of sidewalk, parkway, curb, gutter, street width to centerline, and dedications.
 - 8) Exterior lighting.
 - 9) Easements.
 - 10) Off-street parking areas, including the stall striping, aisles, and driveways.
 - 11) Setbacks and spaces between buildings.
 - 12) Walls, fences, and landscaping and their location, height, and materials.
 - 13) Landscaping areas.
 - 14) Trash and recycling facilities.
 - 15) The architectural elevations of all sides of all structures depicting design, color, materials, textures, ornaments, or other architectural features.
 - 16) The location, dimensions, and design of all signs.
 - 17) A section of the building as it relates to the existing topography and proposed grading where the slope of the site is greater than four (4) feet.
 - 18) Such other data as may be required to demonstrate that the project meets the criteria of Section 10-2.2506(B) of Chapter 2, Title 10 of the Redondo Beach Municipal Code.

B. OTHER EXHIBITS:

Additional graphic materials to illustrate the project are always helpful to the Planning Commission and Harbor Commission, and are suggested as exhibits to accompany this application. Typical exhibits are: photographs, renderings, color and materials board, and models. An electronic version (PDF) of drawings must accompany the submittal.

CITY OF REDONDO BEACH
PLANNING DIVISION

APPLICATION NO.

DATE REVIEWED:

APPLICATION FOR CONDITIONAL USE PERMIT

Application is hereby made to the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 or Section 10-5.2506 of Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 2701 182nd Street, Redondo Beach, CA 90278	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: MR 15-21-22 3.74 ACSUNSOLD POR OF 16.94 MORE OR LESS ACS POR OF LOT 7 LOT: 7 BLOCK: TRACT: AIN: 4082-020-033	ZONING: R-1
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE) SITE SIZE (SQ. FT.): 737,470.8 GROSS FLOOR AREA (SQ. FT.) 1,892 FLOOR AREA RATIO: 0.003	
	RECORDED OWNER'S NAME: Doug Hardenbrook SCI California Funeral Services DBA Pacific Crest Cemetery MAILING ADDRESS: 2701 182nd Street, Redondo Beach, CA 90278 TELEPHONE: (818) 263 - 1509	AUTHORIZED AGENT'S NAME & EMAIL: Korissa Eldredge korissa.eldredge@lcsdev.org MAILING ADDRESS: 4216 W 7th Ave, Unit F, Eugene, OR 97402 TELEPHONE: (541) 735 - 0460
	APPLICANT'S NAME: Landmark Control Services, Inc. MAILING ADDRESS: 897 Ames Ave, Milpitas, CA 95035 TELEPHONE: (541) 735 - 0460	PROJECT ARCHITECT/FIRM/PRINCIPAL: Gralund Engineering MAILING ADDRESS: 1213 Forest Drive, Riverton, WY 82501 TELEPHONE: (307) 463-0431 LICENSE NO. C-90297
	B	REQUEST
The applicant requests a Conditional Use Permit to use the above described property for the following purposes: To design and construct a new 1,892 sf concrete cast-in-place mausoleum structure with a 383 sf interior room for internment of urns containing ashes of human remains. The remainder of the building to have openings that will be sealed by granite shutters containing caskets or urns with human remains. Structure is located in an existing cemetery.		

C **SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.

1. Describe existing site improvements and their present use. If vacant, please specify.

Current use is as a cemetery for entombment of human remains, whether cremated or casket.

2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)

The new mausoleum will be located near existing mausoleums and near the Eastern property line. The mausoleum will be placed East to West. The new building will lie back from the public right-of-ways and will utilize the cemetery roads for parking. One ADA drop off spot will be added near the West end of the new building. New landscaping will be consistent with the existing cemetery landscape. A variance application will be submitted at the same time of this CUP requesting a reduced side setback along the Eastern property line. There are no easements in the area of work.

3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.

The main entrance to the cemetery lies on 182nd Street, which is roughly 36' wide. A secondary entrance is on Inglewood Avenue, which is roughly 40' wide.

4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.

The new mausoleum serves the same purpose as its adjoining buildings, which are also mausoleums. Development on an existing cemetery allows the neighborhood and its future development to grow and hold more people that were a part of the community.

5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.

The intent of the Redondo Beach General Plan in this area is cemetery development. The proposed use of the mausoleum to hold urns and caskets falls under cemetery development.

D It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.

NAME	ADDRESS	LOT	BLOCK	TRACT

OWNER'S AFFIDAVIT

Project address: 2701 182nd Street, Redondo Beach, CA 90278

Project description: Construction of a new 1,892 sf concrete cast-in-place mausoleum structure with a 383 sf interior room for interment of urns containing ashes of human remains. The remainder of the building to have openings that will be sealed by granite shutters containing caskets or urns with human remains. Structure is located in an existing cemetery.

I (We) Korissa Eldredge, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s):

[Signature]

**please see
attached letter
of authorization*

Address:

4216 W. 7th Ave. Unit F
Eugene, OR 97402

Phone No. (Res.)

(Bus.) 541-735-0400

Subscribed and sworn to (or affirmed) before me this 28th day of February, 2025
by Korissa Eldredge, proved to me on the basis of satisfactory

evidence to be the person(s) who appeared before me.

[Signature]
FILING CLERK OF NOTARY PUBLIC

State of Oregon)
County of Lane) ss

Seal



APPLICATION FOR PLANNING COMMISSION DESIGN REVIEW

FEES:

Multi-Family Residential	\$3,215
<i>(Fee waived if in conjunction with a CUP application for multi-family or condominium development)</i>	
Non-Residential – Under 10,000 sq. ft. of floor area.....	\$3,215
Non-Residential – 10,000-49,000 sq. ft.....	\$12,900
Non-Residential – 50,000 sq. ft. and greater.....	\$25,900
Additions and/or Signs.....	\$1,145
<i>(Fee waived for signs in conjunction with an application for a CUP)</i>	

1. PURPOSE:

The purpose of the Planning Commission Design Review process is to ensure compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of developments in the community. It shall be the responsibility of the Planning Commission when considering this application, that the proposed project design on a particular site is compatible with the surrounding area; is in the best interest of the public health, safety and welfare of the community; and that it is in accordance with the goals and objectives of the General Plan.

In order to ascertain whether a proposed development is compatible with other existing and permitted developments, the Planning Commission must review a

complete application. The Commission is wholly dependent on the applicant to provide all information necessary to enable the Commission to reach an informed decision. An application must contain all information, either written or graphic, necessary for the Commission to determine that the proposed project will be consistent with the Redondo Beach General Plan, the Municipal Code, and the policies of the Commission, and will be generally compatible with the surrounding area and free from unacceptable adverse impacts. Conversely, a vague, sketchy, incomplete or non-specific application will make it difficult for the Commission to approve the request.

2. INSTRUCTIONS FOR FILING:

a. Application Form

- 1) All information in this application shall be typed or legibly printed.
- 2) Give full and complete answers to all questions.
- 3) If necessary, attach extra sheets to answer questions fully.

b. Application Fee

The applicable fee is due at the time of filing the application (Note: Fee waived for new projects when in conjunction with an application for a Conditional Use Permit for a Condominium or multi-family residential project).

c. Attachments Required

Two (2) complete sets of full-scale Conceptual Drawings and 25 complete copies of reduced Conceptual Drawings, as set forth in the attached *Instructions for Graphic Portions*, **must** accompany this application at the time of filing. All plans shall be folded to 8 ½" X 11" size. An electronic version (PDF) of drawings must accompany the submittal.

*d. Low Impact Development (LID)

IF REQUIRED A copy of the LID approved by the City's Engineering Division must accompany this application at the time of the filing, if the project is considered a "Priority Project" as defined by the City's NPDES Permit. (Attached to this application is a Storm Water Program Planning Checklist, which will determine if the project is a "Priority Project").

3. REPRESENTATION:

THE APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING TO ANSWER ANY QUESTIONS THE PLANNING COMMISSION MAY WISH TO ASK PERTAINING TO THIS REQUEST. FAILURE TO APPEAR AT THE PUBLIC HEARING, UNLESS THE PLANNING COMMISSION RECEIVES WRITTEN NOTIFICATION FROM THE APPLICANT PRIOR TO SAID HEARING, MAY CONSTITUTE GROUNDS FOR DENIAL OF THE REQUEST.

4. LIMITATIONS:

- a. An approval granted pursuant to Planning Commission Design Review shall become null and void unless vested within 36 months after the date of approval.
- b. The applicant must comply with all conditions set forth by the resolution as a result of public hearing by the Planning Commission or the City Council. If this is not done, the approval shall be **subject to revocation** pursuant to the provisions of Sections 10-2.2502(K) and 10-2.2506(K) of the Municipal Code.

5. PROCEDURE:

- a. Applications for Planning Commission Design Review shall be filed with the Planning Division approximately 30 days prior to the date of the public hearing (verify the exact filing deadline with the Planning Division). Additional time will be required between the filing date and the date of public hearing where review under the California Environmental Quality Act (CEQA) is required.
- b. Public notification stating the time, place and nature of the application is posted 10 days prior to the public hearing. Included are newspaper publications, signs posted on the subject property, and letters sent by first class mail to property owners within 300 feet of the subject property.
- c. The Planning Commission's decision on this application shall be final and conclusive unless, within 10 days of the date of said decision, a written appeal requesting a public hearing before the City Council is filed with the City Clerk and all required fees for said appeal are paid in full.

INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION

A. INSTRUCTIONS FOR PREPARATION

(All plans must be drawn to scale and fully dimensioned)

- a. A site plan, floor plan, and elevations of the project drawn to scale and dimensioned, graphically representing the proposed development or changes in existing conditions contemplated by the applicant, **must be submitted with the application at the time of filing**. Otherwise, the application will not be accepted until such time as the site plan, floor plan, and elevation plans are completed and provided.
- b. **Size:** 2 sets up to 18" X 24" and 25 sets up to 11" x 17." Larger sizes must be approved by the Planning Division
- c. **Scale:** Preferably 1/8" =1'. Larger scales up to 1/4"=1' may be used to show development on small lots. Scale used must be sufficiently large to be clearly legible and show project details.
- d. **Contents:**
 - 1) North arrow.
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 - 3) All boundary lines of subject property fully dimensioned, showing the name and location of abutting streets.
 - 4) Existing topography and proposed grading.
 - 5) Existing trees with a trunk diameter of six inches (6") or greater.
 - 6) All buildings and structures, and the uses within each room.
 - 7) Improvements in the public right of way, including location of sidewalk, parkway, curb, gutter, street width to centerline, and dedications.
 - 8) Exterior lighting.
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 - 13) Landscaping areas.
 - 14) Trash and recycling facilities.
 - 15) The architectural elevations of all sides of all structures depicting design, color, materials, textures, ornaments, or other architectural features.
 - 16) The location, dimensions, and design of all signs.
 - 17) A section of the building as it relates to the existing topography and proposed grading where the slope of the site is greater than four (4) feet.
 - 18) Such other data as may be required to demonstrate that the project meets the criteria of Section 10-2.2502(B) of Chapter 2, Title 10 of the Redondo Beach Municipal Code

B. OTHER EXHIBITS:

Additional graphic materials to illustrate the project are always helpful to the Planning Commission and Harbor Commission, and are suggested as exhibits to accompany this application. Typical exhibits are: photographs, renderings, color and materials board, and models. An electronic version (PDF) of drawings must accompany the submittal.

CITY OF REDONDO BEACH
PLANNING DIVISION

APPLICATION NO.

DATE RECEIVED:

APPLICATION FOR PLANNING COMMISSION DESIGN REVIEW

Application is hereby made to the Planning Commission of the City of Redondo Beach, for Planning Commission Review, pursuant to Section 10-2.2502 or Section 10-5.2502, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 2701 182nd Street, Redondo Beach, CA 90278	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: MR 15-21-22 3.74 ACSUNSOLD POR OF 16.94 MORE OR LESS ACS POR OF LOT 7 LOT: 7 BLOCK: TRACT: AIN: 4082-020-033	ZONING: R-1
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE) SITE SIZE (SQ. FT.): 737,470.8 GROSS FLOOR AREA (SQ. FT.): 1,892 FLOOR AREA RATIO: 0.003	
	RECORDED OWNER'S NAME: Doug Hardenbrook SCI California Funeral Services DBA Pacific Crest Cemetery MAILING ADDRESS: 2701 182nd Street, Redondo Beach, CA 90278 TELEPHONE: (818) 263 - 1509	AUTHORIZED AGENT'S NAME: Korissa Eldredge MAILING ADDRESS: 4216 W 7th Ave, Unit F, Eugene, OR 97402 TELEPHONE: (541) 735 - 0460
	APPLICANT'S NAME & EMAIL: Landmark Control Services korissa.eldredge@lcsdev.org MAILING ADDRESS: 897 Ames Ave, Milpitas, CA 95035 TELEPHONE: (541) 735 - 0460	PROJECT ARCHITECT: Gralund Engineering MAILING ADDRESS: 1213 Forest Drive, Riverton, WY 82501 TELEPHONE: (307) 463-0431 LICENSE NO. C-90297
B	REQUEST	
	The applicant requests a Planning Commission Design Review to use the above described property for the following purposes: To design and construct a new 1,892 sf concrete cast-in-place mausoleum structure with a 383 sf interior room for internment of urns containing ashes of human remains. The remainder of the building to have openings that will be sealed by granite shutters containing caskets or urns with human remains. Structure is located in an existing cemetery.	

	4. Describe how the overall design is compatible with the neighborhood and in harmony with the scale and bulk of surrounding properties. The mausoleum will be constructed of materials and finishes that match closely to the existing mausoleums by it on the cemetery. The mausoleum will be one story and similar height as the adjoining existing mausoleum.
	5. Describe how the design of buildings and structures avoids the appearance of flat facades or boxlike construction. The facade at the entrance protrudes out from the sides of the building in a trapezoidal shape to avoid a flat and boxlike appearance.
	6. SIGNS: Indicate how the size, shape, color, materials, illumination, and placement of signs if harmonious and in scale with the building and surrounding area, and avoids needless repetition or proliferation of signs or any adverse impacts on surrounding properties. There is one sign on the project. This sign is an ADA compliant passenger loading zone sign that will be located near the loading zone spot.

D It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the proposed project. Use reverse side of this sheet if more space is needed.

[illegible]

OWNER'S AFFIDAVIT

Project address: 2701 182nd Street, Redondo Beach, CA 90278

Project description: Construction of a new 1,892 sf concrete cast-in-place mausoleum structure with a 383 sf interior room for interment of urns containing ashes of human remains. The remainder of the building to have openings that will be sealed by granite shutters containing caskets or urns with human remains. Structure is located in an existing cemetery.

I (We) Korissa Eldredge, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s):

[Signature]

**please see
attached letter
of authorization*

Address:

4216 W. 7th Ave. Unit F
Eugene, OR 97402

Phone No. (Res.)

(Bus.) 541-735-0400

Subscribed and sworn to (or affirmed) before me this 28th day of February, 2025
by Korissa Eldredge, proved to me on the basis of satisfactory

evidence to be the person(s) who appeared before me.

[Signature]
FILING CLERK OF NOTARY PUBLIC

State of Oregon)
County of Lane) ss

Seal

