

**RESOLUTION NO. 2024-12-PCR-\*\***

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A MASSAGE BUSINESS IN AN APPROXIMATELY 2,630 SQUARE FOOT TENANT SPACE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 409 N. PACIFIC COAST HIGHWAY, SUITE #100 IN A COMMERCIAL (C-2A) ZONE. (CASE NO. PCUP2024-1667)**

WHEREAS, an application was filed on behalf of the owner of property located at 409 N. Pacific Coast Highway for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a massage business on property located within the Commercial (C-2A) zone; and

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 ordinance 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, after noticing the project pursuant to the City's noticing requirements, no comments were received on the project from either adjacent businesses and residences; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 19th day of December, 2024 with respect thereto.

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

1. In accordance with Section 10-2.620 of the Redondo Beach Municipal Code, the massage business use, is a conditionally permitted use within the Commercial (C-2) zone and subject to additional regulations pursuant to Redondo Beach Municipal Code Section 10-2.1628 Massage Businesses.
  - a. Massage businesses shall comply with all provisions of Title 6, Chapter 2 of this code.
    - i. *The massage business will be required to obtain all certificates and licenses required by the State and City of Redondo Beach before being issued a valid business license to operate the business in the City as defined in Title 6 Chapter 2 (Massage/Bodyworks Businesses) of this code. The City's business license application process requires that the business*

*owner provide State Certification verification, general business information, corporate information, and a signed statement of conduct for all employees and contractors related to the business, and inspection processes.*

- b.** Massage business owners shall obtain and maintain compliance of all permits required by the County of Los Angeles, Department of Public Health.
    - i.* *The massage business will be required to obtain and maintain compliance of all permits required by the County of Los Angeles, Department of Health prior to the issuance of their Business License and all annual renewals.*
  - c.** No massage business may be operated from a location where illegal activity has occurred within three years of submission of an application for a massage business at that location.
    - i.* *This site has no history of infractions or illegal activity within the last three years of submission of an application at 409 N. Pacific Coast Highway, this criterion has been met. This information was provided by the City of Redondo Beach Police Department.*
  - d.** Massage establishment owner(s) must submit proof of a valid business registration certificate or proof of consideration of such a certificate is in process.
    - i.* *The massage establishment owners have begun the process for business registration with the City of Redondo Beach, this criterion has been met.*
  - e.** The minimum separation between site boundaries of properties containing massage businesses shall be 1,000 feet, except that this standard may be waived by the decision-making body upon finding that the addition of the massage business will not contribute to or create a blighting influence in its vicinity.
    - i.* *The proposed business has been mapped and is currently outside of the 1,000 feet buffer to the nearest other massage business.*
  - f.** Alcohol shall not be sold, consumed or purchased in any massage business.
    - i.* *The business does not propose any alcohol consumption or sales, this criterion has been met.*
  - g.** Condoms shall not be sold or purchased in any massage business.
    - i.* *The business does not propose any retail sales, including the retail sales of condoms, as such this criterion has been met.*
2. In accordance with Section 10-2.1628(c) of the Redondo Beach Municipal Code, approval of the Conditional Use Permit is in accord 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.

- i. The proposed personal improvement service is not located within the Artesia and Aviation Corridors Area Plan. The massage business use will be housed within an existing commercial building previously used by commercial tenants. The proposed use is in conformity with the General Plan land use designation of Commercial (C-2) which allows all C-2 commercial uses, which include “personal services and similar uses”. Additionally, the parking spaces provided comply with the minimum number required by code.*
- 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.
  - i. The site is directly adjacent to a signalized intersection at N. Pacific Coast Highway, a major arterial street, and Carnelian Street. The access to the subject property is available on N. Pacific Coast Highway or Carnelian Street. However, traffic moving northbound on Pacific Coast Highway must use the accessway off Carnelian Street as turns into the plaza from N. Pacific Coast Highway is not allowed when moving northbound. The existing driveways on N. Pacific Coast Highway and Carnelian Street complies with RBMC driveway standards. Pedestrian access is also provided by an existing ADA compliant walkway from the public sidewalk on N. Pacific Coast Highway and Carnelian Street.*
- c. The proposed use shall have no adverse effect on abutting property or the permitted use thereof.
  - i. The massage business will operate within an existing tenant space with a use that is inherently silent due to the peaceful atmosphere of the business. Additionally, there is an approximate 90-foot distance to the adjacent residentially zoned properties which will further mitigate any potential noise impacts. Adequate parking exists on site for the proposed massage business use and no other exterior changes are planned.*
- 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:

- i. Additional setbacks, open spaces, and buffers;  
*The existing rear setback complies with applicable RBMC development standards as the adjacent uses west of the site are residentially zoned.*
- ii. Provision of fences and walls;  
*Not applicable. No new fences or walls are proposed as a part of this project scope.*
- iii. Street dedications and improvements, including service roads and alleys;  
*A change in use does not trigger street dedications. The existing right-of-way is 80'. If redevelopment were to occur at the subject property an additional 10' dedication would be required of the project. Improvements along the frontage of the subject property (Pacific Coast Highway) are consistent with Caltrans standards.*
- iv. The control of vehicular ingress, egress, and circulation;  
*The existing two-way access driveway complies with Zoning Ordinance and Public Works standards.*
- v. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;  
*Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.*
- vi. Provision of landscaping and the maintenance thereof;  
*Existing compliant landscaping to remain.*
- vii. The regulation of noise, vibration, odor and the like;  
*The proposed use is entirely indoors and will not produce any excessive noise, vibration, or odor.*
- viii. Requirements for off-street loading facilities;  
*As a massage business use with no retail operations, loading facilities can be accommodated by small vans that utilize the immediate adjacent ground floor parking lot.*
- ix. A time period within which the proposed use shall be developed;  
*The proposed tenant improvement will comply with required building construction and inspections days/hours*
- x. Hours of permitted operation and similar restrictions;  
*Hours of operation are proposed to be 10:00AM to 10:00PM with peak hours expected between 1:00PM to 5:00PM. Based on the total number of parking available, there is ample parking during peak times for the proposed use.*

- x. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and

*Not applicable. No billboards are located on this subject property.*

- xii. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter, the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and the General Plan.

*The conditions of approval address all noted issues of concern, namely potential parking and the acquisition of all related certificates and licenses required by the State, County of Los Angeles, and City of Redondo Beach, resulting in a project that is in conformity with the intentions and purposes of the applicable provisions of the City's Zoning Ordinance and its General Plan.*

*Additionally, the project is consistent with the Comprehensive General Plan of the City. Policy 1.3.1 of the Land Use Element allows for the development of commercial services which provide for the needs of current and future residents. The massage business will be of service to local residents. No additional buffers or setbacks are warranted as the use is not expected to produce additional noise and there is an existing 90-foot setback from the adjacent residential uses to the west. No dedications or easements are required. No new fences or walls are required. Proposed signage shall require a separate permit and shall be consistent with the Sign Regulations Criteria in Section 10-2.1802. No new landscaping is required. As conditioned, the massage business use is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No loading facilities are necessary for the proposed massage business use. Additional conditions of approval have been added that require the following:*

- That the business obtains all necessary licenses from the State of California, County of Los Angeles Department of Health, and the City of Redondo Beach, as defined by Title 6, Chapter 2 of the RBMC.*
- That the business be permitted to operate between the hours of 10:00am to 10:00pm, Seven (7) days a week;*

- *Maximum number of eight (8) employees in the massage business at any given time; and*
  - *The use shall occur exclusively within the interior of the tenant space.*
3. The plans, specifications, and drawings submitted with the application have been reviewed by the Planning Commission.
  4. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Sections 15301(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA This section exempts projects involving minor interior and exterior alterations of existing structures including interior partitions, plumbing, and electrical, with no expansion, from environmental review. The project does not propose any floor area expansion, and work will be limited to interior renovations within the existing building, consistent with those items specified as exempt under this section.

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

SECTION 1. Based on the above findings, the Planning Commission does hereby approve the California Environmental Quality Act Exemption Declaration and grant the Conditional Use Permit pursuant to the plans, specifications, drawings, and application considered by the Planning Commission at its meeting of the 17<sup>th</sup> day of October, 2024.

SECTION 2. The Conditional Use Permit shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is for massage business on a C-2A Commercial property. The property shall be maintained and operated in substantial compliance with the plans reviewed and approved by the Planning Commission at its meeting on December 19, 2024.
2. The proposed project shall comply with all applicable codes, regulations, and requirements and the applicant shall obtain all necessary permits from the Building Division, Engineering Division, Fire Department, and any other agency with jurisdiction over the improvements to the site.
3. That the business be permitted to operate between the hours of 10:00am to 10:00pm only.
4. That the business shall obtain all necessary licenses from the State of California, the County of Los Angeles Department of Health, and the City of

Redondo Beach, as defined by Title 6, Chapter 2 of the Redondo Beach Municipal Code.

5. That the business shall not be permitted to serve or sell alcohol from the premises.
6. That the business shall not conduct retail sales, inclusive of condoms, from the premises.
7. That the business shall have a maximum number of eight (8) full-time employees at any given time.
8. That the use shall occur exclusively within the interior of the tenant space.
9. The Planning Division shall be authorized to approve minor changes.
10. 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. The decision of the Planning Commission shall be final.
11. 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.
12. In the event that complaints are filed with the City and the City determines that a violation of the City's municipal code has occurred, these entitlements may be brought back to the Planning Commission for additional business operations restrictions up to and including revocation of these entitlements in the event the business is determined to be non-compliant with Title 6 (Businesses, Professions, and Trades) and Title 10 (Planning and Zoning) of this code.

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

SECTION 4. Prior to seeking judicial review of this Resolution, the applicant is required to appeal to the City Council. The applicant has ten (10) days from the date of adoption of this Resolution in which to file an 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 19<sup>th</sup> day of December, 2024.

\_\_\_\_\_  
Chair  
Planning Commission  
City of Redondo Beach

ATTEST:

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

I, Sean Scully, Planning Manager of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2024-12-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 19<sup>th</sup> day of December 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Sean Scully  
Planning Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney's Office