

**CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Thursday, April 17, 2025**

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

**ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER.
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,
EMAIL OR eCOMMENT.**

Planning Commission meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41. Live streams and indexed archives of meetings are available via internet. Visit the City's office website at www.Redondo.org/rbtv.

TO WATCH MEETING LIVE ON CITY'S WEBSITE:

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*Click "In Progress" hyperlink under Video section of meeting

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TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

https://us02web.zoom.us/webinar/register/WN_1gBen3psRfeZixkxsg3onA#/registration

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:

Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under

the relevant agenda item. Planning.Redondo@redondo.org

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG

D. APPROVE ORDER OF AGENDA

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

E.1. [RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda](#)

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

F.1. [APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF APRIL 11, 2025](#)

F.2. [APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 16, 2024 AND JUNE 20, 2024.](#)

G. EXCLUDED CONSENT CALENDAR ITEMS

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

H.1. [RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS](#)

I. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.

J. PUBLIC HEARINGS

J.1. [Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of an animal grooming business in an approximately 950 square foot tenant space within an existing multi-tenant commercial building on property located at 1300 S. Pacific Coast Highway #105 in a Commercial \(C-2-PD\)](#)

zone.

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Adopt the attached resolution by title only, waiving further reading:

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 AN ANIMAL GROOMING BUSINESS WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN THE COMMERCIAL (C-2-PD) ZONE AT 1300 S. PACIFIC COAST HIGHWAY #105 (CASE NO. 2025-0010)

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

O. ADJOURNMENT

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on May 15, 2025, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the City Clerk.



Administrative Report

E.1., File # PC25-0535

Meeting Date: 4/17/2025

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda



Administrative Report

F.1., File # PC25-0536

Meeting Date: 4/17/2025

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF
APRIL 11, 2025



Community Development
Planning Division

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

tel 310 318-0637
fax 310 372-8021

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

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body	Planning Commission
Posting Type	Regular Meeting Agenda
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ Bulletin Board Adjacent to Council Chambers ✓ City Clerk's Office, Door 1
Meeting Date & Time	Thursday April 17, 2025 6:30 p.m.

As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Daisy Canales, Planning Technician

Date: April 11, 2025



Administrative Report

F.2., File # PC25-0537

Meeting Date: 4/17/2025

TITLE

APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 16, 2024 AND JUNE 20, 2024.

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach Planning Commission was called to order by Chair Hazeltine at 6:30 PM, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, and teleconference.

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine

Commissioners Absent: None

Officials Present: Marc Wiener, Community Development Director
Sean Scully, Planning Manager
Cheryl Park, Assistant City Attorney
Victoria Banfield, Associate Planner
Jamal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Chair Hazeltine led the Commissioners in a Salute to the Flag.

Chair Hazeltine introduced the new video personnel and Community Development Director Wiener.

Community Development Director Wiener introduced himself.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Lamb, seconded by Commissioner Conroy, to move Agenda Item M.1. prior to Agenda Item E. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: None

AGENDA ITEM M.1. MOVED OUT OF ORDER

M.1. PRESENTATION AND DISCUSSION ON EX PARTE COMMUNICATIONS IN THE PUBLIC HEARING CONTENT

Assistant City Attorney Park provided the staff presentation regarding Ex Parte Communication in the public hearing context. The PowerPoint presentation included the following details:

- Agenda
- Ex Parte Communication Definition
- Due Process: Procedural Requirements Means
- Fair and Impartial Decision Maker
- Disclosure of Ex Parte Communications
- Final Considerations

Discussion ensued regarding an ex parte communication policy, due process requirements, and disclosures.

Assistant City Attorney Park answered the Commissioners' questions and provided clarification.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

None.

F. CONSENT CALENDAR

Chair Hazeltine opened the floor to public comments.

Staff confirmed there were no eComments or Public Comments.

Seeing no requests to speak, Chair Hazeltine closed the floor to public comments.

Motion by Commissioner Craig, seconded by Commissioner Gaddis, to approve the Consent Calendar Items. Motion carried.

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine

NOES: None

ABSENT: None

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF MAY 16, 2024

F.2. APPROVE THE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETINGS OF OCTOBER 19, 2023

G. EXCLUDED CONSENT CALENDAR ITEMS

None.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Chair Hazeltine opened the floor to public comments.

1. Sue Brennan spoke regarding housing and expressed concern regarding housing project, Silver Spur Canyon Project, a "builders remedy project". Asked for the

support of the Commission to oppose a large residential project, over 400 residential units.

Staff confirmed there were no additional eComments or Public Comments.

Seeing no additional requests to speak, Chair Hazeltine closed the floor to public comments.

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

None.

I. EX-PARTE COMMUNICATION

Secretary Lamb announced she spoke with Chair Hazeltine regarding the items on tonight's agenda.

Commissioner Conroy announced he spoke with Councilmember Nehrenheim regarding the Planning Commission agenda.

Chair Hazeltine announced she spoke with Secretary Lamb regarding the items on tonight's agenda.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF AN ANIMAL GROOMING BUSINESS IN AN APPROXIMATELY 2,025 SQUARE FOOT TENANT SPACE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 1886 ½ S. PACIFIC COAST HIGHWAY IN A MIXED-USE (MU-3A) ZONE

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine

NOES: None

ABSENT: None

Chair Hazeltine administered the Audience Oath for individuals wishing to address the Planning Commission on the following Public Hearing.

Associate Planner Banfield provided the staff presentation regarding the Exemption Declaration and Conditional Use Permit for property located at 1886 ½ S. Pacific Coast Highway. The PowerPoint presentation included the following details:

- Subject Site
- Proposed Project

- Parking
- Noise
- Odor/Waster Disposal
- Conditional Use Permit
- Staff Recommendation

Chair Hazeltine opened the floor to public comments.

1. Dave O'Connell, broker for applicant, spoke in support of the project.
2. Boden, applicant, spoke regarding the Animal Grooming business.

Secretary Lamb asked for clarification regarding the acoustical analysis.

Dave O'Connell, broker for applicant, spoke regarding proposed plan to meeting the acoustical analysis requirements.

Planning Manager Scully and Associate Planner Banfield spoke regarding requirements for the acoustical analysis.

Commissioner Light asked for clarification regarding parking requirements.

Associate Planner Banfield spoke regarding zoning code and parking study related to the parking.

Commissioner Gaddis asked how the monitoring for odor/waste is determined/conducted.

Associate Planner Banfield stated the periodic monitoring is not specified.

Jake Albright, Director of Real Estate, spoke regarding odor/water disposal and stated there is an hourly check.

Discussion ensued regarding odor/waste disposal, day porter services, requirements, and designated areas, audits of franchises, pre-packaged treats, bathing tubs, and acoustical analysis.

Jake Albright, Director of Real Estate, answered the Commissioners' questions and provided clarification.

Secretary Lamb asked how the ratio of commercial business types are determined.

Planning Manager Scully stated it is up to the market unless there is a specific code or zoning ordinance that requires it.

Staff confirmed there were no eComments or no additional Public Comments.

Seeing no additional requests to speak, Chair Hazeltine closed the floor to public comments.

Motion by Commissioner Conroy, seconded by Commissioner Gaddis, to close the Public Hearing. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine
NOES: None
ABSENT: None

Chair Hazeltine spoke in support of the project.

Motion by Secretary Lamb, seconded by Commissioner Gaddis, to adopt a Resolution entitled 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 an Animal Grooming Business within an Existing Commercial Building Property Located in the Mixed-Use (MU-3A) Zone at 1886 1/2/ S. Pacific Coast Highway (Case No. CUP-2024-03). Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine
NOES: None
ABSENT: None

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

None.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

Community Development Wiener spoke regarding the schedule for the General Plan update.

Brief discussion ensued regarding the deadlines for the adoption of the General Plan, the Planning Commissions role, and Article 27.

M.1. *MOVED OUT OF ORDER AND HEARD PRIOR TO AGENDA ITEM E.*

N. COMMISSION ITEMS AND REFERRALS TO STAFF

None.

O. ADJOURNMENT

Motion by Commissioner Conroy, seconded by Commissioner Gaddis, to adjourn the meeting at 9:07 PM. Motion carried unanimously, with no objection.

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine
NOES: None
ABSENT: None

The next meeting of the Redondo Beach Library Commission will be a Regular Meeting to be held at 6:30 PM on June 20, 2024, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California, and via teleconference.

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

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach Planning Commission was called to order by Chair Hazeltine at 6:30 PM, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, and teleconference.

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine

Commissioners Absent: None

Officials Present: Marc Wiener, Community Development Director
Sean Scully, Planning Manager
Cheryl Park, Assistant City Attorney
Jamal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Chair Hazeltine led the Commissioners in a Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to move approve order of agenda. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: None

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Motion by Commissioner Gaddis, seconded by Commissioner Boswell to receive and file Blue Folder Items. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine

NOES: None

ABSENT: None

F. CONSENT CALENDAR

Chair Hazeltine opened the floor to public comments.

Staff confirmed there were no eComments or Public Comments.

Seeing no requests to speak, Chair Hazeltine closed the floor to public comments.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to approve the Consent Calendar Items. Motion carried.

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine

NOES: None

ABSENT: None

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF JUNE 20, 2024

G. EXCLUDED CONSENT CALENDAR ITEMS

None.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Chair Hazeltine opened the floor to public comments.

1. Jim Mueller expressed concern regarding vacant properties in his neighborhood.

Staff confirmed there were no additional eComments or Public Comments.

Seeing no additional requests to speak, Chair Hazeltine closed the floor to public comments.

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

Motion by Commissioner Gaddis, seconded by Secretary Lamb, to receive and file submitted public comment by Jim Mueller. Motion carried.

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine

NOES: None

ABSENT: None

Brief discussion ensued regarding the location of the vacant properties.

I. EX-PARTE COMMUNICATION

None.

J. PUBLIC HEARINGS

None.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

None.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. OVERVIEW OF THE DRAFT GENERAL PLAN UPDATE AND ASSOCIATED ZONING ORDINANCE AMENDMENTS

Community Development Director Wiener and Planning Manager Scully provided the staff presentation regarding the overview of the draft General Plan update and ordinance amendments. The PowerPoint presentation included the following details:

- What is the General Plan?
- Elements Being Updated
- How Housing Element Affect General Plan Update
- RHNA Sites
- Housing Element
- Project Schedule
- General Plan Update – GPAC
- Special Policy Areas
- Zoning Ordinance Amendments
- Staff Recommendation

Secretary Lamb briefly spoke regarding RHNA sites in the City of Redondo Beach.

Chair Hazeltine opened the floor to public comments.

Staff confirmed there were no eComments or Public Comments.

Seeing no requests to speak, Chair Hazeltine closed the floor to public comments.

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to receive and file the report. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine
NOES: None
ABSENT: None

Secretary Lamb asked for clarification regarding the implementation process of the General Plan Update and policy implementation and spoke regarding 3-D examples related to Floor Area Ratios (FAR).

Community Development Director Wiener spoke regarding policy implementation and process.

Planning Manager Scully spoke regarding implementation measures.

Commissioner Boswell asked for clarification regarding state regulation impacts to the City related to housing and park space.

Community Development Director Wiener spoke regarding state housing priorities and potential park space solutions.

Commissioner Conroy asked for clarification regarding new zoning amendments changes, and the implementation of the updates.

Community Development Director Wiener and Planning Manager Scully spoke regarding zoning ordinance amendments requirements, potential policies, and the implementation process.

Commissioner Light asked for clarification regarding low incoming housing units.

Community Development Director Wiener spoke regarding density bonus incentives, inclusionary housing ordinance, state mandates, and enforcement.

Discussion ensued regarding affordable housing units.

Commissioner Gaddis asked for clarification regarding the changes to the zone map.

Planning Manager Scully spoke regarding the changes to the zone and land use map.

Secretary Lamb spoke regarding overlay zones and design standards.

Commissioner Craig spoke regarding the FAR in commercial.

Chair Hazeltine requested having some visualization examples for the 1.5 FAR to help illustrate the massing of a building with a FAR of 1.5.

Discussion ensued regarding the visualization for the 1.5 FAR within the Artesia and Aviation Corridors, parking, and land use designation changes, court actions, housing element deadlines, GPAC recommendations, and artificial turf.

Community Development Director Wiener and Planning Manager Scully answered the Commissioners' questions and provided clarification.

M. ITEMS FROM STAFF

None.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Conroy asked when GrubHouse would open.

Community Development Director Wiener and Planning Manager Scully provided the status.

O. ADJOURNMENT

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to adjourn the meeting at 8:25 PM. Motion carried unanimously, with no objection.

AYES: Boswell, Conroy, Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine

NOES: None

ABSENT: None

The next meeting of the Redondo Beach Library Commission will be a Regular Meeting to be held at 6:30 PM on July 18, 2024, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California, and via teleconference.

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



Administrative Report

H.1., File # PC25-0538

Meeting Date: 4/17/2025

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



Administrative Report

J.1., File # PC25-0540

Meeting Date: 4/17/2025

TO: PLANNING COMMISSION
FROM: SEAN SCULLY, PLANNING MANAGER

TITLE

Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of an animal grooming business in an approximately 950 square foot tenant space within an existing multi-tenant commercial building on property located at 1300 S. Pacific Coast Highway #105 in a Commercial (C-2-PD) zone.

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Adopt the attached resolution by title only, waiving further reading:

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 AN ANIMAL GROOMING BUSINESS WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN THE COMMERCIAL (C-2-PD) ZONE AT 1300 S. PACIFIC COAST HIGHWAY #105 (CASE NO. 2025-0010)

EXECUTIVE SUMMARY

The applicant is requesting approval of a Conditional Use Permit to allow the operation of an animal grooming business in an approximately 950 square foot tenant space within an existing multi-tenant commercial building. The business is not planning to include retail sales of animal supplies or related items. The animal grooming use requires a Conditional Use Permit per RBMC §10-2.910. Interior tenant improvements are proposed for the new business. No changes to the exterior of the building are proposed.

The proposed animal grooming business will operate by appointment only. Pets arrive at their appointment time and the groomer immediately begins service. Ten minutes before the service is complete, a call or text is sent to the pet owner, and the pet is picked up prior to the next appointment time, to avoid/minimize any overlap of customers. The duration of the appointments are approximately two to four hours. The business will provide a full range of professional pet grooming services to dogs, such as bathing, drying, trimming, nails trims, ear cleaning, and teeth cleaning.

There will be four grooming stations, one bathtub, and one drying station. There will be a maximum of three (3) employees at any given time. The proposed hours of operation will be from 9:00 a.m. to 5:00 p.m. five days a week. It is anticipated that an average of 10 - 15 pets will be groomed per day. There will be no overnight boarding.

The interior layout will consist of three (3) separate rooms, a main area, a restroom, and a backroom for cleaning and drying. The first room upon entering the tenant space will be the service area (711.59 square feet). This room consists of four (4) grooming stations, a work table, cabinet, kennels for the pets, and front counter. The back room is 150 square feet in size and will consist of the washing station and drying table for the animals and staff only. The restroom is 81.13 square feet in size. No changes to the exterior of the building are proposed.

BACKGROUND

Existing Site, Surroundings, Zoning, and Project Description

The subject site is located on the southeast corner of S. Pacific Coast Highway and Avenue E, and is currently developed with a multi-tenant commercial shopping center. The properties to the north, south, and west are also zoned Commercial (C-2-PD) and are developed with multi-tenant commercial buildings. The property to the east is zoned single-family residential (R-1).

The existing site is developed with a two-story commercial building, with two levels of parking with a total of 41 parking spaces.

The proposed animal grooming business would occupy an existing tenant space, approximately 950 square feet in size. The tenant space is located on the eastern corner of the building, between a dry cleaner and courtyard, and is centrally located on the property itself. The property is served by 41 surface parking spaces and is accessed by two (2) two-way driveways off of Avenue E and S. Pacific Coast Highway.

The applicant intends to keep the interior layout of the existing space but add work stations for the business. The front entry room would be the service area and a reception area with a front counter for receiving the grooming appointments. The grooming stations will also be confined to the front room. The two rooms in the back will be dedicated to a restroom and a dog washing and drying area. No changes to the exterior of the building are proposed.

ANALYSIS

In accordance with Section 10-2.910 of the Redondo Beach Municipal Code, animal grooming requires a Conditional Use Permit in the Commercial (C-2-PD) zone. The purpose of the conditional use permit (CUP) is to place conditions on the operation of the business so that it does not adversely impact surrounding properties. Potential issues that may arise from an animal grooming operation are noise, animal waste, and parking impacts.

Parking

Per Municipal Code Section 10-2.1706 related to commercial parking regulations, the proposed dog grooming business falls within the parking category of "commercial uses not listed", which requires "one (1) parking space per each 250 square feet of gross floor area, except that uses subject to a Conditional Use Permit shall provide a minimum of one space per each 250 square feet of gross floor

area and a maximum of one space per 100 square feet of gross floor area, depending upon the specific nature of the project.” The existing 950 square foot tenant spaces would require four (4) parking spaces at the ratio of one (1) space per 250 square feet of gross floor area.

An analysis performed by staff indicates that all of the uses on the site, including the proposed use would require a total of 38 parking spaces. The site itself currently has an inventory for 41 spaces, therefore, the proposed use will have sufficient parking for the proposed use and all existing uses on site. Staff has determined that based on the operation, 3-4 employees and customers drop off-pick up only and not overlapping the parking rate of one (1) space per 250 square feet is adequate.

Noise

Potential noise from animal-related businesses is a common concern. All business activities will occur within the building footprint, with no outdoor activities in the front or rear parking areas. The front doors will be required to remain closed during business hours. The tenant improvement work will include sound control in the interior walls to prevent noise impacts to the abutting tenant spaces. In addition, a condition of approval has been included in the proposed resolution, requiring the applicant to obtain an acoustical design analysis, and to implement all sound control design recommendations from the analysis in the tenant improvement plans submitted for building permit to prevent noise impacts on the abutting tenant spaces. In addition to required sound-proofing, there is also a 75-foot setback from the tenant space to the residential use east of the site. With the requirement to obtain an acoustical design analysis report and incorporate all the recommendations within the “report,” it is anticipated that any potential noise impacts will be mitigated to less than significant.

Odor and Waste Disposal

Animal waste generated from the operation of an animal grooming facility is another potential concern as it may generate odor. As this facility will not offer boarding, the amount of waste from visiting clients will be minimal. Pet owners will be advised to relieve their pets before grooming appointments. No animals are allowed out of the grooming area until they are picked-up by their owners. Additionally, the applicant will use adequate containers to hold waste between trash collections. Waste will be placed in tightly sealed disposable bags and containers. The waste storage containers will be in a safe location within the tenant space and regularly cleaned. The resolution also includes a condition that the applicant shall be responsible for periodic monitoring and disposal of any pet waste discovered on the subject property.

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Section 10-2.2506, the proposed animal grooming use requires Planning Commission approval. The Conditional Use Permit serves to ensure that certain uses possessing unique characteristics will not adversely affect surrounding uses and properties, nor disrupt the orderly development of the community. For approval of the project, the Planning Commission must make the following findings in the affirmative. The following italicized text is the specific response to the individual criteria:

- 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 animal grooming business is not located within the Artesia and Aviation Corridors Area Plan. The animal grooming business will be housed within an existing commercial building previously used by a commercial tenant. The proposed use is in conformity with the General Plan land use designation of Commercial (C-2-PD) which allows all C-2 commercial uses, which include "animal grooming". The animal grooming business, as conditioned, will comply with RBMC Parking requirements. The animal grooming business, as conditioned, will not generate excessive noise or odor, 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 is directly adjacent to S. Pacific Coast Highway, a major arterial street, and Avenue E, and is accessed by two (2) existing two-way driveways on Avenue E and S. Pacific Coast Highway that comply with RBMC driveway standards. Pedestrian access is provided by existing ADA compliant walkways from the public sidewalk on Pacific Coast Highway and Avenue E to the building.

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

The animal grooming business will operate within an existing tenant space that will be sound-proofed to prevent noise impacts on adjacent commercial tenants and the single-family residence located 75 feet away from the proposed business. Animal waste shall be disposed of in a manner that does not create discernible odors or other potential adverse impacts upon adjacent commercial tenants or abutting properties. No exterior changes are proposed.

- a) 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. *The existing setbacks comply with applicable RBMC development standards and the use is setback approximately 70 feet from as the adjacent uses east which are residentially zoned.*
- b. Provision of fences and walls;
 - i. *Not applicable. Perimeter walls exist between the subject property and adjacent residential uses.*
- c. Street dedications and improvements, including service roads and alleys;
 - i. *A change in use does not trigger street dedications. Improvements along the frontage of the subject property (S. Pacific Coast Highway and Avenue E) are consistent with Caltrans and City standards.*
- d. The control of vehicular ingress, egress, and circulation;
 - i. *The existing two (2) two-way access driveways comply with Zoning Ordinance and Public Works standards.*
- 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 compliant landscaping to remain.*
- g. The regulation of noise, vibration, odor and the like;
 - i. Conditions of approval have been added requiring an acoustical analysis to ensure any excessive noise produced by the animals on site will not negatively impact adjacent commercial uses nor the adjacent residential uses to the east. The recommendations from the acoustical analysis are required to be incorporated in the tenant improvement plans. Exterior doors shall remain closed during all operating hours. All business operations shall occur indoors. Animal waste from the business will be contained in sealed containers within the tenant space between trash pick-ups and will be disposed of in a manner which does not create discernible odors, or other potential adverse impacts upon public health, safety and welfare, and upon nearby businesses and residences.*
- h. Requirements for off-street loading facilities;
 - i. No deliveries are anticipated for the operation of the business.*
- i. A time period within which the proposed use shall be developed;
 - The proposed tenant improvement will comply with required building plan check, permit, and inspections schedules.*
- j. Hours of permitted operation and similar restrictions;
 - i. Hours of operation are five days a week from 9:00am - 5:00pm, which is consistent with the operating hours of many of the other commercial tenants on site, and does not pose a nuisance to adjacent residential uses.*
- k. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
 - i. Not applicable. No billboards are located on this subject property.*
- l. 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.
 - i. The conditions of approval address all noted issues of concern, namely potential parking, noise, and odor impacts 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.*

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 animal grooming business will be of service to local residents. No additional buffers or setbacks are warranted as additional sound attenuation conditions are required and there is an existing 75-foot setback from the adjacent residential uses to the east. 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 animal grooming business

is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No changes to the existing delivery/service area are necessary for the proposed animal grooming and retail use. Additional conditions of approval have been added that require the following:

- Set hours of operation;*
- Maximum number of employees at the business at any given time;*
- The applicant will use adequate containers to hold animal waste between trash collections;*
- The applicant shall be responsible for periodic monitoring and disposal of pet waste in the immediate vicinity;*
- The use shall occur exclusively within the interior of the tenant space;*
- Entry doors to the animal grooming business shall remain closed during business hours;*
- An acoustical analysis shall be required to ensure any excessive noise produced by the animals on site will not negatively impact adjacent uses;*
- Sound-proofing shall be required per the recommendations of the acoustical analysis;*

Based on a review of the plans by the Planning Division, approval of the project is recommended.

ENVIRONMENTAL STATUS

The proposed project is Categorically Exempt from the preparation of environmental analyses, pursuant to Sections 15301(a) (Existing Facilities) 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.

CONCLUSION

Staff recommends that the Planning Commission approve the Exemption Declaration and grant the Conditional Use Permit subject to the findings and conditions contained within the attached draft resolution.

Prepared by:

Approved by:

Steve Giang
Senior Planner

Sean Scully
Planning Manager

ATTACHMENTS

1. 1300 S. Pacific Coast Highway - Exemption Declaration
2. 1300 S. Pacific Coast Highway - Draft Resolution
3. 1300 S. Pacific Coast Highway - CUP Application
4. 1300 S. Pacific Coast Highway - Plans
5. 1300 S. Pacific Coast Highway - Acoustical Noise Report



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: April 17, 2025

PROJECT ADDRESS: 1300 S. Pacific Coast Highway

PROPOSED PROJECT: Consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of an animal grooming business in an approximately 950 square foot tenant space within an existing multi-tenant commercial building on property located in a Commercial (C-2-PD) zone

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

Section 15301(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that the minor alteration or use of an existing structure involving no expansion does not have a significant effect upon the environment and is categorically exempt from environmental review. This finding is supported by the fact that the proposed project consists of a new business occupying an existing tenant space within an existing commercial building. 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.

The subject site is not located within an area designated as an environmental resource of hazardous or critical concern, or within the California Coastal Zone, or within an officially designated, state scenic highway, or within a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.

Steven Giang

Steven Giang, AICP
Senior Planner

RESOLUTION NO. 2025-04-PCR-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF AN ANIMAL GROOMING BUSINESS WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED IN A COMMERCIAL (C-2-PD) ZONE AT 1300 S. PACIFIC COAST HIGHWAY (CASE NO. 2025-0010)

WHEREAS, an application was filed on behalf of the owner of property located at 1300 S. Pacific Coast Highway for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of an animal grooming business within a 950 square foot tenant space in an existing multi-tenant commercial building on property located in a Commercial (C-2-PD) zone;

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, 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 17th day of April, 2025 with respect thereto.

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

1. In accordance with Section 10-2.910 of the Redondo Beach Municipal Code, animal grooming services are conditionally permitted within the Commercial (C-2-PD) zone.
2. In accordance with Section 10-2.2506(b) of the Redondo Beach Municipal Code, a 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.

The proposed animal grooming business is not located within the Artesia and Aviation Corridors Area Plan. The animal grooming business will be housed within an existing commercial building previously used by a commercial tenant. The proposed use is in conformity with the General Plan land use designation of Commercial (C-2-PD) which allows all C-2 commercial uses, which include "animal grooming". The animal grooming business, as conditioned, will comply with RBMC Parking requirements. The animal grooming business, as conditioned, will not generate excessive noise or odor, 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 is directly adjacent to S. Pacific Coast Highway, a major arterial street, and Avenue E, and is accessed by two (2) existing two-way driveways on Avenue E and S. Pacific Coast Highway that comply with RBMC driveway standards. Pedestrian access is provided by existing ADA compliant walkways from the public sidewalk on Pacific Coast Highway and Avenue E to the building.

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

The animal grooming business will operate within an existing tenant space that will be sound-proofed to prevent noise impacts on adjacent commercial tenants and the single-family residence located 75 feet away from the proposed business. Animal waste shall be disposed of in a manner that does not create discernible odors or other potential adverse impacts upon adjacent commercial tenants or abutting properties. No exterior changes are proposed.

- 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. The existing setbacks comply with applicable RBMC development standards and the use is setback approximately 70 feet from as the adjacent uses east which are residentially zoned.

- b. Provision of fences and walls;

i. Not applicable. Perimeter walls exist between the subject property and adjacent residential uses.

- c. Street dedications and improvements, including service roads and alleys;

i. A change in use does not trigger street dedications. Improvements along the frontage of the subject property (S.

Pacific Coast Highway and Avenue E) are consistent with Caltrans and City standards.

- d. The control of vehicular ingress, egress, and circulation;
 - i. Existing two (2) two-way access driveway comply with Zoning Ordinance and Public Works standards.*
- 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 compliant landscaping to remain.*
- g. The regulation of noise, vibration, odor and the like;
 - i. Conditions of approval have been added requiring an acoustical analysis to ensure any excessive noise produced by the animals on site will not negatively impact adjacent commercial uses nor the adjacent residential uses to the east. The recommendations from the acoustical analysis are required to be incorporated in the tenant improvement plans. Exterior doors shall remain closed during all operating hours. All business operations shall occur indoors. Animal waste from the business will be contained in sealed containers within the tenant space between trash pick-ups and will be disposed of in a manner which does not create discernible odors, or other potential adverse impacts upon public health, safety and welfare, and upon nearby businesses and residences.*
- h. Requirements for off-street loading facilities;
 - i. No deliveries are anticipated for the operation of the business.*
- i. A time period within which the proposed use shall be developed;
 - i. The proposed tenant improvement will comply with required building plan check, permit, and inspections schedules.*
- j. Hours of permitted operation and similar restrictions;
 - i. Hours of operation are five days a week from 9:00am – 5:00pm, which is consistent with the operating hours of many of the other commercial tenants on site, and does not pose a nuisance to adjacent residential uses.*
- k. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
 - i. Not applicable. No billboards are located on this subject property.*
- l. 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.
 - i. The conditions of approval address all noted issues of concern, namely potential parking, noise, and odor impacts 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.

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 animal grooming business will be of service to local residents. No additional buffers or setbacks are warranted as additional sound attenuation conditions are required and there is an existing 40-foot setback from the adjacent residential uses to the north. 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 animal grooming business is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No changes to the existing delivery/service area is necessary for the proposed animal grooming and retail use. Additional conditions of approval have been added that require the following:

- Set hours of operation;*
- Maximum number of employees at the business at any given time;*
- The applicant will use adequate containers to hold animal waste between trash collections;*
- The applicant shall be responsible for periodic monitoring and disposal of pet waste in the immediate vicinity;*
- The use shall occur exclusively within the interior of the tenant space;*
- Entry doors to the animal grooming business shall remain closed during business hours;*
- An acoustical analysis shall be required to ensure any excessive noise produced by the animals on site will not negatively impact adjacent uses;*
- Sound-proofing shall be required per the recommendations of the acoustical analysis;*

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 Section 15301(a) Existing Facilities of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which exempts 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 applications considered by the Planning Commission at its meeting on the 17th day of April, 2025.

Section 2. This permit 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 an animal grooming business occupying an existing 950 square foot commercial tenant space. The animal grooming business will offer a variety of domestic animal grooming services by appointment only. The animal grooming business shall be maintained and operated in substantial conformance with the application and plans reviewed and approved by the Planning Commission at its meeting of April 17, 2025.
2. The hours of operation shall be from 9:00am to 5:00pm, five days a week.
3. There shall be a maximum of three (3) employees in the tenant space at any given time.
4. All animal grooming services shall be by appointment only.
5. Animal grooming services shall be staggered by a minimum of 10 minutes to allow drop-off and pick-up of animals without overlap.
6. The entry doors to the animal grooming business shall remain closed during business hours, except to allow individuals to enter and exit the facility.
7. All aspects of the animal grooming business shall occur exclusively within the interior of the tenant space.
8. The applicant shall implement all sound control design recommendations from the acoustical sound analysis report in the tenant improvement plans submitted for building permit to prevent noise impacts on the abutting tenant spaces.
9. The Acoustical Design Review Report, dated April 8, 2025, shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
10. The heating, ventilation, and air conditioning system shall be adequately sized, designed, and fully operational so as to enable the doors to remain closed at all times.

11. A copy of this Resolution shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
12. In the event of verifiable complaints, as determined by the Community Development Department, additional measures concerning sound attenuation and allowable hours of operation may be applied.
13. On-site, over-night boarding of animals shall be prohibited.
14. On-site, day-time retail boarding of animals shall be prohibited.
15. Animals shall not be exercised in the exterior parking lot area or within the adjacent neighborhood.
16. The animal grooming business shall operate and be in full compliance with all required health and safety laws pertaining to animals.
17. Animal waste shall be disposed of in a manner that does not create discernible odors or other potential adverse impacts upon public health, safety, and welfare upon nearby land uses, and that is in full compliance with any applicable local, county, and State ordinances.
18. The applicant shall use adequate containers to hold animal waste between trash collections. Waste shall be placed in tightly sealed disposable bags and containers. The waste storage containers shall be in a safe location within the tenant space and regularly cleaned.
19. The applicant shall be responsible for periodic monitoring and disposal of pet waste in the immediate vicinity of the tenant space.
20. The interior tenant improvement shall require submittal of full architectural and structural drawings and documents to the City's Building and Safety Division for plan check. No work shall commence prior to the full approval of plans by all required City divisions with all required permits issued.
21. Signage plans shall be submitted for approval by the Planning Division under a separate permit. All signage shall comply with the commercial Sign Regulations as specified in the Zoning Code, Title 10, Chapter 2, Article 6.
22. Construction work shall occur only between the hours of 7 a.m. and 6 p.m. Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays or observance of holidays.
23. The Community Development Department is authorized to approve minor changes.

24. 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.
25. 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.

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 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 17th day of April, 2025.

Chair
Planning Commission
City of Redondo Beach

ATTEST:

RESOLUTION NO. 2025-04-PCR-XX
1300 S. PACIFIC COAST HIGHWAY
PAGE NO. 7

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. 2025-04-PCR-XX 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 17th day of April, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sean Scully
Planning Manager

APPROVED AS TO FORM:

City Attorney's Office

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: 1300 Pacific Coast Hwy Redondo Beach CA 90277	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 10,11 BLOCK: 1 TRACT: 12836	ZONING: C-2 PD
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE) SITE SIZE (SQ. FT.): 11666 GROSS FLOOR AREA (SQ. FT.) 950 FLOOR AREA RATIO: .0814	
	RECORDED OWNER'S NAME: M.P.N.T.,LLC MAILING ADDRESS: 1300 S PCH RB CA 90277 TELEPHONE: 310-678-0929	AUTHORIZED AGENT'S NAME & EMAIL: MAILING ADDRESS: TELEPHONE:
	APPLICANT'S NAME: Masumi Furuichi MAILING ADDRESS: 20720 Anza Ave #22 Torrance Ca 90503 TELEPHONE: 424-558-1212	PROJECT ARCHITECT/FIRM/PRINCIPAL: MAILING ADDRESS: TELEPHONE: LICENSE NO.
	B	REQUEST
The applicant requests a Conditional Use Permit to use the above described property for the following purposes: Dog Grooming		

OCTOBER 2023

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. Space is currently vacant and prior use was personal improvement (has current CUP for that use). The Open Floor Plan with: -one large bull pen -storage -bathroom
	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 dog grooming business use will be a great attribute to the local Community as there are no other Dog grooming businesses in proximity. The property location conforms with the development standards and zoning ordinance of Redondo Beach City Hall.
	3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics. The property location is: .03 miles from Riviera Village and is Located on the east side of S. Pacific Coast hwy North of ave G and South of ave E

4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.
The Dog Grooming business will be of great service to the local residential occupants as the location is in walking distance and close proximity for driving from Riviera village to Palos Verdes and other surrounding areas. There are also a large number of dog owners in the local area.

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

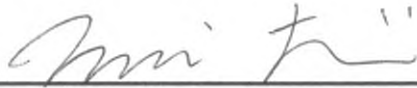
D	It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.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

OWNER'S AFFIDAVIT

Project address: 1300 S. Pacific Coast Hwy

Project description: Dog Grooming and related services

I (We) Masumi Furuichi, 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): 

Address: 20720 Anza Ave #22 Torrance Ca 90503

Phone No. (Res.) 424-558-1212
(Bus.) _____

Subscribed and sworn to (or affirmed) before me this 27 day of 02, 2025
by Masumi Furuichi, proved to me on the basis of satisfactory

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


FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

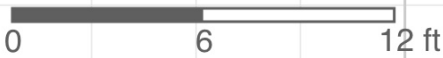
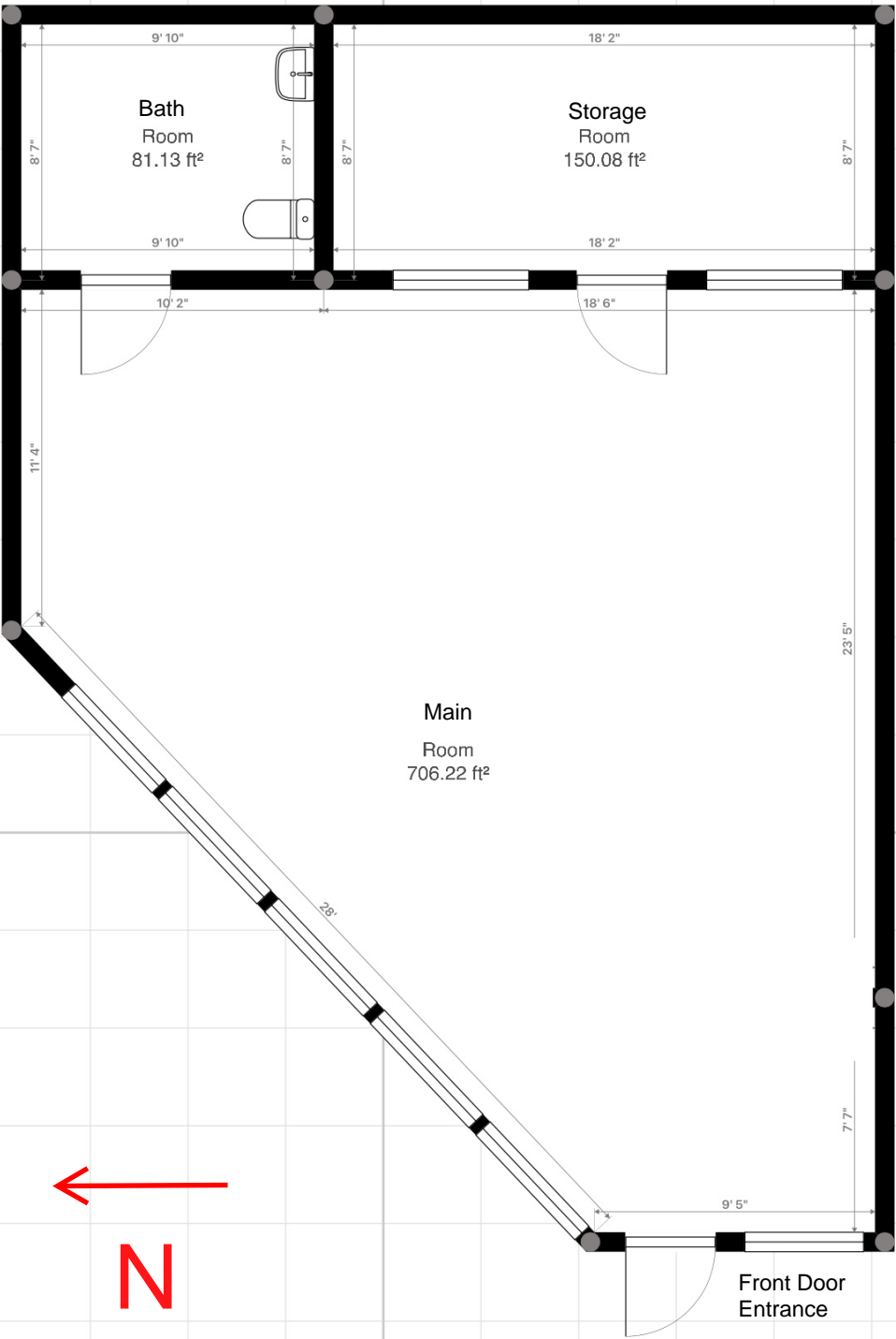
Seal

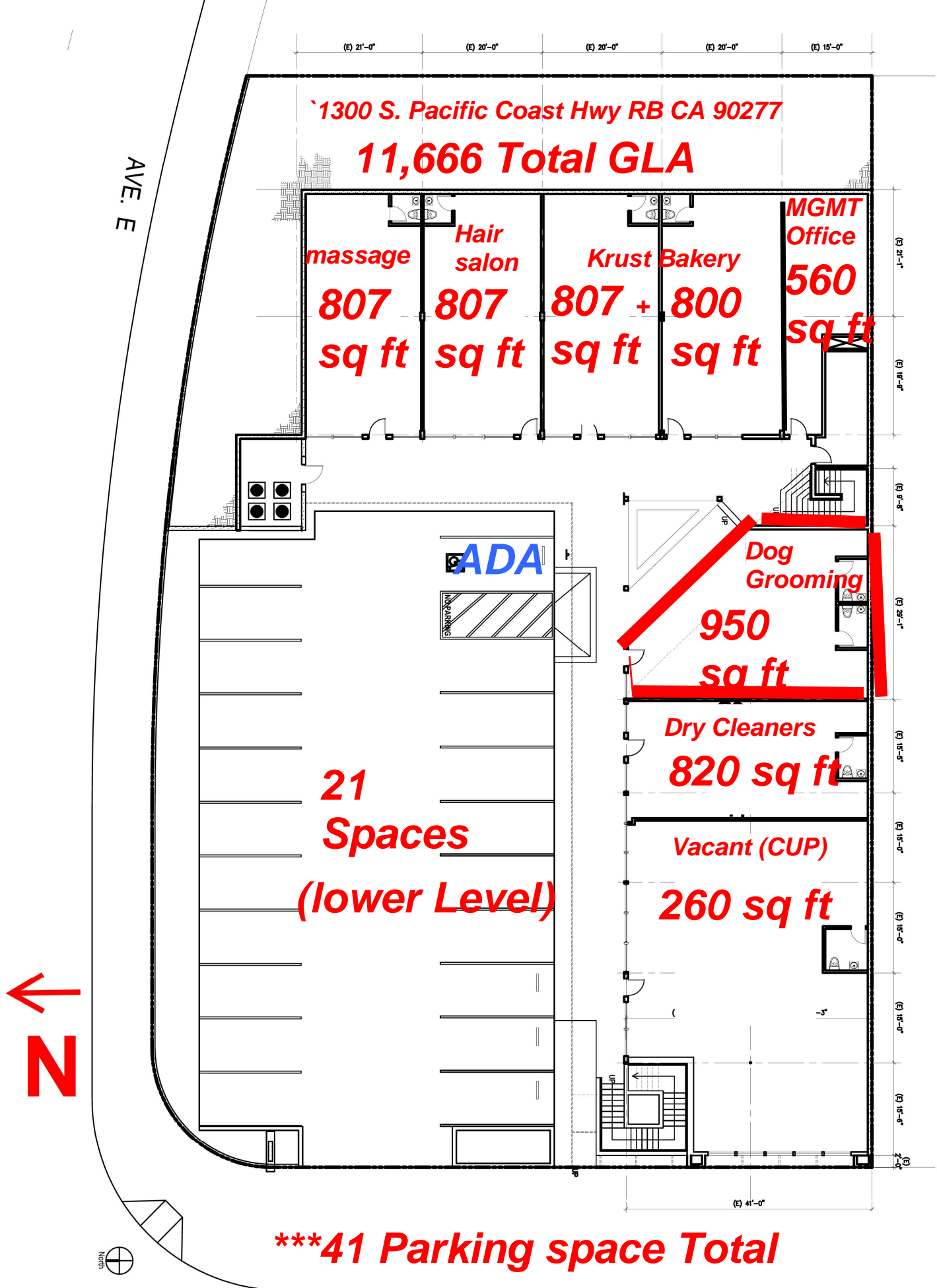


OCTOBER 2023

1300 S. Pacific Coast Hwy # 105

950 sq ft







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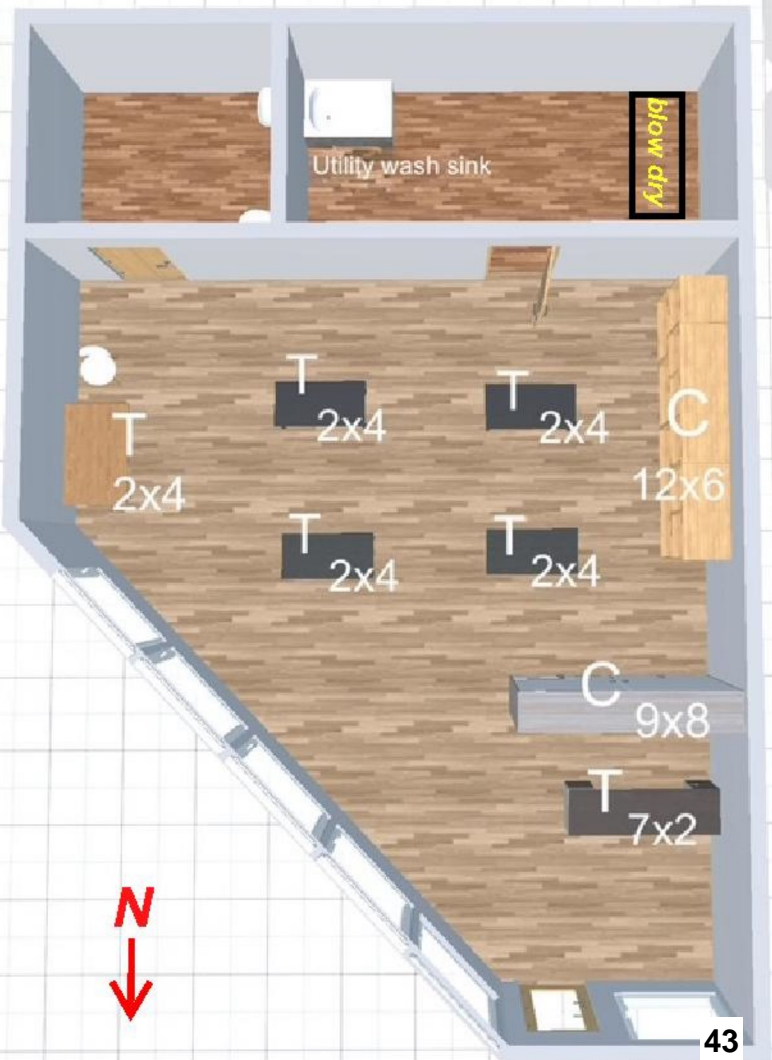
**3,077
sq ft
Chiropractor**

**lower level parking in
this area**

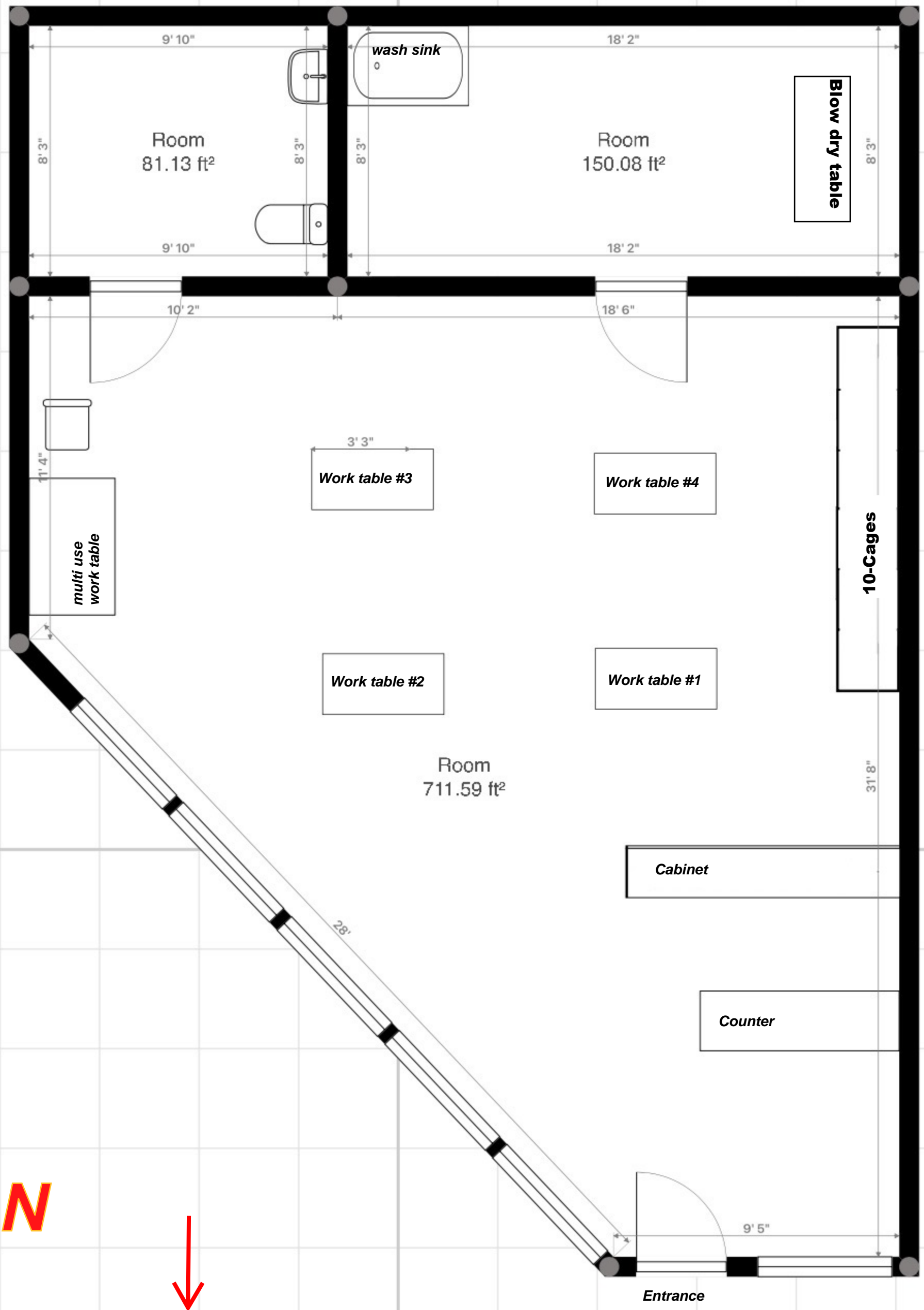
ADA

20 spaces (upper level)

AVE. E







1300 S. PCH Dog Salon

Acoustical Testing Summary

Project No. 25.0143

April 8, 2025

TJ Parker

Parker Realty

1300 South Pacific Coast Highway, Suite 106

Redondo Beach, California

Dear TJ,

At your request and authorization, Westside Acoustics & Vibration Engineering (Westside) completed Normalized Noise Isolation Class (NNIC) testing to the adjacent tenant spaces at 1300 S. PCH Dog Salon on April 6, 2025. The building is located in Redondo Beach, California. Testing results were compared to City requirements for sound isolation and estimates of dog barking/whining/etc. noise to adjacent tenants were also provided. This report documents the testing results and analysis.

1.0 EXECUTIVE SUMMARY

It is understood that the City of Redondo Beach has provided a requirement that demising assemblies between the proposed project and adjacent tenant spaces shall achieve between STC 55 and 65. While STC is a laboratory-measured noise metric, Westside has provided guidance on translation between laboratory- and field-measured acoustic metrics to verify compliance with the intent of the City requirements.

The following conclusions can be drawn from the testing performed:

- The tested floor-ceiling assembly between the proposed dog salon and the existing chiropractic practice above meets City requirements.
- The tested wall assembly between the proposed dog salon and the existing dry cleaners does not meet City requirements.

Modifications are required to the demising wall assembly only. Recommendations are provided in the following sections of this report.

2.0 TESTING METRICS

The testing was performed in accordance with the following metrics:

1. ASTM E336: *Standard Test Method for Measurement of Airborne Sound Attenuation between Rooms in Buildings*
2. ASTM E413: *Classification of Rating Sound Insulation*

Normalized Noise Isolation Class (NNIC) describes airborne sound isolation from sources like voices, televisions or dogs as tested in the field. Sound Transmission Class (STC) is an analogous laboratory-tested metric to NNIC.

3.0 STANDARDS

Westside understands the City of Redondo Beach has issued a requirement for the subject project that requires demising conditions to meet a minimum of STC 55 (exact requirement language states performance must meet between STC 55 and STC 65).

STC is a laboratory testing metric and cannot be measured in the field. Therefore, Westside has used existing published standards to relate the analogous NNIC field testing metric to STC.

1. The International Code Council (ICC) Guidelines for Acoustics considers a three-point reduction between laboratory and field metrics as acceptable.
2. The California Building Code, when referring to minimum demising condition sound isolation between habitable/sleeping spaces (not commercial), allows for a five-point reduction when relating laboratory testing metrics to field testing metrics.

Therefore, conservatively, Westside recommends that the minimum City required sound isolation in terms of field testing should be NNIC 52.

4.0 TESTING RESULTS

The acoustic test measurement results are shown in the table below. The measurement results show that the vertical demising floor-ceiling condition meets the City requirements, but the lateral demising wall condition fails the City requirements.

Table 1: Testing Results

Specimen	Adjacency	Results
		NNIC
Floor-Ceiling	Dog Salon to Goodlife Chiropractic	52
Demising Wall	Dog Salon to Blue Sky Cleaners	45
Minimum City Criteria		52

Exact assembly construction is unknown. However, Westside made the following observations of existing construction:

- Floor-Ceiling Assembly
 - Plywood subfloor
 - Wood structure with two sets of 2x joists
 - Insulation batts applied within joist cavities, though some have fallen

- out.
 - Damped fabric material tacked to structure.
- Wall Assembly
 - 2x wood studs with insulation
 - Drywall finishes on both sides, unknown number of layers.
 - Service penetrations on dog salon side are unsealed and oversized.

As can be seen in the table above, the wall assembly does not meet City requirements as tested. Therefore, modifications are required.

5.0 MITIGATION RECOMMENDATIONS

To improve the demising wall assembly to achieve minimum City sound isolation requirements, Westside has provided two options for mitigation. Either option may be implemented, however the full set of recommendations within each option must be completed.

5.1 Option 1

- Remove the finish gypsum board layer on future tenant (Dog Salon) side of wall.
- Replace with two (2) layers of gypsum board attached via resilient clips, equal to Pac International RSIC-1 or Pliteq GenieClip.
 - These products utilize a 7/8-inch hat channel attachment to gypsum board.
- Wall improvement shall extend all the way up to structure.
- All penetrations in this wall shall be caulked with acoustic sealant equal to USG Fire Rated Acoustical Sealant in tube.
- Maintain a 1/4-inch gap around the entire wall perimeter. This gap shall be caulked with the same acoustic sealant.
- If any equipment, cabinets, photos, etc. is planned to be hung or supported off the demising wall, these shall be supported from the hat channel and not off studs.
 - Additional clips and/or tighter hat channel and clip spacing may be necessary to achieve this if wall-mounted equipment/items are suitably heavy.
 - Coordinate with resilient clip manufacturer to properly space clips and accomplish this.

5.2 Option 2

- Verify the number of layers of gypsum board on the future tenant (Dog Salon) side of the existing assembly. If required, add an additional layer of 5/8-inch gypsum board on the future tenant side so that the total number of layers attached to the existing studs is two (2).

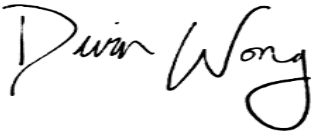
- All penetrations in the existing tenant demising wall shall be caulked with acoustical sealant equal to USG Fire Rated Acoustical Sealant in tube.
- Install a new row of studs in front of the existing assembly (wood or metal, minimum 2-1/2-inch depth). The new row of studs shall be spaced a minimum of 1-inch front of the finish gypsum board.
- Provide batt insulation the (nominal) depth of the new stud cavity.
- Provide one (1) layer of gypsum board to the exterior of the new stud row.
- Wall improvement shall extend all the way up to structure.
- All penetrations in this wall shall be caulked with acoustical sealant equal to USG Fire Rated Acoustical Sealant in tube.
- Maintain a 1/4-inch gap around the entire wall perimeter. This gap shall be caulked with the same acoustic sealant.

Per on-site observations, the existing wall appears to be a single stud wall with cavity insulation and at least one (1) layer gypsum board on the dry cleaner's side. Depending on the exact testing agency, both mitigation options should achieve approximately STC 58-61. Test reference TL07-672 for Option 1 and TL17-272 for Option 2.

Please feel free to contact us with any questions.

Sincerely,

Westside Acoustics



Devin Wong
Acoustician