

RESOLUTION NO. 2025-10-PC-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, AND VARIANCE FOR THE ADDITION OF A NEW CONCRETE CAST-IN-PLACE MAUSOLEUM TO AN EXISTING MAUSOLEUM ON PROPERTY (PACIFIC CREST CEMETERY) LOCATED IN A RESIDENTIAL (R-1) ZONE. (CASE NO. 20250095)

WHEREAS, an application was filed by Pacific Crest Cemetery Company for approval of an Exemption Declaration and consideration of a request for Planning Commission Design Review, a Conditional Use Permit, and a Variance to permit the construction of a mausoleum addition adjacent to an existing mausoleum with a reduced side yard setback along the easterly property line in an existing cemetery, on property located within a low-density single family residential (R-1) zone; and

WHEREAS, the applicant proposes a new 1,892 square feet addition, which includes a 383 square feet interior room for inurnment of urns and 570 square feet of landscaped area in the front of the addition; 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 ordinances by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property;

WHEREAS, the project is Categorically Exempt from CEQA under Section 15301 (Existing Facilities) of the CEQA Guidelines; 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 16th day of October, 2025, with respect thereto.

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

1. In compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and State and local guidelines adopted pursuant thereto, the zoning amendment is Categorically Exempt from further environmental review, pursuant to 15301 (Existing Facilities).

2. In accordance with Section 10.2-2506 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 proposed use is in conformity with the General Plan and is adequate in size and shape to accommodate the use;
 - i. *The proposed mausoleum addition meets Goal LU-1 (Balance) of the Redondo Beach General Plan by supporting a sustainable mix of land uses that maintain community character while meeting the long-term needs of residents. The project enhances an existing institutional use within the city's established fabric, providing continued access to local memorial and funeral services without expanding the cemetery footprint or increasing operational intensity. By efficiently utilizing previously designated cemetery land and maintaining compatibility with surrounding residential and public uses, the project upholds the goal of fostering a balanced, livable, and service-supported community.*
 - b) The site has adequate access to a public street of adequate width to carry the quantity of traffic generated by the proposed use;
 - i. *Additional mausoleum area is not expected to generate a significant increase in additional traffic. Additionally, the nature of traffic generated by this land use is typically very limited, therefore the existing ingress/egress from Inglewood Avenue will remain adequate.*
 - c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval; and
 - i. *The proposed mausoleum addition will have no adverse effect on abutting properties or the permitted use. The adjacent properties include a railway right-of-way to the east, multi-family residential uses to the north, school facilities to the west, and single-family residences to the south. The proposed addition is internal to the cemetery grounds, screened by landscaping, and setbacks, which minimize any potential visual or operational impacts on neighboring properties.*
 - d) The Conditions stated in the resolution and design considerations integrated into the project are deemed necessary to protect the public health, safety, and general welfare.
 - i. *The conditions stated in the resolution ensure compliance with all applicable building, fire, and accessibility standards. These conditions, along with the integrated design measures, maintain safe circulation and operations within the cemetery, thereby protecting public health, safety, and general welfare.*

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

3. In accordance with Section 10.2-2502 of the Redondo Beach Municipal Code, the applicants request for Planning Commission Design Review is consistent with the criteria set forth therein for the following reasons:
 - a) The design of the project shall consider the impact and the needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns.
 - i. *The project design integrates with existing cemetery circulation, parking, and utility systems, ensuring no new impacts to traffic, noise, or neighboring privacy. It provides efficient, low-maintenance, and secure facilities consistent with user needs and site operations.*
 - b) The location of buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of existing trees, where feasible.
 - i. *The mausoleum addition is sited on level, previously landscaped ground within the existing cemetery, requiring no significant grading or alteration of natural terrain. The project preserves surrounding vegetation and integrates with existing landscaping to maintain the site's established visual character.*
 - c) The building or structure shall be harmonious and consistent within the proposed architectural style regarding roofing, materials, windows, doors, openings, textures, colors, and exterior treatment.
 - i. *The mausoleum addition matches the existing structure in scale, materials, and detailing, using the same polished granite, stucco finish, and neutral color palette. The design ensures architectural continuity and a cohesive visual appearance across the cemetery site.*
 - d) The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of surrounding properties.
 - i. *The proposed addition directly aligns with the existing mausoleum's form, façade, and orientation, creating a seamless architectural extension. Its scale and materials are consistent with the existing cemetery context, preserving visual and functional harmony on site.*

- e) The design of the project provides innovation, variety, and creativity in the proposed design solutions services to minimize the appearance of flat facades and box-like construction.
 - i. *The front design (northern elevation) incorporates varied surface treatments, recessed niches, and material contrasts to create depth and visual interest. These elements break up flat planes and reduce the perception of mass, achieving a balanced and refined appearance. The south-facing façade's flatness does not negatively affect the project's visual quality because it directly faces a non-public, utilitarian area. This wall is oriented toward an existing maintenance and service building within the cemetery and is entirely screened from public view and adjacent properties. Therefore, this elevation has no visual or aesthetic impact and does not warrant the same design treatment as publicly viewable façades.*

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

- 4. In accordance with Section 10-2.2510 of the Redondo Beach Municipal Code, the applicant's request for a Variance is consistent with the criteria set forth therein for the following reasons:
 - a) There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of the zoning provisions deprives such property of privileges enjoyed by other property in the vicinity and under identical zone designation;
 - i. *The property's configuration and surroundings create a special circumstance that justify the variance. The mausoleum site is a narrow area along the cemetery's eastern boundary, directly adjacent to a railway right-of-way rather than another private parcel. Enforcing the required five-foot side yard setback would substantially reduce the mausoleum's width, eliminate planned crypt and niche spaces, and render the project infeasible. Because the adjacent property is a railroad corridor with no habitable use, maintaining the setback would serve no functional or aesthetic purpose. Therefore, the strict application of the zoning code would deprive the cemetery of a reasonable development privilege consistent with its long-established institutional use.*
 - b) Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and

- i. The variance does not constitute a special privilege, as it allows development consistent with the established cemetery use and maintains compliance with the intent of the zoning district. The adjustment only accommodates site-specific constraints created by the adjacent railroad right-of-way and ensures the addition aligns with existing structures, without granting development rights unavailable to other similarly situated properties.*
- c) The granting of the variance is consistent with the policies and objectives of the General Plan, which recognizes the need to provide such facilities in the community.
 - i. The variance supports the objectives of the Redondo Beach General Plan by allowing the continuation and improvement of an existing institutional use that serves community needs. The project remains consistent with Goal LU-1 (Balance) and Policy LU-1.13 (Public and Institutional Uses) by enhancing public facilities without altering land use patterns or impacting surrounding residential areas.*

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

Section 1. That based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and grant the Conditional Use Permit, Planning Commission Design Review, Variance pursuant to the plans and applications considered by the Planning Commission at its meeting of the 16th day of October, 2025.

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

1. That the approval granted herein is for the construction of an 1,892 square feet mausoleum addition and 570 square feet of additional landscaping, as is reflected on the plans reviewed and approved by the Planning Commission at its meeting on October 16, 2025.
2. That the precise architectural treatment of the building exterior, roof, sidewalks, walls, and driveways shall be subject to Planning Division approval prior to issuance of a building permit.
3. That the applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state. Failure to maintain the subject property may result in reconsideration of this approval by the Planning Commission.
4. That the Planning Division shall be authorized to approve minor changes.

5. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final and conclusive.
6. That construction work shall occur only between the hours of 7 a.m. and 6 p.m. on Monday through Fridays, between 9 a.m. and 5 p.m. on Saturdays, with no work occurring on Sundays and holidays.
7. That material storage on public streets shall not exceed 48 hours per load.
8. That the project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
9. That barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
10. That streets and sidewalks adjacent to job sites shall be clean and free of debris.
11. That color and material samples shall be submitted for review and approval by the Planning Division prior to the issuance of Building Permits.

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

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

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

PASSED, APPROVED AND ADOPTED this 16th day of October, 2025.

Wayne Craig, 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. 2025-10-PC-11 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 16th day of October, 2025, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sean Scully,
Planning Manager

APPROVED AS TO FORM:

City Attorney's Office