

DISCUSSION AND POSSIBLE ACTION REGARDING UPDATES
TO THE REDONDO BEACH MUNICIPAL CODE TO CONSIDER
MODIFYING THE LAND USE REGULATIONS AND BUSINESS
PERMITTING STANDARDS PERTAINING TO SMOKE SHOPS
CITYWIDE AND NOTARY SERVICES IN THE RIVIERA VILLAGE
DISTRICT

City Council - January 21, 2025



Background

- City Council's Strategic Plan goal of attracting new businesses and reducing regulatory barriers
- Community development evaluating ways to streamline the process to open a new business
- Business permitting standards
 - Smoke Shops
 - Office Uses (Notary Services) in Riviera Village District

Business Permitting Processes

Use Classifications	C-2	C-2A	C-2B	C-2-PD
Animal hospitals	C	C	C	—
Animal sales	C	C	C	C
Artist's studios	P	P	P	P
Banks and savings and loans	P	P	P	P
with drive-up service	C	C	C	C
Bars and cocktail lounges	C	C	C	C
Body art studios	C	C	C	C
Building material sales	C	C	C	—
Business and trade schools	C	C	C	C
Check-cashing businesses	C	C	C	C
Commercial printing	P	P	P	—
Commercial printing, limited	P	P	P	P
Commercial recreation	C	C	C	C
Communications facilities	C	C	C	C
Drive-up services	C	C	C	C
Fire arm sales	C	C	C	C
Food and beverage sales				
30,000 sq. ft. or less floor area	P	P	P	P
more than 30,000 sq. ft. floor area	P	P	P	C
Hotels and motels	C	C	C	C
Laboratories	C	C	C	—
Liquor stores	C	C	C	C
Maintenance and repair services	P	P	P	P
Massage businesses	C	C	C	C
Mortuaries	C	C	C	—
Offices	P	P	P	P

1. Permit-by-Right – Business License

2. Conditional Use Permit (CUP)

- PC Decision
- Discretionary
- Findings
- Special Conditions

3. Administrative Use Permit (AUP)

- Staff Decision
- Discretionary
- Special Conditions

Uses Requiring CUP

- **Personal Improvement Services**
 - Photography
 - Music/Dance Studio
 - Health of Physical Fitness
- **Other Uses**
 - Clubs and Lodges
 - Child Day Care
- **Massage Business**



Smoke Shops

- Documented compliance issues throughout the State
- 15 Smoke shops in Redondo Beach (6 since 2019)
- Possible Code Amendments
 - Definition
 - Require a CUP
 - Numerical Cap



REDONDO
BEACH

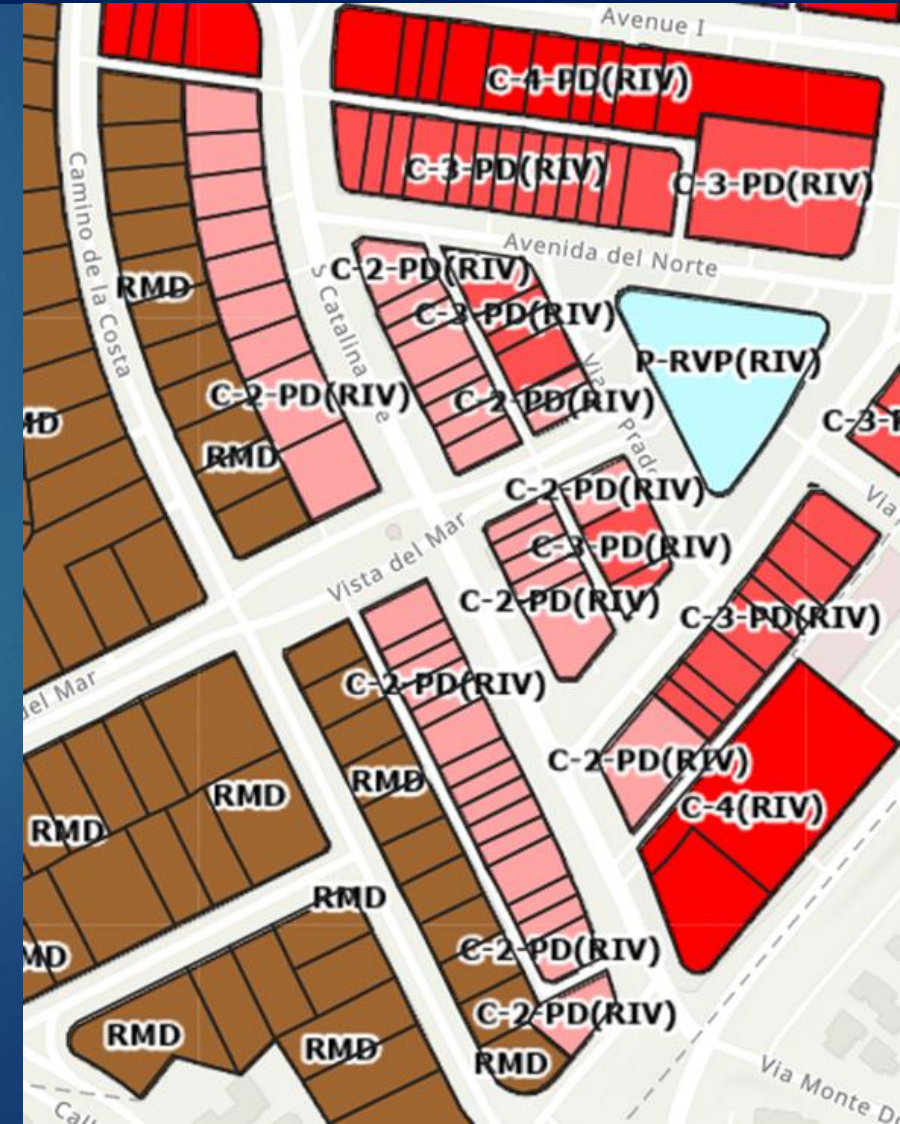
Riviera Village District

Purpose: *“Maintenance of the Riviera Village as a local-serving commercial zone with a distinct village-like environment characterized by a high level of pedestrian activity.”*



Riviera Village District

- Catalina Street zoned C-2-PD and prohibits ground-floor office facing street.
- At least three real estate offices
- Include a notary “service” component
- Prohibit Office Professional businesses in conjunction with any street-front business



Recommended Action

1. Receive report; and
2. Provide direction to staff on possible Municipal Code modifications pertaining to the land use and business permitting standards.