



# Administrative Report

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J.1., File # PC25-0540

Meeting Date: 4/17/2025

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**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:

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Steve Giang  
Senior Planner

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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