



Administrative Report

J.1., File # PC25-1602

Meeting Date: 11/20/2025

To: PLANNING COMMISSION

From: STEVEN GIANG, SENIOR PLANNER AND SEAN CULLY, PLANNING MANAGER

TITLE

PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A NEW RESTAURANT BUSINESS (CHIPOTLE) WITHIN AN EXISTING COMMERCIAL SPACE OF AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 413 N. PACIFIC COAST HIGHWAY IN A COMMERCIAL (C-2A) ZONE. (CASE NO. 2025-0247)

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 A NEW RESTAURANT BUSINESS (CHIPOTLE) WITHIN AN EXISTING COMMERCIAL SPACE OF AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 413 N. PACIFIC COAST HIGHWAY IN A COMMERCIAL (C-2A) ZONE. (CASE NO. 2025-0247)

EXECUTIVE SUMMARY:

The applicant is requesting approval of a Conditional Use Permit to allow the operation of a new restaurant (Chipotle) in an approximately 2,533 square foot tenant space within an existing multi-tenant commercial building. The business would occupy one existing suite that used to be a tanning salon.

Chipotle Mexican Grill is a fast-casual restaurant offering customizable, Mexican-inspired meals made from fresh ingredients without artificial additives. Customers order at the serving line or via a mobile app and may dine in or take food to-go. The restaurant caters to a wide demographic, attracting families and busy individuals seeking healthy, quick meals. Operating daily from 10:45 a.m. to 11:00 p.m., Chipotle closes or adjusts hours on major holidays. The restaurant will employ approximately 40 staff members, including seven managers, with the remainder serving as kitchen and service crew. The facility encompasses 1,025 square feet of dining space, including 297 square feet of seating, a 975-square-foot kitchen and prep area, 283 square feet of storage, and 250 square feet for restrooms and office space. Outdoor dining covers an additional 417 square feet,

accommodating 16 of the total 56 seats. Noise will be limited to background music indoors, with no live entertainment. The menu features salads, burritos, tacos, quesadillas, and bowls, with consistent offerings throughout the day and periodic limited-time items. Depending on whether an alcohol license is obtained, beer may be sold on-site during all operating hours, and the location will provide catering and delivery services through designated in-store pickup areas.

BACKGROUND:

Existing Site, Surroundings, Zoning, and Project Description

The subject site is located on the west side of N. Pacific Coast Highway, just north of Carnelian Street, and is currently developed with a multi-tenant commercial shopping center, also known as the Redondo Shores Shopping Center. The properties to the north and west are zoned low density multi-family residential (R-3A). The properties to the east (across N. Pacific Coast Highway) are zoned Commercial (C-2A). The properties to the south (across Carnelian Street) are zoned Public and Institutional (P-CIV) and developed with the Redondo Beach Civic Center.

The existing site is developed with a two-story, 107,396 square feet, multiple-tenant commercial building on a 257,349 square feet property. The proposed restaurant use would occupy one (1) existing tenant space within an approximate area of 2,533 square feet. The building is situated so that the parking is located centrally with the structures along the perimeter of the property and is setback from the nearest adjacent residentially zoned and developed properties by approximately 90 feet. The property is served by approximately 468 parking spaces at the ground and subterranean level for the existing structures. Vehicular access to/from the property is off of N. Pacific Coast Highway, Carnelian Street, and Beryl Street.

The applicant intends to remodel the interior of the tenant space, by creating 1,025 square feet of dining space, a 975-square-foot kitchen and prep area, 283 square feet of storage, and 250 square feet for restrooms and office space. Outdoor dining covers an additional 417 square feet, accommodating 16 of the total 56 seats.

ANALYSIS

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Sections 10-5.2506, the proposed restaurant business requires the issuance of a Conditional Use Permit with Planning Commission approval since it is going into a space that is larger than 2,000 square feet. 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 restaurant is not located within the Artesia and Aviation Corridors Area Plan. The restaurant business use will be housed within an existing commercial building. The proposed use is in conformity with the General Plan land use designation of Commercial (C-2A) which allows various commercial uses, which include "restaurants". Additionally, all setbacks, landscaping, and the parking spaces provided comply with the minimum number required by code (see "Parking and Operations" section below).

- 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 two (2) signalized intersections at N. Pacific Coast Highway, a major arterial street, Beryl Street and Carnelian Street. The access to the subject property is available directly from N. Pacific Coast Highway, Beryl Street, or Carnelian Street. However, traffic moving northbound on Pacific Coast Highway must use the accessway off Beryl Street or Carnelian Street as turns into the plaza from Pacific Coast Highway is not allowed when moving northbound. The existing driveways on N. Pacific Coast Highway, Beryl Street, and Carnelian Street complies with RBMC driveway standards. Pedestrian access is also provided by an existing ADA compliant walkway from the public sidewalk on N. Pacific Coast Highway, Beryl Street, and Carnelian Street.

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

The restaurant business will operate within an existing tenant space with a use that will only have music playing indoors and is not proposing any live entertainment. Additionally, there is an approximate 90-foot distance to the adjacent residentially zoned properties which will further mitigate any potential noise impacts. Adequate parking exists on site for the proposed restaurant business use and the proposed outdoor patio will not have any amplified music playing at any time.

- 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 rear setback complies with applicable RBMC development standards as the adjacent uses west of the site are residentially zoned.*
- b. Provision of fences and walls;
 - i. *Not applicable. No new fences or walls are proposed as a part of this project scope.*
- c. Street dedications and improvements, including service roads and alleys;
 - i. *The existing right-of-way of Pacific Coast Highway is 90'. The subject property previously dedicated an additional 10' when the Redondo Shores Shopping Center was originally developed. Existing improvements along the frontage of the subject property (Pacific Coast Highway) are consistent with Caltrans standards.*
- d. The control of vehicular ingress, egress, and circulation;

- i. Existing two-way access driveways complies with the 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. The proposed use will not produce any excessive noise, vibration, or odor.*
- h. Requirements for off-street loading facilities;
 - i. The restaurant business will utilize existing loading zones at the front of the business and walk supplies through the backdoor of the tenant space to unload and load supplies and inventory.*
- i. A time period within which the proposed use shall be developed;
 - i. The proposed tenant improvement will comply with required building construction and inspections days/hours.*
- j. Hours of permitted operation and similar restrictions;
 - i. Hours of operation are proposed to be 10:45AM to 11:00PM. Based on the total number of parking available, there is ample parking during peak times for the proposed use.*
- 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 and the acquisition of all related certificates and licenses required by the State, County of Los Angeles, and City of Redondo Beach, resulting in a project that is in conformity with the intentions and purposes of the applicable provisions of the City's Zoning Ordinance and its General Plan.*

Additionally, the project is consistent with the Comprehensive General Plan of the City. Policy 1.3.1 of the Land Use Element allows for the development of commercial services which provide for the needs of current and future residents. The restaurant business will be of service to local residents. No additional buffers or setbacks are warranted as the use is not expected to produce additional noise and there is an existing 90-foot setback from the adjacent residential uses to the west. No dedications or easements are required. No new fences or walls are required. Proposed signage shall require a separate permit and shall be consistent with the Sign Regulations Criteria in Section 10-5.1802. No new landscaping is required. As conditioned, the restaurant business use is not anticipated to generate unusual noise, vibration, or odors. All loading activities for the proposed restaurant business use will occur in the parking area on private property.

Additional conditions of approval have been added that require the following:

- That the business obtains all necessary alcohol licenses from the California Department Alcoholic Beverage Control if alcohol is to be served on the premises.*
- That the business be permitted to operate between the hours of 10:45am to 11:00pm, Seven (7) days a week.*
- The use shall not have live entertainment or any amplified music from the exterior of the business*

Parking and Operations

In addition to the analysis of the specific use regulations applicable to this land use type, staff conducted additional analysis concerning parking to ensure compliance with the RBMC standards and potential “actual” parking conditions.

In 2016 a parking study for the shopping center was conducted by a Traffic Engineer and reviewed and approved by the City’s Traffic Engineer and Community Development Department. Based on this parking study of the plaza, five-hundred and forty-two (542) parking spaces are required for the entire multiple-tenant building per applicable municipal code parking. Although the prior parking study was conducted back in 2016, based on an analysis of the commercial tenant mix in 2016 staff has determined the existing commercial tenant mix of today is significantly similar to the tenant mix in 2016 and therefore credible and reliable for use in this case. Per Municipal Code Section 10-5.1706 related to commercial parking regulations, a restaurant business use requires a parking ratio of one (1) parking space per four (4) indoor seats and one (1) space for every six (6) seats after the first twelve (12) for outdoor seating. Therefore, the proposed business will need a total of eleven (11) parking spaces to accommodate the use. The parking space requirement for a retail commercial use within this tenant space would require a total of 10 parking spaces. Despite the code requirements indicating a need for one (1) additional parking space, the 2016 parking study concluded that the Redondo Shores Shopping Center parking supply of 468 spaces is more than adequate to accommodate the proposed uses assuming full occupancy of all tenant spaces. According to the study, a minimum parking surplus of 53 spaces are noted during the peak weekday conditions and a minimum parking surplus of 76 spaces are noted during the peak weekend conditions for the center. This allows for the proposed restaurant business service to utilize an additional one (1) space with ample parking available for the remaining tenants. Based on the proposed business operation and particularly the surplus parking on-site the allocated parking spaces are determined to be sufficient. The shared parking analysis and conclusions were achieved pursuant to and consistent with the City’s “Overlap Parking Requirements” as required by RBMC 10-5.1706 (d).

Based upon the project’s compliance with RBMC parking standards surplus of parking spaces available, parking is not anticipated to be an issue.

Based on a review of the application, business operations, and 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 and the creation of an outdoor dining space, consistent with those items specified as exempt under this section.

COASTAL PERMIT EXEMPTION

The City of Redondo Beach has determined that the proposal is exempt from a Coastal Development Permit under RBMC §10-5.2208(a)(2), which covers improvements to existing non-residential structures. The project seeks a Conditional Use Permit to establish a Chipotle restaurant within an existing commercial tenant space in the C-2A Commercial zone of the Coastal Zone, with no alterations to the building's footprint or height. The site has sufficient surplus parking to accommodate the new use alongside existing businesses.

CONCLUSION

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

Prepared by:

Approved by:

Steven Giang

Sean Scully

Steven Giang, AICP
Senior Planner

Sean Scully
Planning Manager

ATTACHMENTS

1. 413 N. Pacific Coast Highway - Draft Resolution
2. 413 N. Pacific Coast Highway - Plans
3. 413 N. Pacific Coast Highway - Exemption Declaration
4. 413 N. Pacific Coast Highway - CDP Exemption
5. Redondo Shores Shopping Center Parking Assessment (2016)