

**RESOLUTION NO. 2026-04-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 FOR THE OPERATION DOG DAYCARE AND DOG TRAINING FACILITY WITHIN AN EXISTING COMMERCIAL SPACE ON PROPERTY LOCATED AT 1212 S. PACIFIC COAST HIGHWAY IN A COMMERCIAL (C-2-PD) ZONE. (CASE NO. 2026-0124)**

WHEREAS, an application was filed on behalf of the owner of property located at 1212 S. Pacific Coast Highway for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a dog daycare and dog training facility within an approximately 3,892 square foot tenant space in an existing multi-tenant commercial building on property located in a Commercial (C-2-PD) zone; 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 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 16<sup>th</sup> day of April, 2026 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, dog daycare and dog training 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 dog daycare and dog training facility is not located within the Artesia and Aviation Corridors Area Plan. The business will be housed within an existing commercial building in an approximately 3,800 square foot tenant space. The proposed use is in conformity with the General Plan land use designation of Commercial (C-2-PD), which allows C-2 commercial uses subject to the applicable provisions of the Zoning Ordinance, including dog daycare and dog training upon approval of a Conditional Use Permit. The dog daycare and dog training facility, as conditioned, will comply with RBMC parking requirements. The dog daycare and dog training facility, as conditioned, will not generate excessive noise or odor, and will be in conformity with the City's Noise Element and RBMC noise requirements.*

LUE: Goal 1A: It shall be the goal of the City of Redondo Beach to provide for the types and mix of land uses necessary to serve the needs of existing and future residents.

Objective 1.3: Provide for the continuation of existing and new development or recycling of commercial uses to meet the needs of the City's residents.

- 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 one (1) existing two-way driveway from S. Pacific Coast Highway that complies 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 dog daycare and dog training facility will operate within an existing tenant space and all business activities shall occur indoors. The project will be conditioned to require sound attenuation measures, including an acoustical analysis and incorporation of all sound control recommendations into the tenant improvement plans, in order to prevent noise impacts on adjacent commercial tenants. Exterior doors shall remain closed during operating hours except as necessary for ingress and egress. 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. Additionally, as developed the proposed tenant space is buffered from the nearest residential properties to the east by the ground level parking garage and*

*further still by another surface parking further east from the business which fronts PCH.*

- 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 150 feet from as the adjacent uses east which are residentially zoned. The use is also at a significantly lower grade than the residences to the east.*
  - 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). PCH and Avenue E are consistent with Caltrans and City standards as currently improved.*
  - d. The control of vehicular ingress, egress, and circulation;
    - i. The existing one (1) two-way access driveway to/from PCH complies 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 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 tenants or nearby residentially zoned property to the east. The recommendations from the acoustical analysis shall be incorporated into the tenant improvement plans. Exterior doors shall remain closed during operating hours. All business operations shall occur indoors. Animal waste from the business shall be contained in sealed containers within the tenant space between trash pick-ups and shall be disposed of in a manner that does not create discernible odors or other potential adverse impacts upon public health, safety, and welfare, and upon nearby businesses and residences. During dog walks, any pet waste shall be immediately collected in disposable bags and*

*properly disposed of in designated waste receptacles located within the business premises.*

- h. Requirements for off-street loading facilities;
  - i. No deliveries are anticipated for the operation of the business that cannot be accommodated on site on along the adjacent public right-of-way in allowed parking spaces.*
- 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 shall be between 7:00AM to 8:00PM, seven days a week. The project's primary operations occur during daytime hours and, as conditioned, will not conflict with surrounding uses. No overnight boarding is permitted with this approval. In addition, the restaurants located above the tenant space do not begin operations until later in the day, reducing any overlap in parking demand.*
- 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 dog training and daycare 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 150-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 training and daycare 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 dogs on-site 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 (except the limited supervised dog walking);*
  - *Entry doors to the animal daycare and training 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 16<sup>th</sup> day of April, 2026.

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 a dog daycare and dog training facility within an existing approximately 3,892 square foot commercial tenant space at 1212 S. Pacific Coast Highway. The facility may offer dog daycare, puppy care, dog training, and related reception and administrative functions. The 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 16, 2025.

2. The hours of operation shall be from 7:00am to 8:00pm, seven days a week.
3. There shall be a maximum of eight (8) employees in the tenant space at any given time.
4. There shall be a maximum of fifty (50) dogs on-site at any given time, including dogs enrolled in daycare and training programs.
5. With the exception of dog walks, all aspects of the dog daycare and dog training operation shall occur exclusively within the interior of the tenant space.
6. The entry doors to the dog daycare and training business shall remain closed during business hours, except to allow individuals to enter and exit the facility.
7. No outdoor play, exercise, training, or boarding of dogs shall occur in the parking lot, driveway areas, or adjacent neighborhood.
8. Overnight boarding of animals is prohibited.
9. The applicant shall implement all sound control design recommendations from the project-specific acoustical sound analysis report into the tenant improvement plans submitted for building permit. The acoustical analysis must be performed by a licensed acoustical engineer approved by the City. The building envelope and all interior partitions separating abutting tenant spaces shall be designed and constructed to maintain an interior noise environment that does not exceed 50 dBA (L-eq-1hr) during all operating hours. Documentation verifying that the design meets this performance standard shall be included with the construction documents.
10. The acoustical analysis report shall be copied onto a sheet in the construction plan set submitted to the Building & Safety Division.
11. 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.
12. A copy of this Resolution shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
13. In the event of verifiable complaints, as determined by the Community Development Department, additional measures concerning sound attenuation and allowable hours of operation, and any other operational issues, may be applied.

14. The dog daycare and dog training facility shall operate in full compliance with all applicable health and safety laws pertaining to animals.
15. The dog training and dog daycare business shall operate and be in full compliance with all required health and safety laws pertaining to animals.
16. 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.
17. 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.
18. The applicant shall be responsible for periodic monitoring and disposal of pet waste in the immediate vicinity of the tenant space.
19. 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.
20. 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.
21. 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.
22. The Community Development Department is authorized to approve minor changes.
23. 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.
24. 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 16<sup>th</sup> day of April, 2026.

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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. 2026-04-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 16<sup>th</sup> day of April, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Sean Scully  
Planning Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney's Office