

RESOLUTION NO. 2025-05-PCR-XX

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 FOR GENERAL FOOD/SNACK SALES USE, INCLUSIVE OF THE SALE OF BEER, WINE, AND LIQUOR FOR OFF-SITE CONSUMPTION WITHIN AN EXISTING MULTI-TENANT BUILDING ON PROPERTY LOCATED AT 2706 ARTESIA BOULEVARD IN THE COMMERCIAL (C-2) ZONE. (CASE NO. 20250021)

WHEREAS, an application was filed on behalf of the owner of property located at 2706 Artesia Boulevard for consideration of an Exemption Declaration and Conditional Use Permit to allow for general food/snack sales use, inclusive of the sale of beer and wine for off-site consumption within an existing multi-tenant building on property located at 2706 Artesia Boulevard in the Commercial (C-2) 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 15th day of May, 2025 with respect thereto.

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

1. In accordance with Section 10-2.620 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 liquor store is located within the Artesia and Aviation Corridors Area Plan (AACAP). No new construction is proposed for the existing two-story commercial building other than a tenant improvement to

the ground floor to convert the prior retail use, “flower shop”, to the new proposed retail use, “liquor store with general food retail goods”. The second-floor office use will continue as is, with no changes proposed. Per the AACAP there is a clear intention to provide neighborhood serving versus commuter serving uses and professional office is identified as a “preferred use”. The liquor store will include a large proportion of its inventory for the sale of convenience food and general merchandise items which provide support to the surrounding residential neighborhood. Additionally, the project maintains the second-floor office uses. As maintained and proposed this project is consistent with the “intent” of the AACAP.

The proposed use is also in conformity with the General Plan land use designation of Commercial (C-2) which allows for a mix of retail, professional office, and similar uses which principally provide for the needs of nearby residents. The proposed liquor store complies with all requirements for setbacks, fencing, parking, and landscaping. Although per the RBMC parking requirements the proposed and existing uses require a total of 12 spaces, pursuant to RBMC § 10-2.1702(d), the parking lot was upgraded to accommodate an accessible space and is therefore compliant with respect to parking.

- a) 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 Artesia Boulevard, a major arterial street, and Inglewood Avenue. The site would be accessed by 2 two-way driveways that complies with RBMC driveway standards. Pedestrian access would be provided by the existing public sidewalk on Artesia Boulevard and Inglewood Avenue to an entry door facing Artesia Boulevard.

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

The proposed liquor store with convenience merchandise will be replacing a flower shop and will operate entirely within the existing tenant space. The rear of the building is setback approximately 60 feet from the nearest residentially zoned properties. Adequate parking exists on site for the proposed liquor store and no other exterior changes are planned. Loading will be accommodated from the parking lot adjacent to Artesia Boulevard and will be approximately 120 feet from the nearest residences and separated by the building and will therefore not impact adjacent residences south of the property.

- c) 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 proposed rear setback of 60 feet complies with applicable RBMC development standards and provides an additional buffer to the residentially zoned properties to the south.*
- b. Provision of fences and walls;
 - i. *Not applicable, no new fences or walls are proposed as part of this project scope. An existing six (6) foot high cement block wall separates the rear parking lot from the adjacent residences to the south.*
- c. Street dedications and improvements, including service roads and alleys;
 - i. *The land use itself does not trigger street dedications. The existing right-of-way is 100 feet for both Artesia Boulevard and Inglewood Avenue which is consistent with their current required full width right-of-way per the City's Circulation Element.*
- d. The control of vehicular ingress, egress, and circulation;
 - i. *The existing two two-way access driveway on Artesia Boulevard and Inglewood Avenue 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 be processed under a separate permit.*
- f. Provision of landscaping and the maintenance thereof;
 - i. *Existing compliant landscaping is proposed to remain.*
- g. The regulation of noise, vibration, odor and the like;
 - i. *The proposed use is entirely indoors and will not produce any excessive noise, vibration, or odor.*
- h. Requirements for off-street loading facilities;
 - i. *Off-street loading can be accommodated by the loading zone at the front of the business.*
- i. A time period within which the proposed use shall be developed;
 - i. *The proposed tenant improvement will comply with required building plan check and inspections schedules.*
- j. Hours of permitted operation and similar restrictions;
 - i. *The proposed hours of operation are Monday through Sunday from 8:00am to 11:00pm.*
- 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.*

- I. 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 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.*
2. In accordance with Section 10-2.1600 of the Redondo Beach Municipal Code, a Conditional Use Permit is in accord with the additional special use criteria set forth therein for the following reasons:
 - a) The proposed use is a sufficient distance from residential uses and has been designed with adequate physical buffers to reduce potential noise impacts related to operation of the use, parking by employees and patrons, and pedestrian activities.

The building will be setback approximately 60 feet to the rear property line which abuts residentially zoned properties. An existing 5.5-foot-tall wall at the southern (rear) property line will screen the parking lot and any car lights from the residentially zoned properties to the south. There is also a dense landscaped barrier extending above the wall by approximately 4.5-feet making for a significant buffer of approximately 10-feet in height. Additionally, the loading area is on the north side of the building and nearly 120-feet from the residences south.
 - b) The proposed hours of operation for the use are complimentary to the business district in which the use is located, and will not negatively impact residential uses.

The project site is located adjacent to commercially zoned properties on Artesia Boulevard. The existing office uses are typically closed during the peak evening hours and weekends of the proposed liquor store. The proposed hours of operation are consistent with consistent with other convenience stores and actually less than some which are open 24 hours per day.
 - c) The addition of the proposed use to the mix of commercial uses in its vicinity will not create a blighting influence.

The site is currently developed with an existing commercial building, containing no blight on the property. The proposed liquor store will also offer a small selection of grocery items for the convenience of adjacent residents, potentially offering a late-night grocery option in the neighborhood. Additional signage requirements prohibiting consumption of alcohol on premises as well as loitering will also result in this use creating a blighting influence.

City staff consulted with the City's police department and with the conditions/requirements noted above the police department has no additional concerns with the proposed use.

d) Thrift shops. In addition to the criteria listed above, the following criteria shall be met for thrift shops:

a. Minimum separation. The minimum separation between site boundaries of properties containing thrift shops shall be 1,000 feet, except that this standard may be waived by the decision-making body upon a finding that the thrift shop is primarily engaged in the sale of unique specialty merchandise which will not contribute to or create a blighting influence in its vicinity.

b. Display windows. The store frontage shall include an interior window display box at least 30 inches in depth, attractively designed to enhance the appearance of the commercial corridor.

A thrift shop use is not proposed at the site.

e) Firearms businesses. In addition to the criteria listed above, no firearms business shall be located within 500 feet of any lot upon which there is legally located a school, public park, or religious institution.

A firearms business is not proposed at the site.

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) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which 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.

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 15th day of May, 2025.

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 to allow for general food/snack sales use, inclusive of the sale of beer, wine, and liquor for off-site consumption within an existing multi-tenant building on property located at 2706 Artesia Boulevard. The liquor store shall

be maintained and operated in substantial conformance with the application and plans reviewed and approved by the Planning Commission at its meeting of May 15th, 2025.

2. A copy of this Resolution shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
3. The liquor store hours of operation shall be from 8:00am – 11:00pm Monday through Sunday.
4. There shall be a maximum of four (4) employees in the liquor store at any given time.
5. The precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to Planning Division approval prior to issuance of a building permit.
6. 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.
7. The project developer and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.
8. The site shall be fully fenced prior to the start of construction.
9. All on-site litter and debris shall be collected daily.
10. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, with no work occurring on Sunday and specified holidays per RBMC Section 9-1.12.
11. 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.
12. Streets and sidewalks adjacent to job sites shall be clean and free of debris.
13. A CASP report clearance shall be submitted to the City's Building and Safety Division prior to receiving the building inspection final.
14. Shall a nuisance arise from general food sales including, but not limited to, pan-handling, public intoxication, and noise generation such nuisance shall be the basis for the governing body to take any and all regulatory action up to and including revocation, including the imposition of additional provisions and conditions to the Conditional Use Permit.

15. Any Conditional Use Permit granted pursuant to this section shall become null and void, and any use of the premises for off-sale beer, wine, liquor sales shall terminate immediately, if the establishment's State off-sale beer, wine, and liquor license has been terminated or suspended for a period of 90 days or more.
16. The development shall comply with any conditions required by the City's Building and Safety Division, Public Works Engineering Division, Police Department, and Fire Department that may arise during plan check.
17. The Community Development Department is authorized to approve minor changes.
18. 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.
19. 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 and Planning Commission Design Review 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 15th day of May, 2025.

Chair
Planning Commission
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2025-05-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 15th day of May, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc Wiener
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office