

**CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Thursday, November 20, 2025**

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

**ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER.
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,
EMAIL OR eCOMMENT.**

Planning Commission meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41. Live streams and indexed archives of meetings are available via internet. Visit the City's office website at www.Redondo.org/rbtv.

TO WATCH MEETING LIVE ON CITY'S WEBSITE:

<https://redondo.legistar.com/Calendar.aspx>

*Click "In Progress" hyperlink under Video section of meeting

TO WATCH MEETING LIVE ON YOUTUBE:

<https://www.youtube.com/c/CityofRedondoBeachIT>

TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

https://www.zoomgov.com/webinar/register/WN__s648-MDRriOtr4nSvUbYg#/registration

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:

Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under

the relevant agenda item. PlanningRedondo@redondo.org

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG

D. APPROVE ORDER OF AGENDA

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

E.1. [RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda](#)

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

[APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF OCTOBER 16, 2025.](#)

[APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 20, 2025.](#)

G. EXCLUDED CONSENT CALENDAR ITEMS

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

H.1. [RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS](#)

I. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.

J. PUBLIC HEARINGS

J.1. [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)

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

O. ADJOURNMENT

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on December 18, 2025, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the City Clerk.



Administrative Report

E.1., File # PC25-1592

Meeting Date: 11/20/2025

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda



Administrative Report

E.1., File # PC25-1592

Meeting Date: 11/20/2025

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda



Administrative Report

, File # PC25-1593

Meeting Date: 11/20/2025

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF OCTOBER 16, 2025.



Administrative Report

, File # PC25-1593

Meeting Date: 11/20/2025

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF OCTOBER 16, 2025.



Community Development
Planning Division

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

tel 310 318-0637
fax 310 372-8021

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

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body	Planning Commission
Posting Type	Regular Meeting Agenda
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ Bulletin Board Adjacent to Council Chambers ✓ City Clerk's Office, Door 1
Meeting Date & Time	Thursday November 20, 2025 6:30 p.m.

As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Daisy Canales, Planning Technician

Date: November 13, 2025



Administrative Report

, File # PC25-1603

Meeting Date: 11/20/2025

TITLE

APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 20, 2025.



Administrative Report

, **File #** PC25-1603

Meeting Date: 11/20/2025

TITLE

APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 20, 2025.



Minutes Regular Meeting
Planning Commission
May 15, 2025

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, May 15, 2025**

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

A regular meeting of the Planning Commission, held in the Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California was called to order by Commissioner Gaddis.

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Gaddis, Hazeltine, Light, Young, Chair Craig

Officials Present: Marc Wiener, Community Development Director
Cheryl Park, Deputy City Attorney
Steven Giang, Senior Planner
Jamal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Young led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, the order of the agenda, as presented.

The motion carried 7-0.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Planning Analyst Brown announced there were Blue Folder Items.

Motion by Commissioner Hazeltine, seconded by Commissioner Young, and approved by voice vote, Blue Folder Items.

The motion carried 7-0.

The Commission concurred to reconsider Item No. D.

Motion by Commissioner Conroy, seconded by Chair Craig, and approved by voice vote, the order of the agenda, as amended, moving Item No. J.2 before J.1.

The motion carried 7-0.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF MAY 15, 2025.

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF JULY 18, 2024 AND AUGUST 1, 2024.

Motion by Commissioner Gaddis, seconded by Commissioner Boswell, and approved by voice vote, the Consent Calendar, as presented.

The motion carried 7-0.

G. EXCLUDE CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

H.1. RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

There were no public comments.

I. EX PARTE COMMUNICATION

Commissioner Conroy reported speaking with Councilmembers Obagi and Kaluderovic.

Commissioner Hazeltine reported speaking with Councilmember Obagi, Chair Craig and members of the public.

Chair Craig reported speaking with Commissioner Hazeltine, Councilmembers Obagi and Behrendt and members of the public.

Chair Craig moved to Item No. J.2.

J. PUBLIC HEARINGS

- J.1. Public Hearing for consideration of an Exemption Declaration and 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.**

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 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)

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to open the public hearing.

The motion carried 7-0.

Chair Craig swore in those wishing to address the Commission on this matter.

Senior Planner Steven Giang narrated a PowerPoint presentation with details of the proposed project.

Discussion followed regarding parking continuing to be short one spot, street parking in the area and the rationale for accepting so many applications for liquor stores on Artesia Boulevard.

Community Development Director Wiener explained one of the findings requires that this CUP be consistent with the intent of the AACAP which addresses placemaking and design but not so much use and noted there is a requirement for consistency which is mostly design oriented.

Commissioner Boswell wondered about concerns with the density of alcohol-serving businesses along Artesia Boulevard and noted that many residents have complained that there are already, too many and that no more are needed.

Community Development Director Wiener reported that in terms of this application, the Commission is limited to findings and whether or not the project meets them and stated that later, if Council would like to look at land uses more broadly, throughout the City, staff will pursue it.

Discussion followed regarding limiting the size of alcohol sold by regulating the size of containers.

Community Development Director Wiener noted it is in the Commission's purview to regulate the operations of the business as long as it is within reason and would allow them to still operate as a business and stressed the need to ensure that conditions are realistic and enforceable.

Discussion followed regarding an existing condition prohibiting on-premise consumption, returning to the Planning Commission if complaints of violations are received, whether the applicant has the ability to observe and enforce violations behind the building, considering the lack of windows and visibility, adding a ban on single-serve containers, installing no exterior alcohol signage and advertising, conditions placed on a prior project relative to beer and wine sales.

Commissioner Boswell spoke about not limiting entrepreneurs as to how to run their business and imposing restrictions on problems that may never occur and noted the Planning Commission has opportunities to revisit the matter if there are problems.

Discussion followed regarding the access point for upstairs offices and access to the back parking lot.

Commissioner Hazeltine spoke about the lack of plans to beautify the outside of the building.

Chair Craig invited public comments.

Michael Rancini, Real Estate Broker representing Mr. Singh, reported that no single-use containers are sold; spoke in his support and in support of the business; stated they have no issues with transients but do have security; addressed the cost of proposed improvements; mentioned the landlord has made improvements to the outside and offered to add landscaping and greenery.

Commissioner Conroy offered a condition setting closing hours to 10:00 p.m., Sunday through Thursday and 11:00 p.m., Friday through Saturday as well as requiring a hearing to amend the CUP in the future, maintaining 24-hour security cameras, prohibiting the sale of single serving containers and exterior alcohol advertising and Mr. Rancini agreed.

Discussion followed regarding the importance of fitting in with the rest of the community, the product mix offered by the store, the percentage of alcohol sales and the need to limit external signage.

Gurjit Singh, Applicant, confirmed his business has no outside signs advertising alcohol and addressed Lead training.

Michael Rancini and Gurjit Singh continued responding to questions from the Commission regarding deliveries and agreed to keep the windows free of signage and neon signs advertising alcohol.

Discussion followed regarding keeping the area clean and the possible need for sound mitigation due to the proximity of compressors to other uses, adding a condition restricting hours of deliveries, adding a condition to add landscape and beautify the exterior, having the Applicant work with staff to beautify the area and requiring regular maintenance and structural challenges.

Commissioner Conroy suggested making the CUP subject to a one-year compliance review with the authority, at that time, to modify or revoke the CUP if there are violations.

Deputy City Attorney Park reported the prohibition of single-serve containers is already in the City code relative to establishments selling beer and wine, is a valid criteria and is a condition that can be imposed.

Discussion continued regarding deliveries along Artesia Boulevard by larger tractor trailers.

Community Development Director Wiener offered to speak with the RBPD about how to best manage deliveries throughout the City.

Deputy City Attorney Park suggested a condition that would require deliveries to adhere to all Vehicle Code sections and vehicles not to block the roadway.

Chair Craig mentioned problems with deliveries on Prospect Boulevard near schools and the need to be able to enforce any restrictions that are put in place.

Commissioner Hazeltine spoke about restrictions that were put in place for another project limiting the times for deliveries and the sizes of delivery vehicles.

Commissioner Boswell pointed out there is street parking on Inglewood, next to the proposed store.

Michael Rancini asserted the issue will be addressed.

Shelley Jones, nearby resident, reported there will be problems with parking and with deliveries blocking the road; expressed disappointment in that it seems that the Commission has already made its decision; spoke about other alcohol-serving establishments within walking distance; noted the public does not need another liquor store; wondered what public need the project satisfies; discussed accidents occurring in the area; expressed concerns with loitering and increased crime and asserted the need for more planning in this regard.

Jim Mueller, District 5, wondered about the research done that would indicate the need for another alcohol-serving establishment along the Artesia Corridor; mentioned they create problems for law enforcement, the school system and the homeless coordinator; spoke about encouraging businesses that are healthy for the community; reported the analysis for this project does not include projected revenues and questioned if allowing this business is worth the risk to the community.

Diane Moore (via Zoom), together with Dr. Kim Ray, stated she has worked at the Redwood Animal Hospital for 20 years; reported that Dr. Ray is the business owner and expressed concerns regarding increased transient activity, people urinating, defecating and sleeping in their parking lot; mentioned problems with delivery vehicles blocking the roadway and people parking, loitering and drinking in their parking lot.

Motion by Commissioner Young, seconded by Commissioner Hazeltine, and approved by voice vote, to extend the speaker's time.

The motion carried 7-0.

Diane Moore and Dr. Kim Ray (via Zoom) suggested installing a barrier between their parking lot and the subject project's parking lot.

Tim Doran (via Zoom) stated the parking situation will not work because of the small size of the lot and voiced opposition to having another alcohol-serving establishment along Artesia.

There were no other public comments on this item.

Commissioner Boswell noted the Commission's role at this time is not to approve or deny the project but rather determine whether the project is consistent with the findings.

Deputy City Attorney Park explained the Planning Commission would have to make a decision on whether it wants to grant the CUP. She added the decision would be based on the criteria for issuing a CUP and the additional provisions under Section 10-2.1600, which are the additional findings needed for a liquor store and noted that the fact that the Commission feels the City does not need another liquor store is not a criteria for denial.

Commissioner Boswell pointed out that residents are concerned about having another liquor store in the neighborhood.

Commissioner Young mentioned that they are also concerned about delivery trucks, parking and traffic.

Discussion followed regarding distinctions between criteria and policy, Council's purview to develop policy, addressing an existing blighting problem and making a case as to why the project would cause additional blight, considering whether the site has adequate access to public streets and the kind of traffic generated by the proposed use.

Community Development Director Wiener talked about the lack of criteria to deny a project based on the saturation of such uses in an area.

Commissioner Gaddis felt the current situation has the "odor" of blight; mentioned regulating noise, vibration, odor and the like and requested requiring a wall between the Animal Hospital and the subject store to separate the properties.

Community Development Director Wiener suggested continuing the item to the next Commission meeting to allow staff to conduct additional research and meet with RBPB to address transient activity and help the Commission make informed decisions.

Commissioner Light agreed and noted he is not comfortable making a decision, tonight.

Commissioner Boswell agreed; stated there seem to be many missing pieces; referenced the testimony provided by the Animal Hospital representatives and wondered why security, motion lights have not been installed to improve public safety.

Discussion followed regarding whether to continue the item or not, getting input from RBPB regarding calls for service to the area, the Planning Commission's recommendation to Council not to allow alcohol sales in gas stations, after much discussion and Council's subsequent decision to allow alcohol sales in gas stations.

Commissioner Hazeltine reported that Councilmember Obagi indicated that along with regulating smoke shops, Council wants to create more rules for liquor stores to control their saturation; talked about the store selling food and groceries and noted the need to consider the concerns voiced by neighbors.

Discussion followed regarding City Council direction to staff regarding the topic, during its last meeting, the moratorium on smoke shops and regulations regarding thrift shops.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, to deny the project based on the report incorrectly stating there are no security issues in the area and on witness testimony stating the contrary.

Commissioner Conroy confirmed the site is legal-nonconforming in terms of parking and in response to his question regarding whether the Planning Commission can factor that into its decision, Community Development Director Wiener stated it should not be a factor as that status runs with the land and is a land-use law matter. He added that parking may be compliant, but he will need to do additional research.

Discussion followed regarding people parking in the wrong parking lot, similarity to Ken's Market and concerns about traffic flow and proximity to residences.

Deputy City Attorney Park presented options noting that the Commission could review the criteria in the draft resolution and clearly indicate which condition is not met resulting in denial, keep the public hearing open and continue it to a date, certain to allow for additional research, or make a motion to approve the CUP with the additional conditions that were discussed.

Discussion followed regarding how soon the item should return to the Commission and the number of residents notified of the public hearing.

Senior Planner Giang reported that staff did not receive any response to the notice of public hearing distributed to 65 residential and commercial properties, within a radius of 300 feet from the subject site, other than comments voiced during the meeting.

Restated motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, to deny the project based on the condition, "The proposed use shall have no adverse effect on abutting properties or the permitted use thereof", noted there is no evidence that is actually the case, and mentioned No. 2 regarding "The side of the proposed use would have to have adequate access to public streets or highways".

Commissioner Conroy offered a friendly amendment, to "deny the project based on the following reasons: concentration of off-sale alcohol licenses within the neighborhood exceeds that of the Community Standards, creating a detriment to public safety, the site lacks adequate parking evidenced by the legal-nonconforming deficit, lack of an adequate loading zone and peak curbside saturation affecting residential and commercial neighbors and the late night hours and proximity to homes are incompatible with the neighborhood commercial land use goal of protecting adjacent residential uses".

Commissioner Hazeltine accepted the friendly amendment except for the criteria related to saturation of liquor stores, as the City has not defined it.

Discussion followed regarding the need to have evidence that the store would not blight the neighborhood and the number of residents expressing interest in the item.

Substitute motion by Commissioner Boswell, seconded by Commissioner Young, to continue the public hearing to allow staff to do additional research regarding public safety issues in the area, as discussed and return with a report to the June 19, 2025 Planning Commission meeting.

The substitute motion failed 3-4, by the following roll call vote:

AYES: Boswell, Light, Young
NOES Conroy, Gaddis, Hazeltine, Chair Craig
ABSTAIN: None
ABSENT: None

The amended motion carried 6-1 by the following roll call vote:

AYES: Conroy, Gaddis, Hazeltine, Light, Young, Chair Craig
NOES Boswell
ABSTAIN: None
ABSENT: None

Motion by Chair Craig, seconded by Commissioner Gaddis, and approved by voice vote, to close the public hearing.

The motion carried 7-0.

Chair Craig moved to Item No. K.

J.2. Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow for the operation of a gymnastics company (Aerial Gymnastics Club) for children and teenagers ages 2-17 within an existing 24,000 square feet commercial space on property located at 2701 Manhattan Beach Boulevard in the Commercial (C-1) 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 FOR THE OPERATION OF A GYMNASTICS COMPANY (AERIAL GYMNASTICS CLUB) FOR CHILDREN AND TEENAGERS AGES 2-17 WITHIN AN EXISTING 24,000 SQUARE FEET COMMERCIAL SPACE ON PROPERTY

**LOCATED AT 2701 MANHATTAN BEACH BOULEVARD IN THE
COMMERCIAL (C-1) ZONE (CASE NO. 20250015)**

Senior Planner Steven Giang narrated a PowerPoint presentation with details of the proposed project.

Motion by Chair Conroy, seconded by Commissioner Gaddis, and approved by voice vote, to open the public hearing.

The motion carried 7-0.

Discussion followed regarding concerns about safety in the back lot, congestion along the front of the lot and whether student drop-off and pick-up would be impacted and possible transient activity in the area.

Chair Craig swore in those wishing to speak on this item.

Tino Gomez IV spoke about witnessing transient activity in the area and mentioned he no longer takes his daughter as it feels unsafe. He requested additional lights and increased Police surveillance.

Motion by Commissioner Boswell, seconded by Commissioner Hazeltine, and approved by voice vote, to extend the speaker's time.

The motion carried 7-0.

Commissioner Boswell commented on the unlikelihood of increasing Police presence and suggested speaking with the property owner to discuss the possibility of hiring private security.

John Snyder, Applicant, responded to questions from the Commission regarding plans to add lighting and security, maximizing safety for staff and customers, drop-off and pick-up procedures, back lot parking and entrance, birthday parties and holding only one party at a time.

Emily Lopez expressed concerns that the project will exacerbate traffic and congestion in the area.

Jeff Whitman stated he is familiar with the area; noted there is a lot of area to be exploited in the surroundings, and it is a high density transient area; spoke about increased traffic and congestion created by customers of the gym, especially during rush hour.

Motion by Commissioner Boswell, seconded by Commissioner Hazeltine, and approved by voice vote, to extend the speaker's time.

The motion carried 7-0.

Jeff Whitman reiterated his concerns.

Chris Olsen, owner of a gymnastics center near the subject project, agreed with those expressing concerns about lack of security and increased congestion and traffic; mentioned the back parking lot being dark and insecure; talked about the proposed class schedule maximizing at 630 students per week and turned in documents regarding the applicant's operation.

Motion by Commissioner Young, seconded by Commissioner Hazeltine, and approved by voice vote, to receive and file documents submitted by Chris Olsen and to extend his time to speak.

The motion carried 7-0.

Chris Olsen read from the document provided by the organization seeking funding from investors.

Motion by Chair Craig, to extend the speaker's time. The motion died for lack of a second.

John Snyder, Applicant, spoke about an online influencer (connected with Fit Kids Gymnastics) claiming to attempt to keep them from occupying the subject space; mentioned the issue is proximity of Aerial Gymnastics to Fit Kids and reported the owner sent an email blast asking customers to protest. He continued responding to questions from the Commission noting his willingness to clean up the back lot and make it safe; addressed traffic during rush hour, circulation plans, coordinating class schedules to reduce traffic impacts, other potential locations studied, traffic challenges specific to the location and the size of the facility relative to the Torrance facility.

There were no other public comments on this item.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and approved by voice vote, to close the public hearing.

The motion carried 7-0.

Senior Planner Giang explained that Condition No. 5 directs parents, employees and students to use the rear parking, north of the tenant space and the pickup loading zone at the rear and reported that the Building and Safety Division reviewed the proposal and will require updates to the rear loading dock, including updates to the ramp, to make it ADA accessible. He added that because of the change in use, standards are higher for

the rear loading dock and will require additional tenant improvements prior to the issuance of the permit.

Members of the Commission commented in favor of the use of the space as it promotes athletics, positive self-esteem and a family-friendly environment.

Discussion followed regarding opportunities to speak with the property owner regarding adding private security on the site, adding a condition requiring lighting and security in the back lot, recent changes in the intersection and whether having a security guard present will deter crime.

Motion by Commissioner Hazeltine, seconded by Commissioner Young, to adopt the following 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 FOR THE OPERATION OF A GYMNASTICS COMPANY (AERIAL GYMNASTICS CLUB) FOR CHILDREN AND TEENAGERS AGES 2-17 WITHIN AN EXISTING 24,000 SQUARE FEET COMMERCIAL SPACE ON PROPERTY LOCATED AT 2701 MANHATTAN BEACH BOULEVARD IN THE COMMERCIAL (C-1) ZONE (CASE NO. 20250015), as amended adding a condition to install lighting, cameras and enhance security at the rear parking lot of the building.

The motion carried 7-0 by the following roll call vote:

AYES:	Boswell, Conroy, Gaddis, Hazeltine, Light, Young, Chair Craig
NOES	None
ABSTAIN:	None
ABSENT:	None

Chair Craig returned to Item No. J.1.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION – None

M. ITEMS FROM STAFF

Community Development Director Wiener announced that the smoke shop ordinance is scheduled to come before the Planning Commission in July and in August, the Commission will consider the Coastal Development Permit design review for the Avenue A ramp project. Additionally, he commented on City Council's Strategic Planning Session; reported that staff carried forward the recommendations of the Planning Commission to Council and spoke about upcoming projects including developing a plan for PCH similar to the AACAP.

In reply to an inquiry from Chair Craig, Community Development Director Wiener provided a brief update on the Galleria project.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Commissioner Conroy thanked staff for the crosswalk at Harkness and Agate and asked that staff presentations be provided as Blue Folder Items in the future.

O. ADJOURNMENT – 10:00 p.m.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to adjourn the meeting at 10:00 p.m.

The motion carried 7-0.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on June 19, 2025, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted,

Marc Wiener
Community Development Director



Administrative Report

H.1., **File #** PC25-1594

Meeting Date: 11/20/2025

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



Administrative Report

H.1., **File #** PC25-1594

Meeting Date: 11/20/2025

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



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)



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)

RESOLUTION NO. 2025-11-PCR-**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING 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)

WHEREAS, an application was filed on behalf of the owner of property located at 413 N. Pacific Coast Highway for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a restaurant business (Chipotle) on property located within the Commercial (C-2A) 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, after noticing the project pursuant to the City's noticing requirements, no comments were received on the project from either adjacent businesses or residences; 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 20th day of November, 2025 with respect thereto.

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

1. In accordance with Section 10-5.2506 of the Redondo Beach Municipal Code, approval of the 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.

- i. 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.
 - i. 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.
 - i. 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:
 - i. Additional setbacks, open spaces, and buffers;*

The existing rear setback complies with applicable RBMC development standards as the adjacent uses west of the site are residentially zoned.

- ii. Provision of fences and walls;
Not applicable. No new fences or walls are proposed as a part of this project scope.
- iii. Street dedications and improvements, including service roads and alleys;
A 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.
- iv. The control of vehicular ingress, egress, and circulation;
The existing two-way access driveway complies with Zoning Ordinance and Public Works standards.
- v. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.
- vi. Provision of landscaping and the maintenance thereof;
Existing compliant landscaping to remain.
- vii. The regulation of noise, vibration, odor and the like;
The proposed use is entirely indoors and will not produce any excessive noise, vibration, or odor.
- viii. Requirements for off-street loading facilities;
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.
- ix. A time period within which the proposed use shall be developed;
The proposed tenant improvement will comply with required building construction and inspections days/hours
- x. Hours of permitted operation and similar restrictions;
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.
- xi. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and

Not applicable. No billboards are located on this subject property.

- xii. 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.

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.*

2. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Sections 15301(a) of the Guidelines for Implementation 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.

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 application considered by the Planning Commission at its meeting of the 20th day of November, 2025.

SECTION 2. The Conditional Use Permit shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is for restaurant business on a C-2A Commercial property. The property shall be maintained and operated in substantial compliance with the plans reviewed and approved by the Planning Commission at its meeting on November 20, 2025.
2. The proposed project shall comply with all applicable codes, regulations, and requirements and the applicant shall obtain all necessary permits from the Building Division, Engineering Division, Fire Department, and any other agency with jurisdiction over the improvements to the site.
3. That the business be permitted to operate seven (7) days a week, between the hours of 10:45am to 11:00pm only.
4. That the business obtains all necessary alcohol licenses from the California Department Alcoholic Beverage Control if alcohol is to be served on the premises.
5. That use shall not have live entertainment or any amplified music from the exterior of the business.
6. All loading activities shall be conducted within the parking area of the shopping center on private property.

7. The Planning Division shall be authorized to approve minor changes.
8. 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.
9. 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.
10. In the event that complaints are filed with the City and the City determines that a violation of the City's municipal code has occurred, these entitlements may be brought back to the Planning Commission for additional business operations restrictions up to and including revocation of these entitlements in the event the business is determined to be non-compliant with Title 6 (Businesses, Professions, and Trades) and Title 10 (Planning and Zoning) of this code.

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 an 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 20th day of November, 2025.

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. 2025-11-PCR-** 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 20th day of November 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sean Scully
Planning Manager

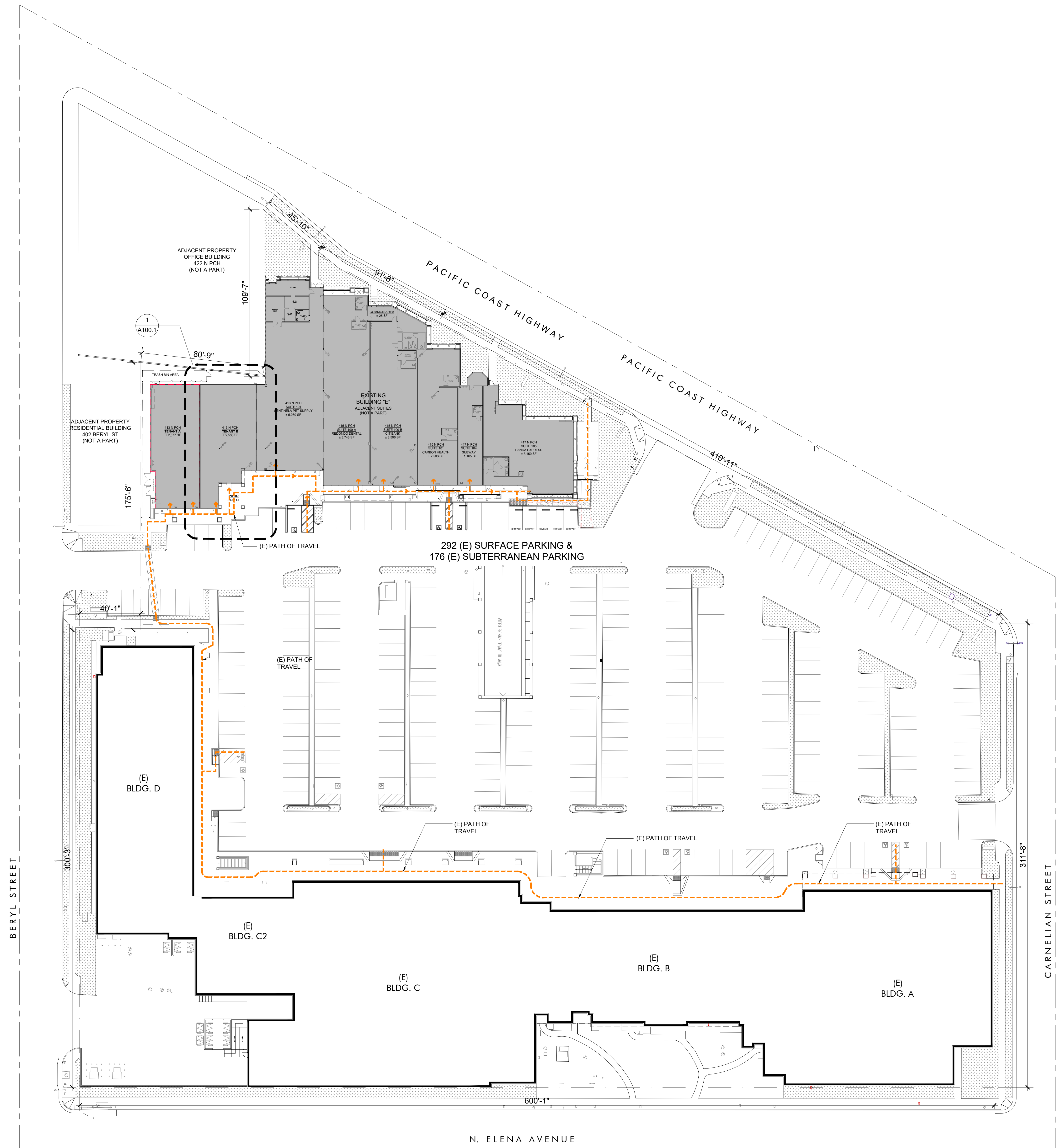
APPROVED AS TO FORM:

City Attorney's Office

CONDITIONAL USE PERMIT SUBMITTAL



FOR REFERENCE ONLY

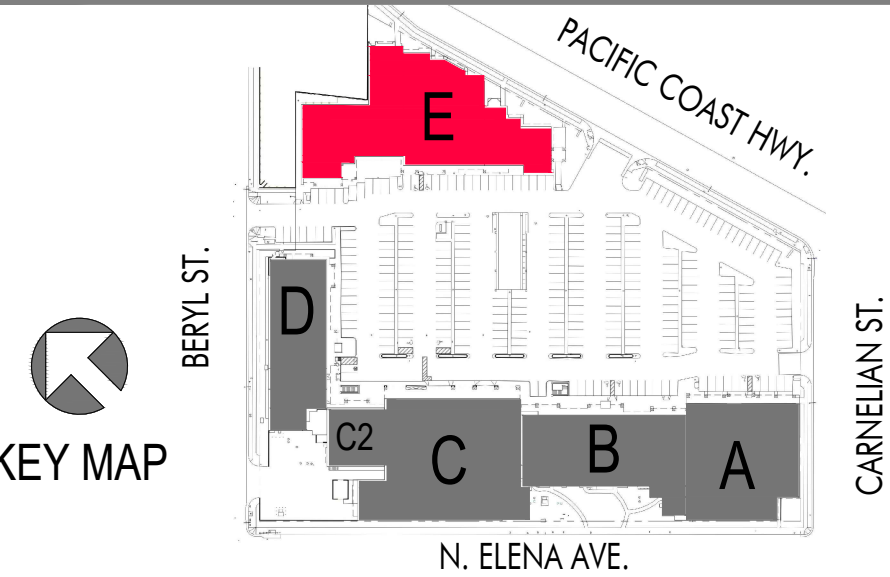


NOTE:
1. MAXIMUM 5% SLOPE, MAX 2.08% SLOPE AND MIN. 48" CLEAR WIDTH FOR THE ACCESSIBLE PATH OF TRAVEL.



A PROJECT FOR:
HAAGEN COMPANY, LLC
12302 Exposition Blvd. Los Angeles, CA 90064
(310) 820-1200

AHJ STAMP APPROVAL



REDONDO SHORES
BUILDING 'E'
413- 417 N. Pacific Coast Hwy.
REDONDO BEACH, CA 90277

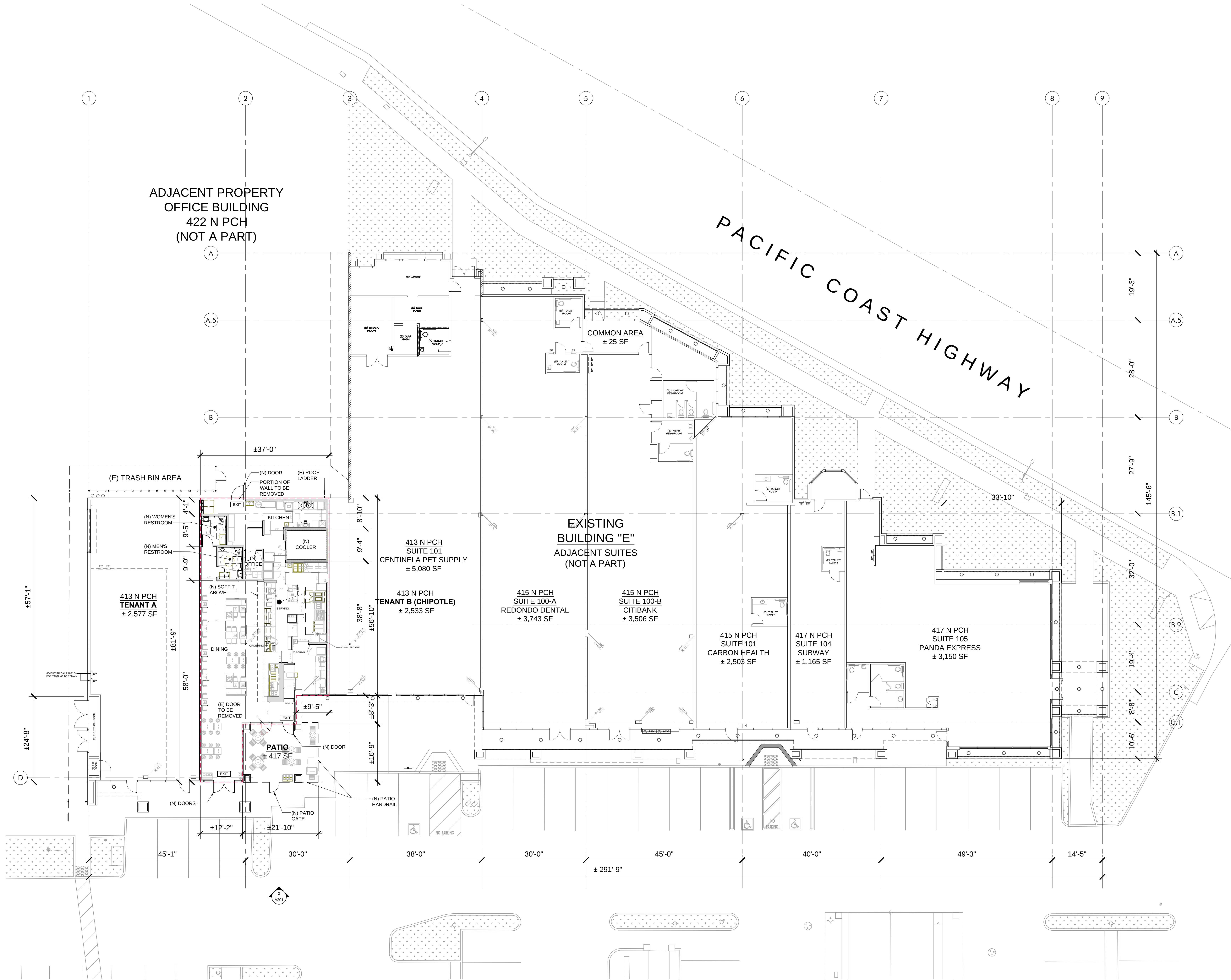
ISSUES / REVISIONS		
No.	DATE	DESCRIPTION
1	10.15.25	CONDITIONAL USE PERMIT

AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MMA ARCHITECTURE. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MMA ARCHITECTURE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 24021MMA
DRAWN BY: NP/LB CHECKED BY: NO
DATE: 10/07/2025
SHEET DESCRIPTION:

OVERALL SITE PLAN
(FOR REFERENCE ONLY)

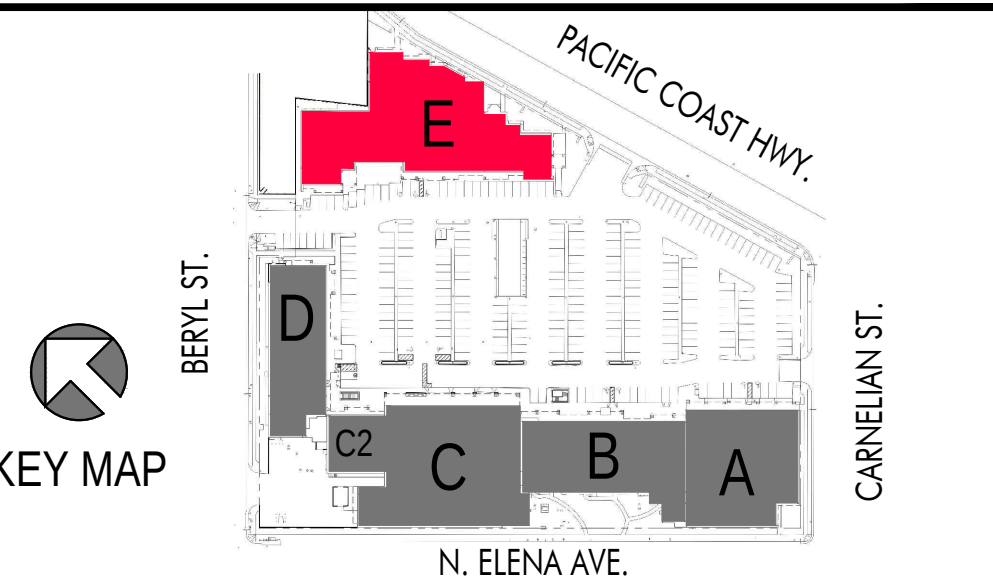
SHEET NUMBER:
A010



120 W Lime Avenue Monrovia, CA 91016
TEL: 626.583.8348 | mmaarchitecture.com

A PROJECT FOR:
HAAGEN COMPANY, LLC
12302 Exposition Blvd. Los Angeles, CA 90064
(310) 820-1200

AHJ STAMP APPROVAL



REDONDO SHORES
BUILDING 'E'
413- 417 N. Pacific Coast Hwy.
REDONDO BEACH, CA 90277

ISSUES / REVISIONS		
No.	DATE	DESCRIPTION
1	10.15.25	CONDITIONAL USE PERMIT

AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MMA ARCHITECTURE. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MMA ARCHITECTURE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 24021MMA
DRAWN BY: NP/LB CHECKED BY: NO
DATE: 10/07/2025
SHEET DESCRIPTION:

PROPOSED FLOOR PLAN
BUILDING 'E' (TENANT 'B')

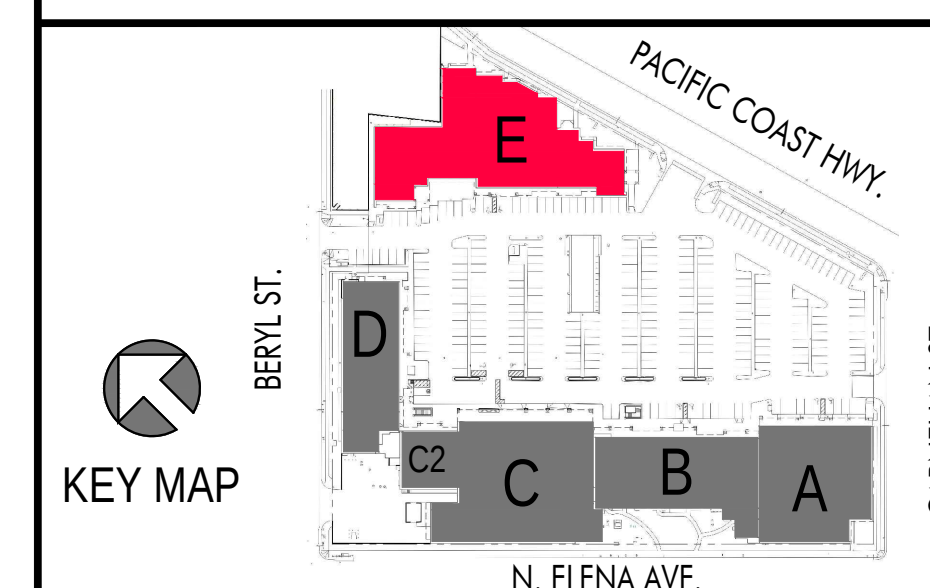
SHEET NUMBER:
A100

A PROJECT FOR:



12302 Exposition Blvd. Los Angeles, CA 90064
(310) 820-1200

AHJ STAMP APPROVAL



REDONDO SHORES
BUILDING 'E'

413- 417 N. Pacific Coast Hwy.
REDONDO BEACH, CA 90277

ISSUES / REVISIONS

[illegible]

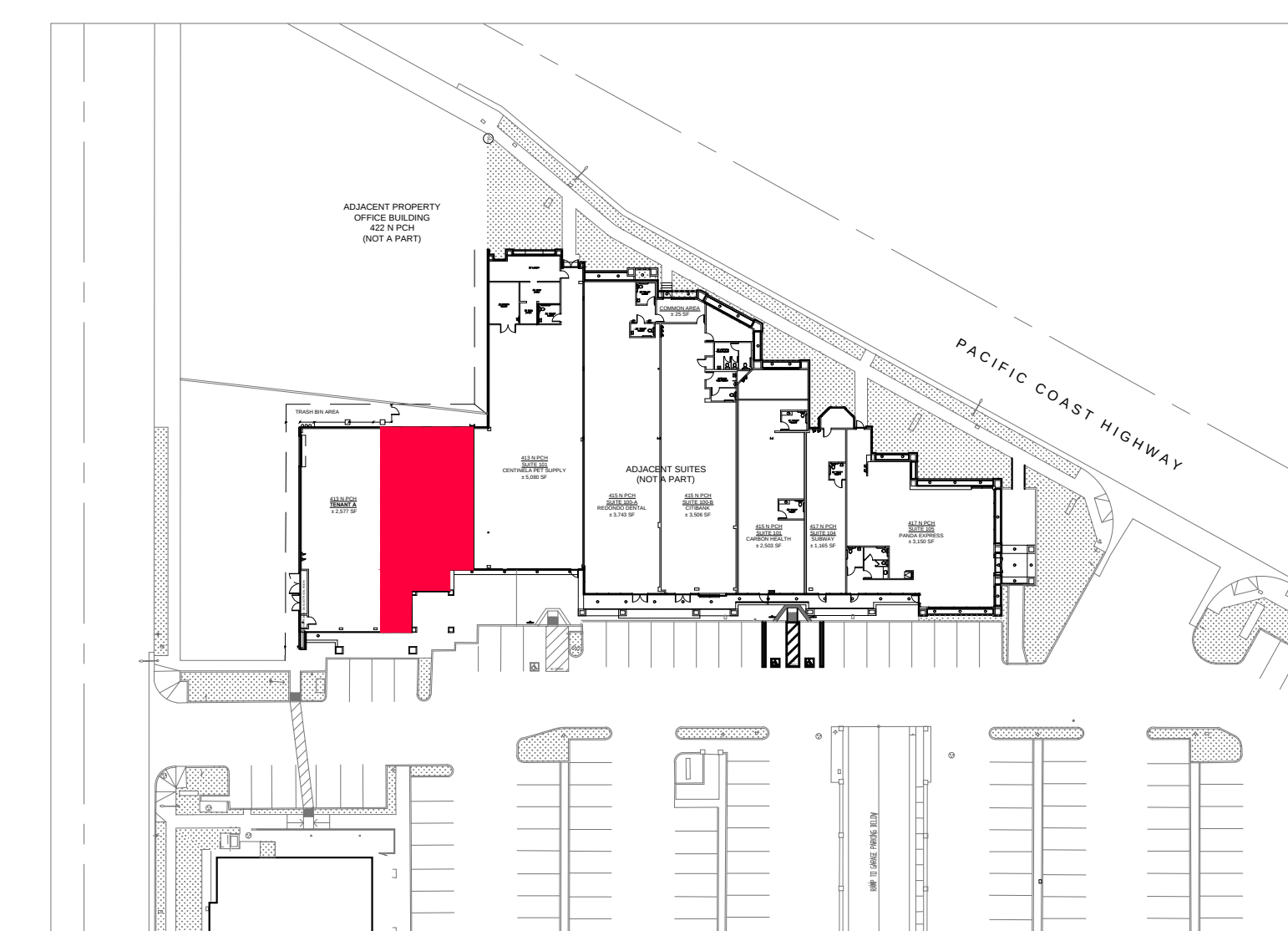
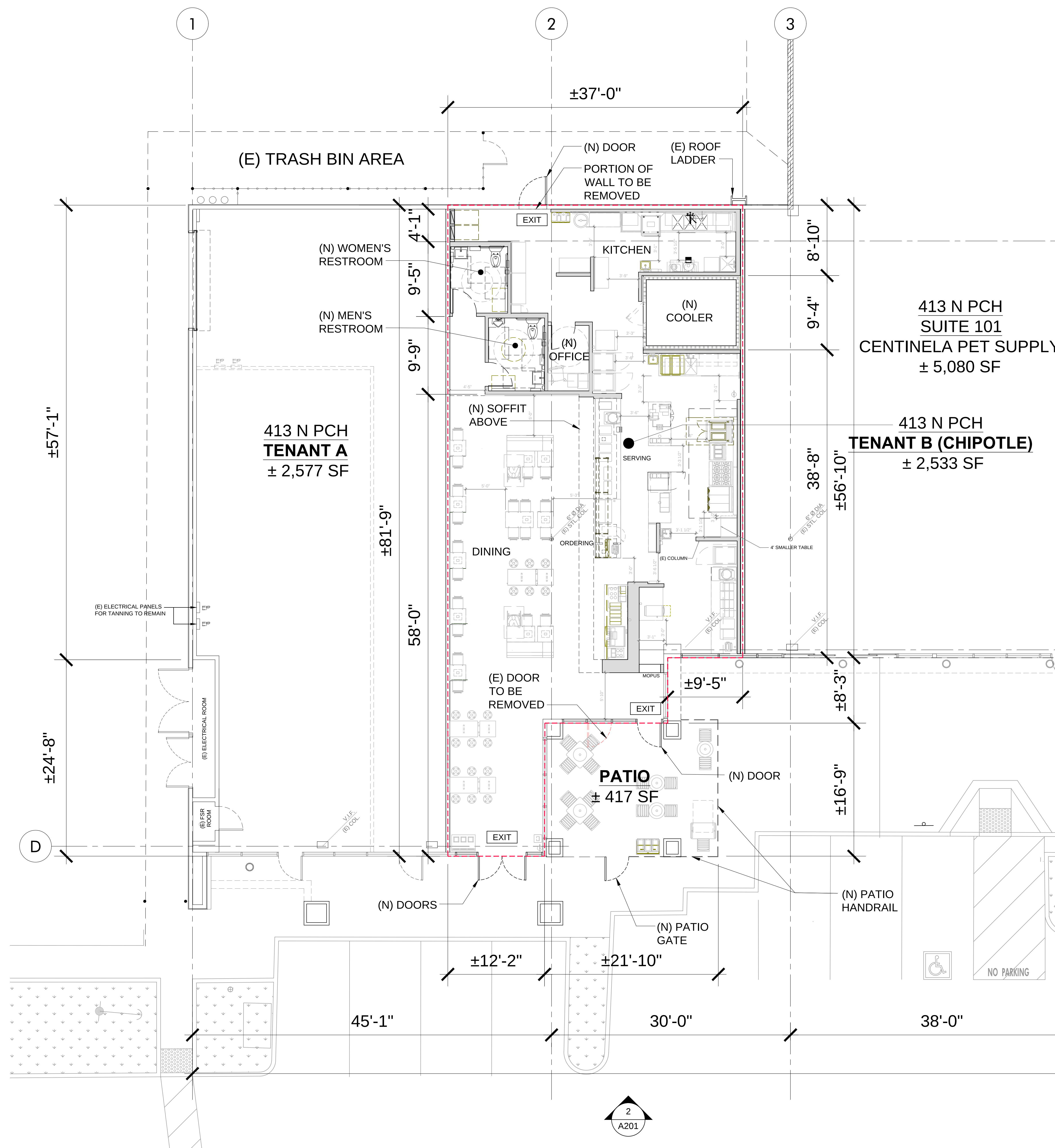
AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MMA ARCHITECTURE. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MMA ARCHITECTURE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER:	24021MMA
DRAWN BY:	NP/LB
CHECKED BY:	NO
DATE:	10/07/2025
SHEET DESCRIPTION:	

ENLARGED FLOOR PLAN
TENANT "B"

SHEET NUMBER:

A100.1



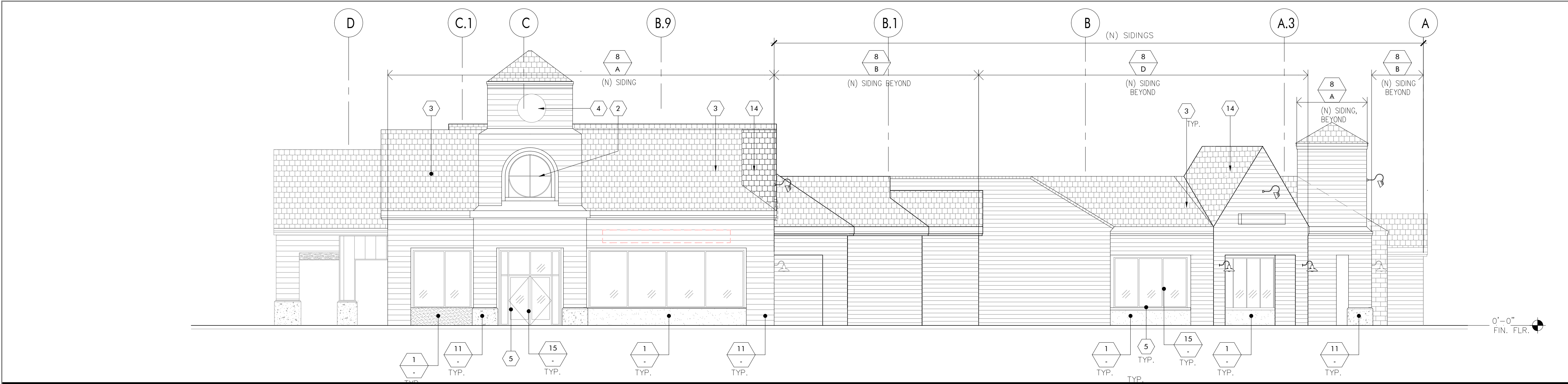
GROUND LEVEL

KEY MAP

NOT TO SCALE

413 N PCH
SUITE 101
CENTINELA PET SUPPLY
± 5,080 SF

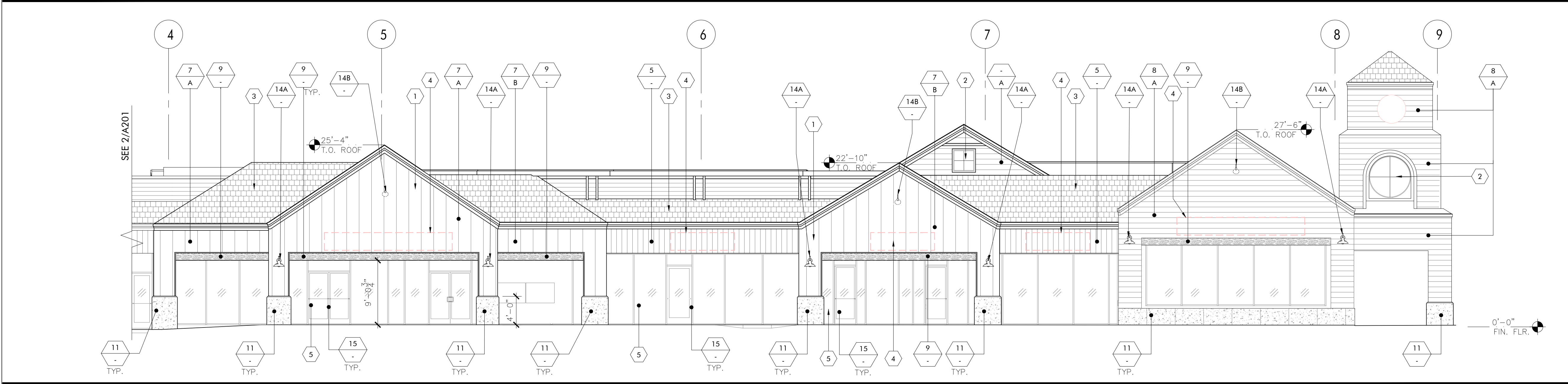
413 N PCH
TENANT B (CHIPOTLE)
± 2,533 SF



BLDG. E EXTERIOR ELEVATION

1/8" = 1'-0"

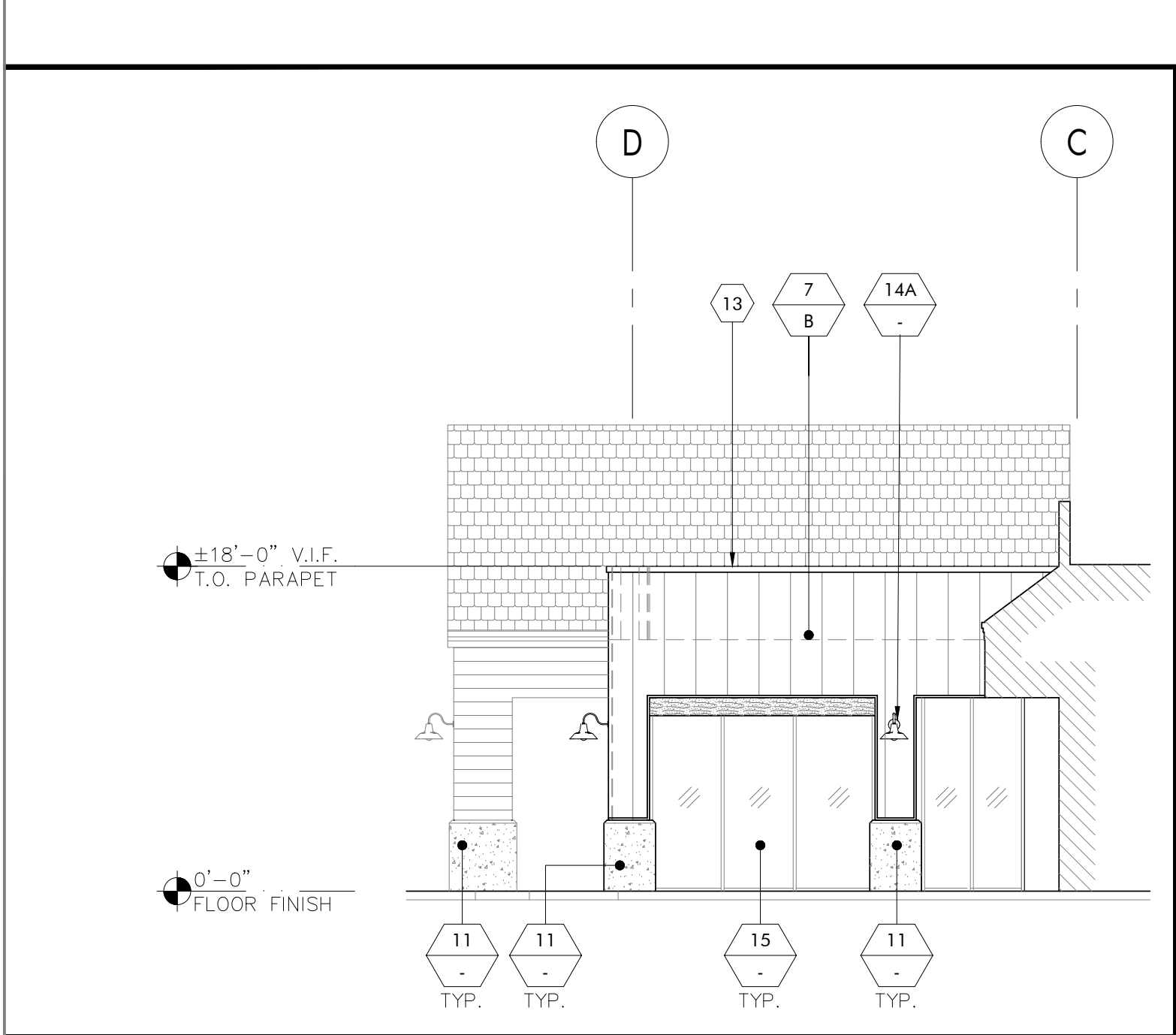
4



BLDG. E EXTERIOR ELEVATION

1/8" = 1'-0"

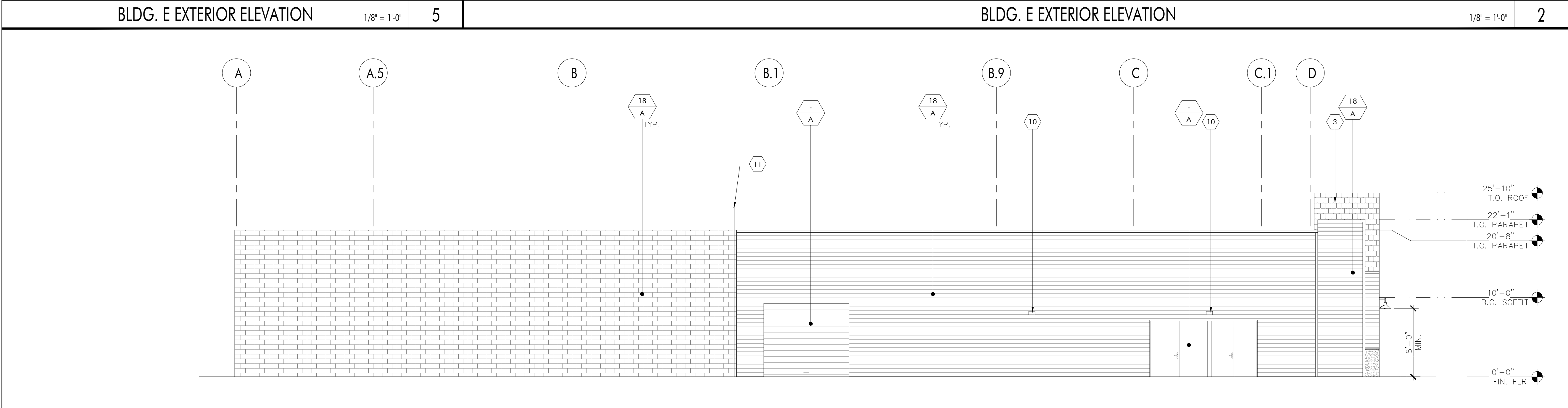
3



BLDG. E EXTERIOR ELEVATION

1/8" = 1'-0"

5



BLDG. E EXTERIOR ELEVATION

1/8" = 1'-0"

1

KEYNOTES

- NEW FACADE FINISH MATERIALS, SEE FINISH MATERIALS AND PAINT COLOR, TYPICAL.
- EXISTING FIXED GLASS WINDOW TO REMAIN, PROTECT IN PLACE. REPLACE CRACKED GLASS PANELS, VERIFY IN FIELD.
- EXISTING ROOF TO REMAIN, NO SCOPE OF WORK.
- SIGNAGE OVER THE NEW FACADE FINISH MUST BE CAREFULLY REMOVED, SALVAGE, STORE IN A SECURED AREA FOR FUTURE USE.
- PREPARE EXISTING STOREFRONT MULLION SURFACE TO RECEIVE NEW PAINT BY SPRAY APPLICATION METHOD, TYPICAL FOR ALL THE BUILDINGS.
- EXISTING SIGNAGE TO REMAIN.
- USED ROOF TILES, SEE DETAIL 3/A132
- (E) RIVER ROCK VENEER TO REMAIN
- (E) FINISHES TO REMAIN, PAINT ONLY.
- (E) LIGHT SCONCES TO REMAIN.
- (E) EXTERIOR ROOF LADDER
- FIX OR REPLACE WOOD TRIMS WHERE THE AWNING FRAMING ARE ATTACH.
- NEW METAL COPING, SEE DETAIL 20/A402
- NEW ROOF TO MATCH (E) ROOF

NOTE TO GC:

EXTERIOR SIDINGS COMES IN PRIMED FINISH, CAREFULLY HANDLE ALL THE MATERIALS AND STORE IN A SAFETY AND CLEAN DRY PLACE WHILE WAITING TO BE INSTALLED.
GC MUST SUBMIT ALL SIDINGS FINISH MATERIALS TO AOR FOR REVIEW PRIOR INSTALLATION

FINISH MATERIAL

- STUCCO
FINISH SMOOTH STUCCO
COLOR: TO MATCH PRECAST WAINSCOT
- ARTISAN LAP SIDING - 0.625" THK. X 8.25" (7" EXPOSURE)
COLOR: PAINTED
FINISH: SMOOTH
BY: HARDIE JAMES - ICC-ESR-2290
- TIMBER TECH PVC CLADDING, 7.25"x1"
COLOR: COASTLINE
MODEL: OPEN-JOINT SQUARE SHOULDER BOARD
BY: AZEK - ICC-ESR-1074
- WOOD FASCIA
- TIMBER TECH PVC CLADDING, 7.25"x1"
COLOR: FRENCH WHITE OAK MODEL:
MODEL: OPEN-JOINT SQUARE SHOULDER BOARD
BY: AZEK - ICC-ESR-1074
- WOOD TRIM
A - 5"H @ CONC. WAINSCOT
B - 5"H. @ PILASTER
C - 3"H. @ SIDING EDGE
- BOARD & BATTEN HARDIE PANEL VERTICAL SIDING, SPACED @ 16" O.C.
COLOR: PAINTED
FINISH: SMOOTH - BATTEN - 3/4"x2 1/2"
BY: JAMES HARDIE - ICC-ESR-2290
- ARTISAN PLANK SHIPLAP SIDING, 0.625" THK, X 10.25" (9" EXPOSURE)
COLOR: PAINTED
FINISH: SMOOTH
BY: JAMES HARDIE - ICC-ESR-2290
- FAUX WOOD BEAM
MODEL: HAND HEWN FAUX WOOD BEAM - 8" WIDE x 12"HIGH
FINISH: LATTE (#2225)
BY: BARRON DESIGNS
- PRECAST CONCRETE WAINSCOT -
MODEL: BM34-4X CUSTOM LENGTH - SMOOTH FINISH
COLOR: LIGHT GREY
BY: SEAWRIGHT CUSTOM PRECAST
- PRECAST CONCRETE WAINSCOT -
MODEL: BM34-4X CUSTOM LENGTH - SMOOTH FINISH
FINISH: SMOOTH
COLOR: DARK GREY (NO PAINT)
BY: SEAWRIGHT CUSTOM PECAST
- NOT USED
- NOT USED
- WALL SCONCE
MODEL: BLE-G-LAR16-100-G26-NA-NA-NA-LDBPC-FL
MFR: LARAMEI INTEGRATED LED SERIES
- WALL SIGNAGE LIGHT - SWIVEL KNUCKLE
MODEL: BLE-G-ASE12-100-G7-SWK-NA-NA-DD
MFR: EMBLEM INTEGRATED LED SIGN LIGHT
- TRELLIS PENDANT LIGHTING
MODEL: BLE-S-150-100SBK-ST12-NA-NA-NA-LDBPC-FL
MFR: UNION INTEGRATED LED SERIES
- STOREFRONT / GLASS
PAINT ONLY - TO MATCH BLACK ANODIZED
- METAL LOUVERS - CUSTOM MADE
FINISH COLOR: BLACK ALUMINUM
BY: GENERAL CONTRACTOR
- GREEN SCREEN - WALL MOUNTED
COLOR: BLACK
BY: GREENSCREEN
- EXISTING FINISHES TO REMAIN
- ARCHITECTURAL GRADE (S4S) WOOD TRELLIS TO RECEIVE SEMI-TRANSPARENT STAIN WATERPROOFING STAIN AND SEALER BY: BEHR.

PAINT COLOR

- COLOR: DEW 379 IGLOO BY DUNN EDWARDS
- COLOR: DE 5823 MICA CREEK BY DUNN EDWARDS
- COLOR: DEC 777 MEADOWOOD BY DUNN EDWARDS
- COLOR: SW 2855 SYCAMORE TAN BY SHERWIN WILLIAMS
- TO MATCH PRECAST COLOR - DARK GREY

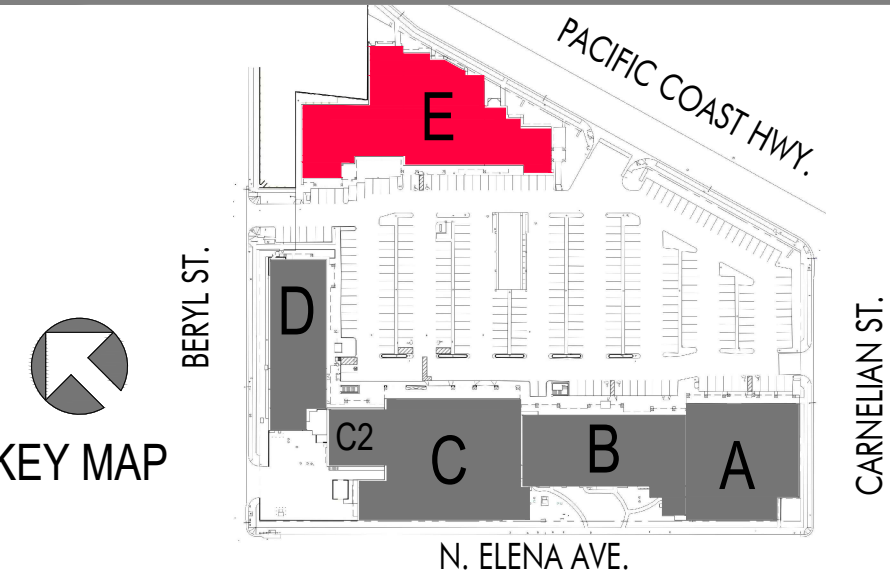


120 W Lime Avenue Monrovia, CA 91016
TEL:626.583.8348 | mmaarchitecture.com

A PROJECT FOR:

HAAGEN COMPANY, LLC
12302 Exposition Blvd. Los Angeles, CA 90064
(310) 820-1200

AHJ STAMP APPROVAL



REDONDO SHORES
BUILDING 'E'
413- 417 N. Pacific Coast Hwy.
REDONDO BEACH, CA 90277

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
1	10.15.25	CONDITIONAL USE PERMIT

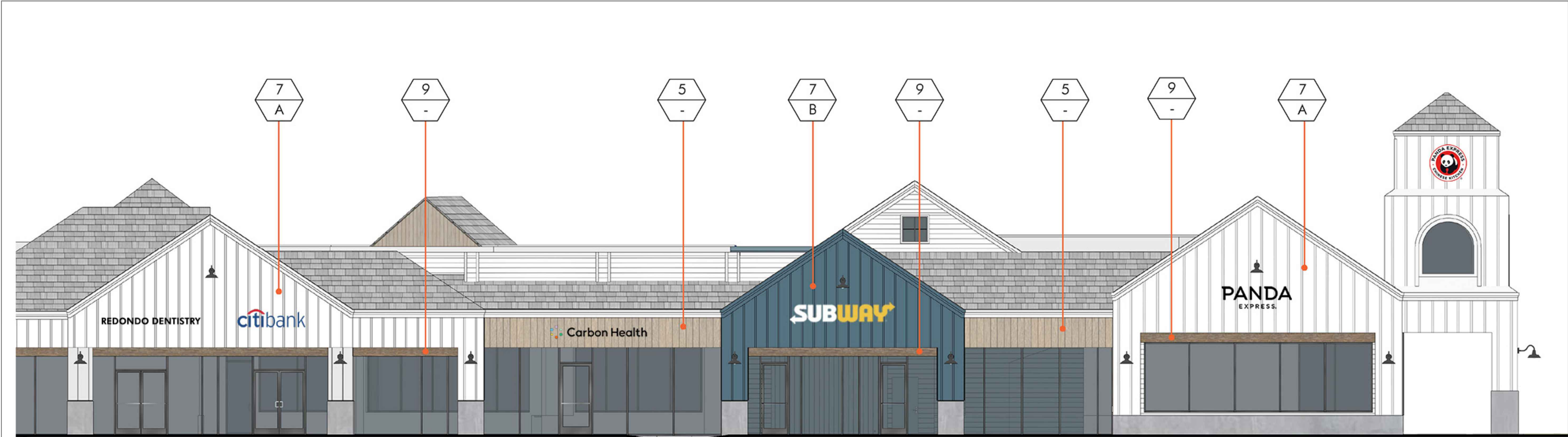
AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MMA ARCHITECTURE. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MMA ARCHITECTURE VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 24021MMA
DRAWN BY: NP/LB CHECKED BY: NO
DATE: 10/07/2025
SHEET DESCRIPTION:

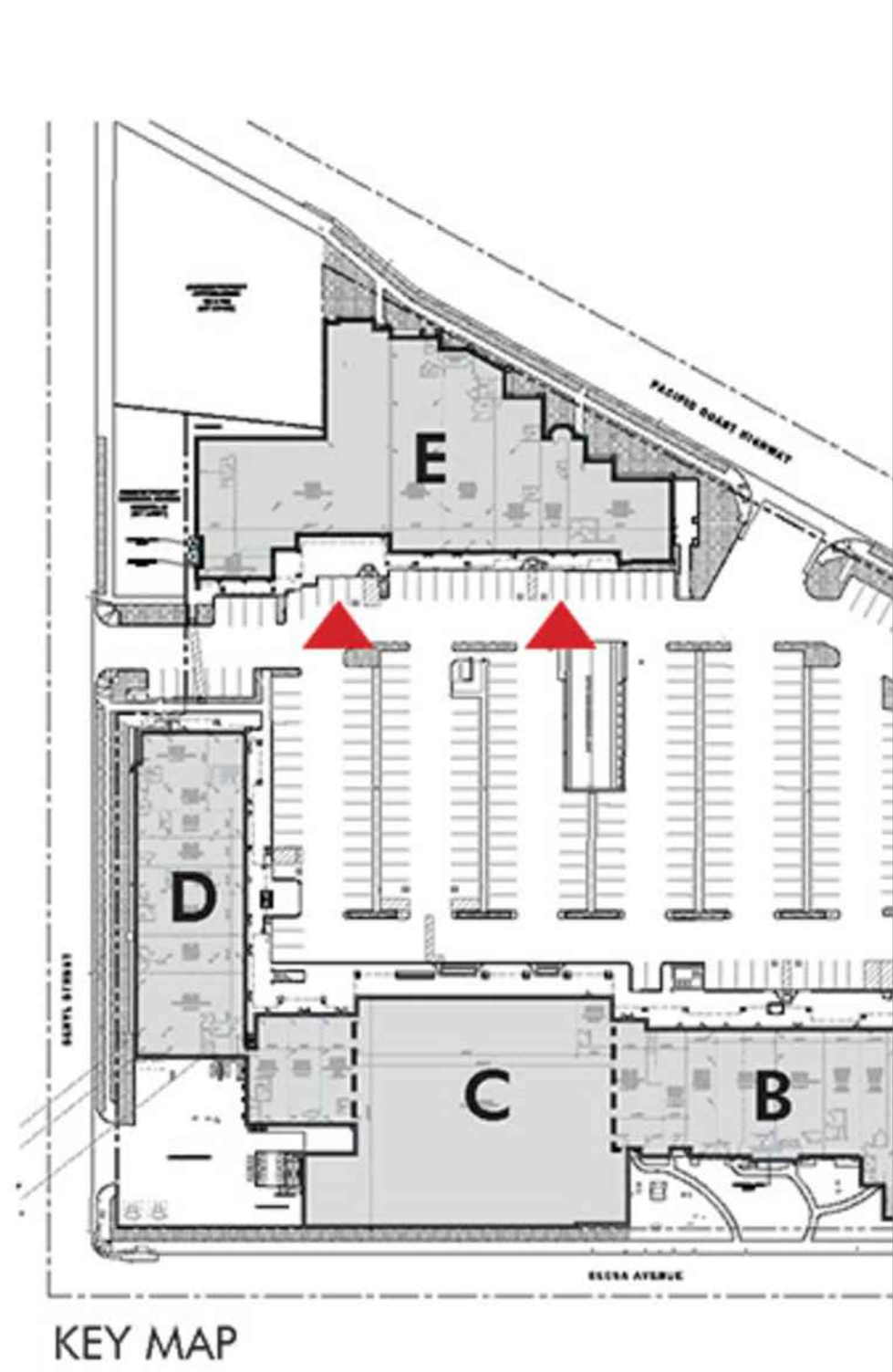
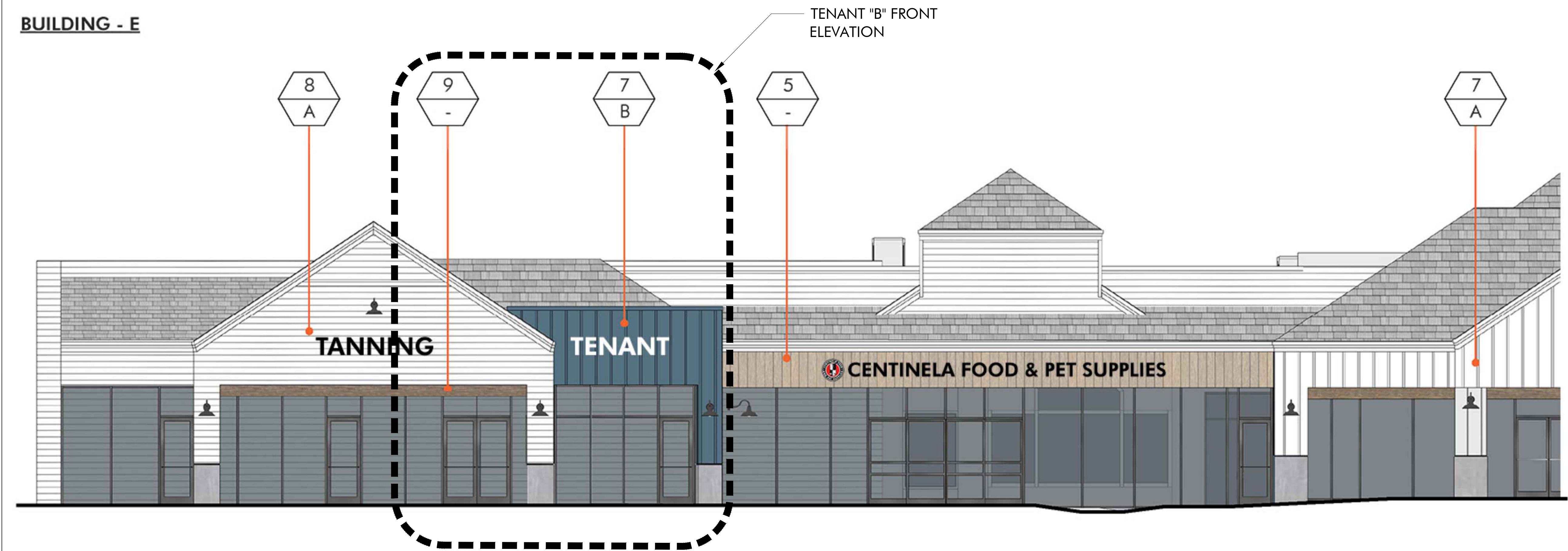
EXTERIOR ELEVATIONS
BLDG. 'E'

SHEET NUMBER:

A201



BUILDING - E



BUILDING - E

COLORED EXTERIOR ELEVATION 3/16" = 1'-0" 1

A

PAINTCOLOR: SW7005 PURE WHITEBY: SHERWIN WILLIAMSAREA: 1,900 SF

B

PAINTCOLOR: DESR23 MICA CREEKBY: DUNN EDWARDSAREA: 3,327 SF

D

PAINTCOLOR: SW2855 SYCAMORE TANBY: SHERWIN WILLIAMS

1

STUCCOFINISH: SMOOTH STUCCOPAINTCOLOR: BY DUNN EDWARDSBY: HIGHLAND STUCCO

5

TIMBER TECH P.V.C. CLADDINGCOLOR: FRENCH WHITE OAKMODEL: OPEN JOINT SQUARE SHOULDER BOARDBY: AZEKAREA: 7,723 SF

7

BATTEN BOARDHARDIE PANELVERTICAL SIDINGFINISH: SMOOTHCOLOR: ARCTIC WHITEBY: JAMES HARDIEAREA: 3,640 SF

8

ARTISAN PLANK SHIPLAP SIDINGFINISH: SMOOTHCOLOR: ARCTIC WHITEBY: JAMES HARDIEAREA: 2,844 SF

9

COMPOSITE WOOD BEAMFINISH: RECLAIMED WOODCOLOR: ANTIQUE LEATHERBY: TIMBER TECHAREA: 1,004 SF

10

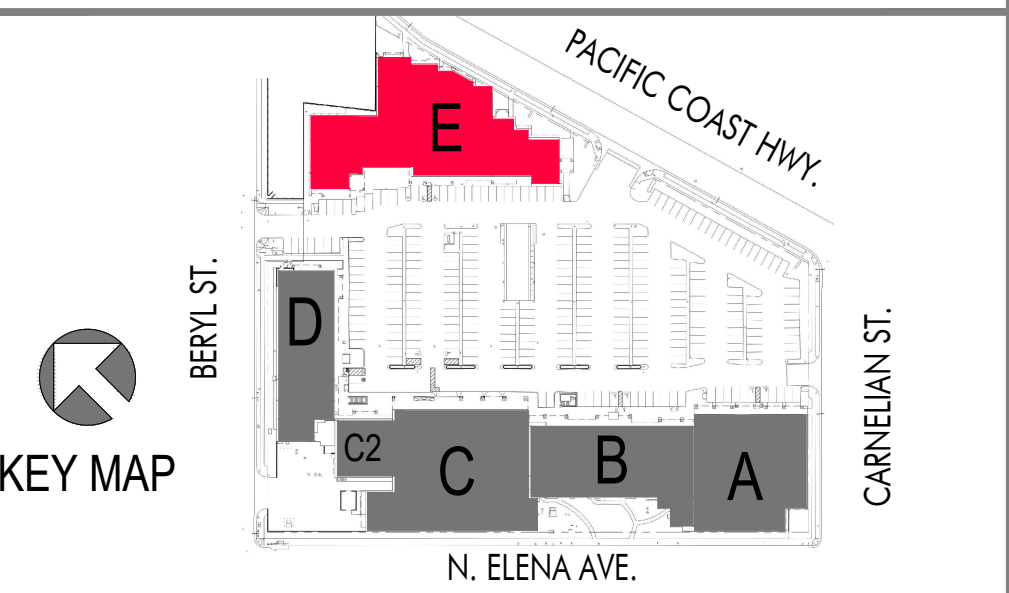
CONCRETEFINISH: SMOOTHCOLOR: LIGHT GREYAREA: 742 SF

A PROJECT FOR:



HAAGEN COMPANY, LLC
12302 Exposition Blvd. Los Angeles, CA 90064
(310) 820-1200

AHJ STAMP APPROVAL



REDONDO SHORES
BUILDING 'E'
413- 417 N. Pacific Coast Hwy.
REDONDO BEACH, CA 90277

ISSUES / REVISIONS		
No.	DATE	DESCRIPTION
1	10.15.25	CONDITIONAL USE PERMIT

AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MMA ARCHITECTURE. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MMA ARCHITECTURE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 24021MMA
DRAWN BY: NP/LB CHECKED BY: NO
DATE: 10/07/2025
SHEET DESCRIPTION:

COLORED EXTERIOR
ELEVATIONS BLDG. 'E'

SHEET NUMBER:
A201.1



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: November 13, 2025

PROJECT ADDRESS: 413 N. Pacific Coast Highway – Chipotle

PROPOSED PROJECT: CONSIDERATION OF 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)

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

Section 15301(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that the minor alteration or use of an existing structure involving no expansion does not have a significant effect upon the environment and is categorically exempt from environmental review. This finding is supported by the fact that the proposed project consists of minor interior and exterior alterations of existing structures including interior partitions, plumbing, and electrical, with no expansion in building footprint or structure size. 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.

The subject site is not located within an area designated as an environmental resource of hazardous or critical concern, or within the California Coastal Zone, or within an officially designated, state scenic highway, or within a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.

Steven Giang
Senior Planner

November 13, 2025

NOTICE OF COASTAL DEVELOPMENT PERMIT EXEMPTION

The City of Redondo Beach has determined that the project described below, located in the City's Coastal Zone, is exempt from the requirement for a Coastal Development Permit.

Project Location: **413 N. Pacific Coast Highway, Redondo Beach, CA**

Project Applicant: Haagen Company
12302 Exposition Boulevard
Los Angeles, CA 90064

Project Description:

The proposed project includes a Conditional Use Permit for the operation of a new restaurant business (Chipotle) within an existing commercial space. The scope of work will not involve any change to the building footprint or height. The property is located within the C-2A Commercial zone, in the Coastal Zone. Additionally, the site has an over-supply of parking that will meet the needs of the proposed business and all existing businesses on site.

Determination:

The City of Redondo Beach hereby determines that the project is exempt from the requirement for a Coastal Development Permit pursuant to **Section 10-5.2208(a)(2) Improvements to existing structures other than single-family residences and public works facilities** of the Redondo Beach Municipal Code.

Final Action Body: Planning Commission: _____ City Council: _____
Planning Division (Administrative) _____ X