

RESOLUTION NO. 2025-04-PCR-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF AN ANIMAL GROOMING BUSINESS WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED IN A COMMERCIAL (C-2-PD) ZONE AT 1300 S. PACIFIC COAST HIGHWAY (CASE NO. 2025-0010)

WHEREAS, an application was filed on behalf of the owner of property located at 1300 S. Pacific Coast Highway for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of an animal grooming business within a 950 square foot tenant space in an existing multi-tenant commercial building on property located in a Commercial (C-2-PD) zone;

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to State law and local ordinance by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 17th day of April, 2025 with respect thereto.

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

1. In accordance with Section 10-2.910 of the Redondo Beach Municipal Code, animal grooming services are conditionally permitted within the Commercial (C-2-PD) zone.
2. In accordance with Section 10-2.2506(b) of the Redondo Beach Municipal Code, a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
 - a) The site for the proposed use shall be in conformity with the General Plan, and when located within the Artesia and Aviation Corridors Area Plan area shall be consistent with the intent of the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.

The proposed animal grooming business is not located within the Artesia and Aviation Corridors Area Plan. The animal grooming business will be housed within an existing commercial building previously used by a commercial tenant. The proposed use is in conformity with the General Plan land use designation of Commercial (C-2-PD) which allows all C-2 commercial uses, which include "animal grooming". The animal grooming business, as conditioned, will comply with RBMC Parking requirements. The animal grooming business, as conditioned, will not generate excessive noise or odor, and will be in conformity with City's Noise Element and RBMC Noise requirements.

- b) The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.

The site is directly adjacent to S. Pacific Coast Highway, a major arterial street, and Avenue E, and is accessed by two (2) existing two-way driveways on Avenue E and S. Pacific Coast Highway that comply with RBMC driveway standards. Pedestrian access is provided by existing ADA compliant walkways from the public sidewalk on Pacific Coast Highway and Avenue E to the building.

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

The animal grooming business will operate within an existing tenant space that will be sound-proofed to prevent noise impacts on adjacent commercial tenants and the single-family residence located 75 feet away from the proposed business. Animal waste shall be disposed of in a manner that does not create discernible odors or other potential adverse impacts upon adjacent commercial tenants or abutting properties. No exterior changes are proposed.

- d) The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:

- a. Additional setbacks, open spaces, and buffers;

i. The existing setbacks comply with applicable RBMC development standards and the use is setback approximately 70 feet from as the adjacent uses east which are residentially zoned.

- b. Provision of fences and walls;

i. Not applicable. Perimeter walls exist between the subject property and adjacent residential uses.

- c. Street dedications and improvements, including service roads and alleys;

i. A change in use does not trigger street dedications. Improvements along the frontage of the subject property (S.

Pacific Coast Highway and Avenue E) are consistent with Caltrans and City standards.

- d. The control of vehicular ingress, egress, and circulation;
 - i. Existing two (2) two-way access driveway comply with Zoning Ordinance and Public Works standards.*
- e. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
 - i. Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.*
- f. Provision of landscaping and the maintenance thereof;
 - i. Existing compliant landscaping to remain.*
- g. The regulation of noise, vibration, odor and the like;
 - i. Conditions of approval have been added requiring an acoustical analysis to ensure any excessive noise produced by the animals on site will not negatively impact adjacent commercial uses nor the adjacent residential uses to the east. The recommendations from the acoustical analysis are required to be incorporated in the tenant improvement plans. Exterior doors shall remain closed during all operating hours. All business operations shall occur indoors. Animal waste from the business will be contained in sealed containers within the tenant space between trash pick-ups and will be disposed of in a manner which does not create discernible odors, or other potential adverse impacts upon public health, safety and welfare, and upon nearby businesses and residences.*
- h. Requirements for off-street loading facilities;
 - i. No deliveries are anticipated for the operation of the business.*
- i. A time period within which the proposed use shall be developed;
 - i. The proposed tenant improvement will comply with required building plan check, permit, and inspections schedules.*
- j. Hours of permitted operation and similar restrictions;
 - i. Hours of operation are five days a week from 9:00am – 5:00pm, which is consistent with the operating hours of many of the other commercial tenants on site, and does not pose a nuisance to adjacent residential uses.*
- k. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
 - i. Not applicable. No billboards are located on this subject property.*
- l. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter, the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and the General Plan.
 - i. The conditions of approval address all noted issues of concern, namely potential parking, noise, and odor impacts resulting in a*

project that is in conformity with the intentions and purposes of the applicable provisions of the City's Zoning Ordinance and its General Plan.

The project is consistent with the Comprehensive General Plan of the City. Policy 1.3.1 of the Land Use Element allows for the development of commercial services which provide for the needs of current and future residents. The animal grooming business will be of service to local residents. No additional buffers or setbacks are warranted as additional sound attenuation conditions are required and there is an existing 40-foot setback from the adjacent residential uses to the north. No dedications or easements are required. No new fences or walls are required. Proposed signage shall require a separate permit and shall be consistent with the Sign Regulations Criteria in Section 10-2.1802. No new landscaping is required.

As conditioned, the animal grooming business is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No changes to the existing delivery/service area is necessary for the proposed animal grooming and retail use. Additional conditions of approval have been added that require the following:

- Set hours of operation;*
- Maximum number of employees at the business at any given time;*
- The applicant will use adequate containers to hold animal waste between trash collections;*
- The applicant shall be responsible for periodic monitoring and disposal of pet waste in the immediate vicinity;*
- The use shall occur exclusively within the interior of the tenant space;*
- Entry doors to the animal grooming business shall remain closed during business hours;*
- An acoustical analysis shall be required to ensure any excessive noise produced by the animals on site will not negatively impact adjacent uses;*
- Sound-proofing shall be required per the recommendations of the acoustical analysis;*

3. The plans, specifications, and drawings submitted with the application have been reviewed by the Planning Commission.
4. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301(a) Existing Facilities of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which exempts interior and exterior alterations of existing structures including interior partitions, plumbing, and electrical, with no expansion, from environmental review. The project does not propose any floor area expansion, and work will be limited to interior renovations within the existing building, consistent with those items specified as exempt under this section.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Based on the above findings, the Planning Commission does hereby approve the California Environmental Quality Act Exemption Declaration and grant the Conditional Use Permit, pursuant to the plans, specifications, drawings, and applications considered by the Planning Commission at its meeting on the 17th day of April, 2025.

Section 2. This permit shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is for the operation of an animal grooming business occupying an existing 950 square foot commercial tenant space. The animal grooming business will offer a variety of domestic animal grooming services by appointment only. The animal grooming business shall be maintained and operated in substantial conformance with the application and plans reviewed and approved by the Planning Commission at its meeting of April 17, 2025.
2. The hours of operation shall be from 9:00am to 5:00pm, five days a week.
3. There shall be a maximum of three (3) employees in the tenant space at any given time.
4. All animal grooming services shall be by appointment only.
5. Animal grooming services shall be staggered by a minimum of 10 minutes to allow drop-off and pick-up of animals without overlap.
6. The entry doors to the animal grooming business shall remain closed during business hours, except to allow individuals to enter and exit the facility.
7. All aspects of the animal grooming business shall occur exclusively within the interior of the tenant space.
8. The applicant shall implement all sound control design recommendations from the acoustical sound analysis report in the tenant improvement plans submitted for building permit to prevent noise impacts on the abutting tenant spaces.
9. The Acoustical Design Review Report, dated April 8, 2025, shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
10. The heating, ventilation, and air conditioning system shall be adequately sized, designed, and fully operational so as to enable the doors to remain closed at all times.

11. A copy of this Resolution shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
12. In the event of verifiable complaints, as determined by the Community Development Department, additional measures concerning sound attenuation and allowable hours of operation may be applied.
13. On-site, over-night boarding of animals shall be prohibited.
14. On-site, day-time retail boarding of animals shall be prohibited.
15. Animals shall not be exercised in the exterior parking lot area or within the adjacent neighborhood.
16. The animal grooming business shall operate and be in full compliance with all required health and safety laws pertaining to animals.
17. Animal waste shall be disposed of in a manner that does not create discernible odors or other potential adverse impacts upon public health, safety, and welfare upon nearby land uses, and that is in full compliance with any applicable local, county, and State ordinances.
18. The applicant shall use adequate containers to hold animal waste between trash collections. Waste shall be placed in tightly sealed disposable bags and containers. The waste storage containers shall be in a safe location within the tenant space and regularly cleaned.
19. The applicant shall be responsible for periodic monitoring and disposal of pet waste in the immediate vicinity of the tenant space.
20. The interior tenant improvement shall require submittal of full architectural and structural drawings and documents to the City's Building and Safety Division for plan check. No work shall commence prior to the full approval of plans by all required City divisions with all required permits issued.
21. Signage plans shall be submitted for approval by the Planning Division under a separate permit. All signage shall comply with the commercial Sign Regulations as specified in the Zoning Code, Title 10, Chapter 2, Article 6.
22. Construction work shall occur only between the hours of 7 a.m. and 6 p.m. Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays or observance of holidays.
23. The Community Development Department is authorized to approve minor changes.

24. 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.
25. The Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.

Section 3. The approved Conditional Use Permit shall become null and void if not vested within 36 months after the Planning Commission's approval.

Section 4. Prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten (10) days from the date of adoption of this resolution in which to file the appeal.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 17th day of April, 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. 2025-04-PCR-XX was duly passed, approved, and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 17th day of April, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sean Scully
Planning Manager

APPROVED AS TO FORM:

City Attorney's Office