



Administrative Report

J.1., File # HC25-0862

Meeting Date: 6/9/2025

TO: HARBOR COMMISSION
FROM: STEVEN GIAN, SENIOR PLANNER

TITLE

DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF COMMERCIAL RECREATIONAL BUSINESSES WITHIN AN EXISTING 1,491 SQUARE FOOT FIRST FLOOR OFFICE SPACE LOCATED AT 181 N. HARBOR DRIVE AND ASSOCIATED MARINE-RELATED FACILITIES INCLUSIVE OF A MAXIMUM OF 15 BOAT SLIPS/DOCK AREAS LOCATED IN BASIN 3 ON PROPERTY WITHIN A COASTAL-COMMERCIAL (CC-3) ZONE, IN THE CITY'S ZONING ORDINANCE FOR THE COASTAL ZONE

RECOMMENDATION

1. Open public hearing, receive and file all documents, and correspondence on the proposed project;
2. Accept all testimony from staff, applicant and the public, and deliberate;
3. Close public hearing;
4. Adopt a Resolution by title only approving an Exemption Declaration and granting a Conditional Use Permit to allow the operation of commercial recreational uses within an existing 1,491 square foot first floor office space located at 181 N. Harbor Drive and associated marine-related facilities inclusive of a maximum of 15 boat slips/dock areas located in Basin 3 on property within a Coastal-Commercial (CC-3) zone, in the City's Zoning Ordinance for the Coastal Zone, subject to the plans and applications submitted, and the findings and conditions contained therein.

BACKGROUND

The project is comprised of a 1,491 square foot office space within an existing two-story commercial building built in 1986 located at 181 North Harbor Drive and 15 boat slips/dock areas within Basin 3. The existing two-story building that houses the office space includes a restaurant on the second floor, which is not part of the current project scope. The office space has historically been utilized for the administration of commercial recreational uses and has served as the designated business address for marina-related facilities operations associated with 13 ancillary boat slips and 2 dock areas located in Basin 3. Basin 3 contains a total of 58 slips and 4 larger docks, which are owned by the City and 15 slips/docks are used by commercial operators.

The subject commercial recreational use in the 1,491 square foot office and associated marina-related facilities inclusive of 13 slips and 2 dock areas has been in continuous operation for over 25 years. The City took over direct management of the commercial recreational use inclusive of the

offices and marina-related facilities in 2015 and continued the ongoing use of the first-floor office space as leasing and management for the subject commercial recreation use/marina-related boat slips and docks. To date, the City has managed the leasing of the 13 boat slips and 2 docks through the business license review process but the required Conditional Use Permit was never reviewed. In an effort to formalize and bring these existing uses into conformance with the Coastal Zoning Ordinance, the applicant is requesting a Conditional Use Permit (CUP) to memorialize the business operations of the commercial recreational use with office and the marina-related facilities inclusive of 15 slips/dock areas and allow the City to continually manage the existing businesses and any new business that would like to utilize the offices and any of the 15 slips/dock areas in the future.

The requested CUP will enable the City to continue managing these uses based on availability, while ensuring regulatory consistency. It is important to note that 11 businesses currently operate out of 15 slips/docks within Basin 3 and no site improvements or structural additions are proposed as part of this application.

DISCUSSION

This Conditional Use Permit is proposed to memorialize the legal non-conforming commercial recreational use, with associated office and marina-related facility uses located at 181 N Harbor Drive, which consist of a 1,491-square-foot office space and the marina-related 15 boat slips/dock areas situated within Basin 3. These slips and dock areas are managed and leased by the City and are currently utilized by 11 commercial operators, 3 of which are currently using more than 1 boat slip but not more than 15 slips/dock areas are being leased to the commercial operators.

The purpose of this CUP is to authorize the commercial recreational use, consisting of the office and marina-related facilities to manage the continued operation of current and future marina-related commercial recreational uses, specifically water recreation charter and vessel rental businesses, within the 1,491-square-foot office space and the 15 designated slips/dock areas. These operators include:

- Charter companies, which provide boat rentals with a professional operator onboard; and,
- Rental companies, which rent vessels to customers who independently operate the boat.

It is important to note that the commercial slips and dock areas are not tied to specific physical locations within Basin 3 as the locations may be subject to change based on the needs and demands of the other slips. The existing 13 slips and 2 docks that are leased out to commercial operators are part of the existing 58 slips and 4 docks in Basin 3. The proposed project would allow flexibility in assigning these slips and dock areas and permits individual businesses to manage multiple slips, as long as the total number of slips and dock areas leased to commercial operators does not exceed 15 slips and dock areas.

The current and anticipated future slip/dock operations associated with the subject site are classified as uses consistent with a commercial recreation and marina-related facility. These businesses fall within the Boating Facilities or Marine Services land use categories as defined in the applicable zoning regulations which would normally have required a Conditional Use Permit for processing and approval. Additionally, the associated office space utilized for the administration of the commercial recreation and marina-related facilities also requires a Conditional Use Permit within the applicable

zoning regulations.

In order to streamline the entitlement process and provide operational flexibility, this CUP proposes to formally recognize the existing office use and the associated commercial recreational and marina-related facilities, consistent with its historical use, and authorize the office use for the administration of the 15 boat slips and/or dock areas. This approach enables the collective use of the office space and the 15 boat slips/docks as a unified operation under a single master CUP, rather than requiring each individual business operator to apply separately for CUP approval every time a new business would like to enter an agreement with the City.

The CUP findings will address the operation of the commercial recreational marina-related facilities which include both the office space and the 15 boat slips and dock areas as a single use/operation. This approach maintains regulatory oversight while reducing administrative burden on both the City and business operators. Additionally, commercial operators must be in compliance with US Coast Guard regulations along with Federal, State, and Local Ordinances. Should any concerns arise or if warranted by specific circumstances, the City retains the authority to require an individual business to obtain a separate CUP, subject to review at a public Harbor Commission hearing.

No physical site improvements or additions are proposed as part of this CUP, and the uses have long existed within the basin.

ANALYSIS

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Section 10-5.2506, the commercial recreational use with administrative offices and marina-related facilities requires Harbor Commission approval. 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 Harbor 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 the Coastal Land Use Plan 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 uses in the neighborhood.

The proposed use, consisting of commercial recreational uses with administrative offices and marina-related facilities for boat rental and charter boat operations, is consistent with the goals and policies of the City's General Plan and Coastal Land Use Plan. The General Plan emphasizes supporting and enhancing coastal-dependent and coastal-related uses, including water-oriented recreation, boating, and tourism-serving commercial activities. Similarly, the Coastal Land Use Plan encourages the continued use of waterfront areas for water-dependent and coastal-compatible commercial services that support public access and recreational boating.

The proposed use consisting of commercial recreational uses with administrative offices and marina-related facilities for boat rental and charter boat operations will be housed within an existing commercial building that is currently being used by the City to lease and manage boat slips and their associated marina related businesses. The proposed use is in conformity with the General Plan land use designation of Coastal Commercial (CC) which allows all CC-3 commercial uses, which include conditionally permitting "commercial recreational uses, offices, and marina related facilities". The proposed use, as conditioned, will comply with RBMC Parking requirements. The commercial recreational use consisting of office space and marina-related facilities (15 slips and docks), as conditioned, will not generate excessive noise, 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 has adequate access to public streets capable of supporting the traffic generated by the proposed use. It is accessible via two-way traffic flow from Torrance Boulevard to the south, an east-west arterial with existing pedestrian sidewalks on both sides. The site also has direct access from Harbor Drive to the north, a north-south roadway with a posted speed limit of 30 miles per hour and sidewalks on both sides. These streets provide sufficient width, pavement, and pedestrian infrastructure to accommodate both vehicular and pedestrian traffic associated with the commercial recreational use inclusive of office and marina-related facilities.

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

The proposed use involves the continued operation of commercial recreational uses inclusive of office and marina-related facilities associated boat rental and charter boat activities where they have previously operated alongside other marina-related facilities. The subject site is located within a highly active and fully operational marina that already supports a variety of boating-related uses and facilities and the applicant is not proposing to expand any physical structures as a part of this proposal. Continued use of the building and associated slips will not introduce any new noise, traffic, parking, or operational impacts beyond those already experienced in the area.

- 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.*
 - b. Provision of fences and walls;
 - i. *Not applicable. No new fences or walls are proposed with this project.*
 - 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 are consistent with City standards.*
 - d. The control of vehicular ingress, egress, and circulation;

- i. The existing access driveways 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. The proposed project continues historically established operations at their current scale, is located in a compatible working waterfront environment, and will be subject to ongoing City oversight. No additional regulation is needed at this time to address potential impacts related to noise, vibration, odor, or similar disturbances. The commercial recreational use with associated office space and marine-related facilities are required to adhere to existing City Ordinances related to noise and follow the rules and regulation of the Redondo Beach Harbor Master and Coast Guard.*
- 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. No construction activities or permits are required at this time.*
- j. Hours of permitted operation and similar restrictions;
 - i. Hours of operation for the commercial recreational office use will be 8:30AM to 6:00PM Monday through Friday. The associated marina-related facilities inclusive of the slips and dock areas typically operate between 5:00 AM and sunset, with schedules varying based on seasonal demand. While the specific hours of boat operations may fluctuate, the harbor itself remains open 24 hours a day, seven days a week, allowing for continuous access and flexibility in scheduling.*
- 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 and the Coastal Land Use Plan.
 - i. The proposed project for the commercial recreational use with associated office at 181 N Harbor Drive and marina-related facilities supports the orderly and efficient development of the City in a manner consistent with the intent and purposes of the Zoning Code and the Coastal Land Use Plan. The project memorializes existing, long-standing uses without proposing any expansion or physical alterations, thereby preserving the established character and operational integrity of Basin 3.*

By formalizing the commercial recreation use with the associated office and marina-related facilities for boat rental and charter boat operations under a single approval, the City ensures continued oversight and regulatory clarity, while avoiding fragmented or piecemeal approvals. This approach supports administrative efficiency, maintains consistency with existing waterfront land

uses, and promotes compatibility with surrounding development.

The project reinforces the Coastal Land Use Plan's goals of protecting coastal-dependent and coastal-related uses, enhancing public access to marine recreation, and sustaining the economic vitality of the harbor. Therefore, the permit aligns with the broader planning objectives of the City and the Coastal Zone, and no additional conditions are required to achieve conformity with the applicable regulatory frameworks

In accordance with Section 10-5.810 of the Redondo Beach Municipal Code, a commercial recreational use, office use, and marina-related facilities use all require a Conditional Use Permit in the Commercial (CC-3) zone. The purpose of the conditional use permit is to place conditions on the operation of the business so that it does not adversely impact surrounding properties. Potential issues that may arise from this proposal are noise and parking impacts.

Parking

Per Municipal Code Section 10-5.1706 related to parking regulations, the proposed office use falls within the parking category of “business offices”, which requires “one space for each 300 square feet of gross floor area.” The commercial recreational and marina-related facilities uses do not have explicit parking generation rates, therefore for purposes of this parking analysis the “business office” rate is utilized.

After an analysis of the plans, the existing 1,491 square-foot first floor office would require five (5) parking spaces and the ancillary slips/docks require an additional eleven (11) spaces. The existing parking lot, also known as ‘Mole D’ currently services 5 businesses that require a total of 228 spaces based on their uses, excluding the marina office building. Mole D currently has a supply of 719 parking spaces total and the pier parking structure that supports the uses on Fisherman’s Wharf and the Boardwalk area provides an additional 628 spaces for a total of 1,347 parking spaces. Prior analysis of the pier parking structure determined that there are approximately 80 surplus parking spaces within the pier parking structure. Based on the parking analyses, there is an excess of the Municipal Code requirements to support the proposed use and ancillary uses with the Mole D parking lot and the pier parking structure and all of its existing businesses and additional patrons of the slips/dock uses. Based on staff’s analysis, there is more than sufficient parking available for the proposed use.

Noise

Any potential noise associated with the proposed commercial recreational, office, and marina-related facility uses are typical and consistent with the existing ambient noise environment of the surrounding marina and the adjacent public gathering areas in the greater Harbor and Pier areas. Due to the consistency of the proposed uses with the existing use of the Harbor, pier, slips/docks, and office buildings, there are no anticipated significant impacts to noise levels that the proposed office use and associated boat slips would create.

Based on a review of the plans by the Planning Division, approval of the project is recommended.

COASTAL DEVELOPMENT PERMIT

The project is exempt from a Coastal Development Permit (CDP) in accordance with Redondo Beach Municipal Code (RBMC) Section 10-5.2208 because the project does not involve construction, grading, or any increase in the intensity of use.

This project does not propose any physical alterations, site improvements, or expansion of existing uses. The commercial recreational, office, and marina-related facilities inclusive of the boat slips and dock areas have operated in their current configuration for decades and are being memorialized through a Conditional Use Permit without intensification. The project does not introduce new traffic impacts, occupancy, or environmental impacts that would trigger a change in use intensity under the Coastal Act or local coastal regulations.

Therefore, based on the absence of construction activity and the maintenance of existing operational levels, the project is exempt from the requirement to obtain a Coastal Development Permit pursuant to RBMC Section 10-5.2208.

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, consistent with those items specified as exempt under this section.

CONCLUSION

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

ATTACHMENTS

1. Attachment A - Draft Resolution
2. Attachment B - Architectural Drawings
3. Attachment C - CUP Application
4. Attachment D - Coastal Development Exemption Declaration
5. Attachment E - CEQA Exemption Declaration