



# Administrative Report

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J.3., File # PC24-2004

Meeting Date: 12/19/2024

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**TO:** PLANNING COMMISSION  
**FROM:** STEVEN GIANG, SENIOR PLANNER

**TITLE**

PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A MASSAGE BUSINESS IN AN APPROXIMATELY 2,630 SQUARE FOOT TENANT SPACE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 409 N. PACIFIC COAST HIGHWAY, SUITE #100 IN A COMMERCIAL (C-2A) 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 THE OPERATION OF A MASSAGE BUSINESS IN AN APPROXIMATELY 2,630 SQUARE FOOT TENANT SPACE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 409 N. PACIFIC COAST HIGHWAY, SUITE #100 IN A COMMERCIAL (C-2A) ZONE. (CASE NO. PCUP2024-1667)

**EXECUTIVE SUMMARY**

The applicant is requesting approval of a Conditional Use Permit to allow the operation of a massage treatment center (The NOW) in an approximately 2,630 square foot tenant space within an existing multi-tenant commercial building. The business would occupy one existing suite, which is currently vacant.

The proposed massage treatment center will provide a variety of massage techniques such as Swedish, deep tissue, cupping, Gua Sha, and prenatal massage. The hours of operation will be from 10:00am to 10:00pm seven days a week. Peak customer hours are expected to be between 1:00pm - 5:00pm. Interior improvements are proposed to change the existing singular room gym style layout to multiple private rooms. The interior layout will consist of ten (10) individual massage rooms ranging in

size from 90 ft<sup>2</sup> to 97 ft<sup>2</sup> each. The remaining areas are dedicated to the front lobby/reception, a rest room, a storage room, transition room, and a break room for employees. Five (5) massage therapists will rotate between the various rooms, sometimes assisting multiple rooms at once while other clients are waiting in their respective rooms. Additionally, there will be one (1) manager and two (2) receptionists on site for a total of eight (8) employees total at any given time. No changes to the exterior of the building are proposed except for a new sign to be processed under a separate permit.

## **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 ft<sup>2</sup>, multiple-tenant commercial building on a 257,349 ft<sup>2</sup> property. The proposed massage use would occupy one (1) existing tenant space, Suite 100, within an approximate area of 2,630 ft<sup>2</sup>. 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 or Carnelian Street.

The applicant intends to remodel the interior of the tenant space, creating ten (10) massage rooms, front lobby/reception, a rest room, a storage room, transition room, and a break room for employees. No changes to the exterior of the building are proposed except for a new sign advertising the proposed business to be processed under a separate permit. The hours of operation will be from 10:00am to 10:00pm seven days a week. Five (5) massage therapists will rotate between the various rooms, sometimes assisting multiple rooms at once while other clients are waiting in their respective rooms. Additionally, there will be one (1) manager and two (2) receptionists on site for a total of eight (8) employees total at any given time.

## **ANALYSIS**

### Article 4 Special Use Regulations, Section 10-2.1628 Massage Businesses

Massage businesses are subject to Article 4 Special Use Regulations, Section 10-2.1628 of the Redondo Beach Municipal Code to ensure compliance with State and City requirements regarding health and safety, and maintain the compatibility of this particularly sensitive land use with surrounding land uses, the following criteria shall be met in addition to all other applicable land use and development standards in this chapter. The following italicized text is the specific response to the individual criteria:

Massage businesses shall comply with all provisions of Title 6, Chapter 2 of this code. The massage business will be required to obtain all certificates and licenses required by the State and City of Redondo Beach before being issued a valid business license to operate the business in the City as defined in Title 6 Chapter 2 (Massage/Bodyworks Businesses) of this code. The City's business license application process requires that the business owner provide State Certification verification, general business information, corporate information, and a signed statement of conduct for all employees and contractors related to the business, and inspection processes.

Massage business owners shall obtain and maintain compliance of all permits required by the County of Los Angeles, Department of Public Health.

The massage business will be required to obtain and maintain compliance of all permits required by the County of Los Angeles, Department of Health prior to the issuance of their Business License and all annual renewals.

No massage business may be operated from a location where illegal activity has occurred within three years of submission of an application for a massage business at that location.

This site has no history of infractions or illegal activity within the last three years of submission of an application at 409 N. Pacific Coast Highway, this criterion has been met. This information was provided by the City of Redondo Beach Police Department.

Massage establishment owner(s) must submit proof of a valid business registration certificate or proof of consideration of such a certificate is in process.

The massage establishment owners have begun the process for business registration with the City of Redondo Beach, this criterion has been met.

The minimum separation between site boundaries of properties containing massage businesses shall be 1,000 feet, except that this standard may be waived by the decision-making body upon finding that the addition of the massage business will not contribute to or create a blighting influence in its vicinity.

The proposed business has been mapped and is currently outside of the 1,000 feet buffer to the nearest other massage business, as illustrated in Figure No. 1 below, this criterion has been met.

Alcohol shall not be sold, consumed or purchased in any massage business.

The business does not propose any alcohol consumption or sales, this criterion has been met.

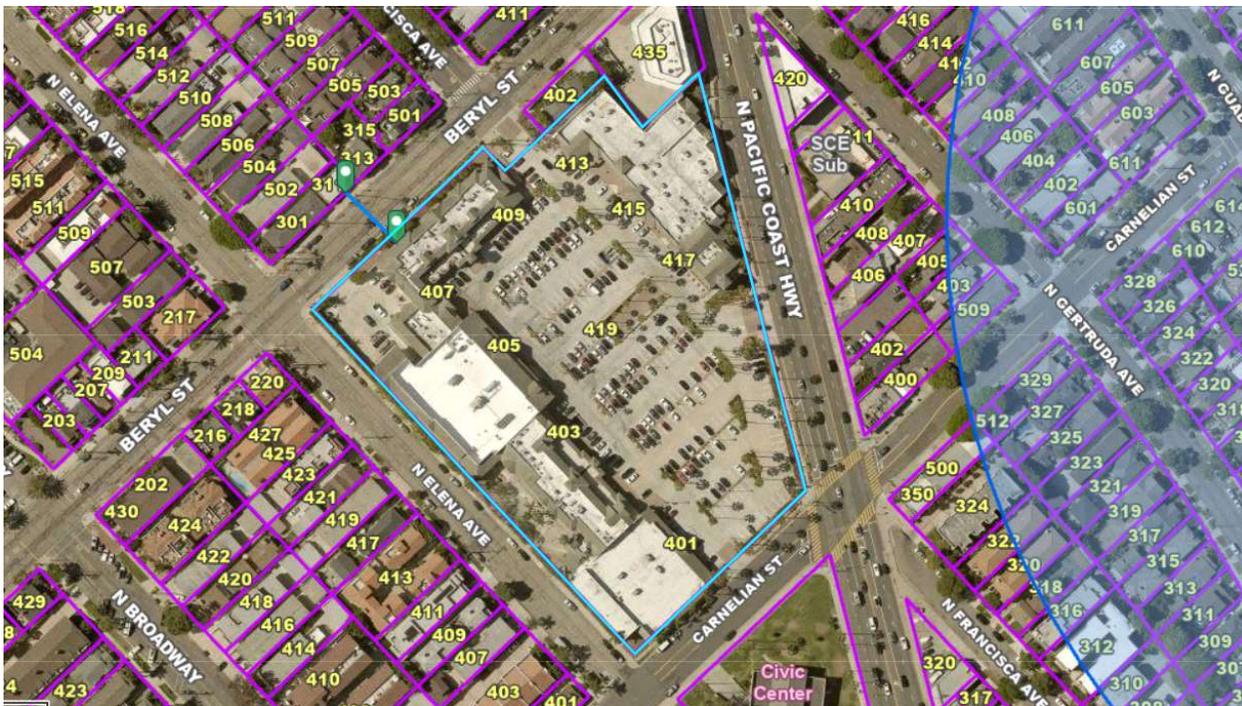
Condoms shall not be sold or purchased in any massage business.

The business does not propose any retail sales, including the retail sales of condoms, as such this criterion has been met.

Specific conditions of approval have been included in the attached Resolution to ensure compliance with the above criteria.

Figure No. 1 - Massage Business 1,000 ft Buffer (shown in blue)

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In addition to the specific “criteria” pursuant to Section 10-5.1628 noted above, massage businesses require a Conditional Use Permit in the Commercial (C-2A) zone and per Section 10-5.1628. Subsequently in this ANALYSIS section are component discussions for each body of applicable regulations and an additional section concerning “Parking and Operations”.

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Sections 10-5.620 and 10-5.1628, the proposed massage business requires the issuance of a Conditional Use Permit with Planning 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 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 personal improvement service is not located within the Artesia and Aviation Corridors Area Plan. The massage 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-2) which allows various commercial uses, which include “personal services and similar uses”. Additionally, all setbacks, landscaping, and the parking spaces provided comply with the minimum number required by code.*

- 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 a signalized intersection at N. Pacific Coast Highway, a major arterial street, and Carnelian Street. The access to the subject property is available on N. Pacific Coast Highway or Carnelian Street. However, traffic moving northbound on Pacific Coast Highway must use the accessway off Carnelian Street as turns into the plaza from N. Pacific Coast Highway is not allowed when moving northbound. The existing driveways on N. Pacific Coast Highway 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 and Carnelian Street.*

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

*The massage business will operate within an existing tenant space with a use that is inherently silent due to the peaceful atmosphere of the business. 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 massage business use and no other exterior changes are planned.*

- 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. *A change in use does not trigger street dedications. The existing right-of-way is 80'. If redevelopment were to occur at the subject property an additional 10' dedication would be required of the project. 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 driveway complies with Zoning Ordinance and Public Works standards.*
- e. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
  - i. *Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.*
- f. Provision of landscaping and the maintenance thereof;
  - i. *Existing compliant landscaping to remain.*
- g. The regulation of noise, vibration, odor and the like;
  - i. *The proposed use is entirely indoors and will not produce any excessive noise,*

*vibration, or odor.*

- h. Requirements for off-street loading facilities;
  - i. As a massage business use with no retail operations, loading facilities can be accommodated by small vans that utilize the immediate adjacent ground floor parking lot.*
- 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 10:00AM to 10:00PM with peak hours expected between 1:00PM to 5:00PM. 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 massage 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 10-2.1802. No new landscaping is required. As conditioned, the massage business use is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No loading facilities are necessary for the proposed massage business use.*

*Additional conditions of approval have been added that require the following:*

- That the business obtains all necessary licenses from the State of California, County of Los Angeles Department of Health, and the City of Redondo Beach, as defined by Title 6, Chapter 2 of the RBMC.
- That the business be permitted to operate between the hours of 10:00am to 10:00pm, Seven (7) days a week;
- Maximum number of eight (8) employees in the massage business at any given time; and
- The use shall occur exclusively within the interior of the tenant space.

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.

Based on a parking study of the plaza performed in 2016, five-hundred and forty-two (542) parking spaces are required for the entire multiple-tenant building per applicable municipal code parking. Per Municipal Code Section 10-2.1706 related to commercial parking regulations, a massage business use requires a parking ratio of one (1) parking space per 250 ft<sup>2</sup> of gross floor area. Therefore, the proposed business will need a total of eleven (11) parking spaces to accommodate the use. Despite the code requirements indicating a need for more parking spaces, a parking study performed in 2016 concluded that the Redondo Shores Shopping Center parking supply of 468 spaces is more than adequate to accommodate the proposed use 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 massage business service to utilize a total of fifteen (15) spaces 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 should 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 and the anticipated staggered peak times for the various existing commercial tenants and the proposed personal improvement service, parking is not anticipated to be an issue.

Based on a review of the application, business operations, massage licenses, 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, consistent with those items specified as exempt under this section.

**CONCLUSION**

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

Prepared by:

Approved by:

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Steven Giang, AICP

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Sean Scully

Senior Planner

Planning Manger

**ATTACHMENTS**

1. 409 N. Pacific Coast Highway - Exemption Declaration
2. 409 N. Pacific Coast Highway - Draft Resolution
3. 409 N. Pacific Coast Highway - Plans
4. Redondo Shores Shopping Center Parking Assessment (2016)
5. Title 6, Chapter 2 Massage/Bodywork Businesses