



Community Development
415 Diamond Street
Redondo Beach CA90277

Tel: 310.697.3696
Steven.Giang@Redondo.org

Item J.1 Public Hearing for New Restaurant (CHIPOTLE) at 413 N. Pacific Coast Highway.

Memo – Supplement Project Description: Chipotle Tenant Improvement and Internal Reallocation of Floor Area

This memo documents an omitted component of the project scope for the new Chipotle restaurant being considered by the Planning Commission. The tenant improvement work described in the staff report doesn't disclose that the project actually proposes an internal reconfiguration of the existing Centinela Pet Feet & Supplies tenant space within the larger commercial building in order to create a lease area that can accommodate the Chipotle tenant. Staff originally understood that the subject tenant space was an existing vacant tenant space.

To establish the 2,533 square-foot footprint needed for Chipotle, the Centinela Feed & Pet Supplies store will relinquish approximately 2,877 square feet of its current floor area. This space forms the majority of the new Chipotle tenant space. The reallocation also enables another adjacent tenant space (soon to be vacant), a tanning salon, to expand in size as well. No new exterior building area is created; all changes occur within the existing building envelope.

The 2,877 square feet being shifted carries a parking requirement of 11 parking spaces, based on the applicable commercial parking ratios. Those spaces effectively transfer to support the Chipotle use. Additionally, because the existing commercial plaza contains a surplus of parking spaces as a whole, the redistribution of interior floor area does not create an incremental parking need, nor does it alter the site's overall parking compliance status.

This internal reconfiguration is strictly a partition and re-tenanting action. It does not modify the building's physical form, height, footprint, or site layout. The resulting tenant lineup consists of the resized Centinela Pet store, the expanded former tanning salon space, and the new Chipotle restaurant, all within the existing commercial structure.