

**CITY OF REDONDO BEACH  
PLANNING COMMISSION AGENDA  
Thursday, October 16, 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](http://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](https://www.zoomgov.com/webinar/register/WN__s648-MDRriOtr4nSvUbYg)

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.*

#### **F.1. [APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF OCTOBER 16, 2025.](#)**

#### **F.2. [APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 20, APRIL 17, 2025, AND PLANNING COMMISSION SPECIAL MEETING OF JUNE 02, 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. [DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, AND VARIANCE FOR THE ADDITION OF A NEW CONCRETE](#)**

CAST-IN-PLACE MAUSOLEUM TO AN EXISTING MAUSOLEUM ON PROPERTY (PACIFIC CREST CEMETERY) LOCATED IN A RESIDENTIAL (R-1) ZONE. (CASE NO. 20250095)

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, Conditional Use Permit, Planning Commission Design Review, and Variance for the addition of a new concrete cast-in-place mausoleum to an existing mausoleum on property (Pacific Crest Cemetery) located in a Residential (R-1) zone.

- J.2.** A public hearing to consider Ordinances amending Title 10, Chapter 2 Zoning and Land Use, Article 1 General Provisions, Section 10-2.402 Definitions and Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance, Article 1 General Provisions, Section 10-5.402 Definitions of the Redondo Beach Municipal Code pertaining to the definition of "P" (permitted by right/use by right) in the City's various specified zones and procedures.

RECOMMENDATION:

1. Open the public hearing and take testimony, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff, the public, and deliberate;
3. Close the public hearing;
4. Adopt the attached Resolution by title only, waiving further reading, recommending that the City Council adopt the CEQA Exemption Declaration, and amend Title 10, Chapter 2 Zoning and Land Use, Article 1 General Provisions, Section 10-2.402 Definitions and Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance, Article 1 General Provisions, Section 10-5.402 Definitions of the Redondo Beach Municipal Code pertaining to the definition of "P" (permitted by right/use by right) in the City's various specified zones and procedures;

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE CEQA EXEMPTION DECLARATION, AND AMEND TITLE 10, CHAPTER 2 ZONING AND LAND USE, ARTICLE 1 GENERAL PROVISIONS, SECTION 10-2.402 DEFINITIONS AND TITLE 10, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE, ARTICLE 1 GENERAL PROVISIONS, SECTION 10-5.402 DEFINITIONS OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE DEFINITION OF "P" (PERMITTED BY RIGHT/USE BY RIGHT) IN THE CITY'S VARIOUS SPECIFIED ZONES AND PROCEDURES.

- K. ITEMS CONTINUED FROM PREVIOUS AGENDAS**
- L. ITEMS FOR DISCUSSION PRIOR TO ACTION**
- L.1. ELECTION OF OFFICERS- CHAIR AND VICE CHAIR**
- 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 November 20, 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](http://www.redondo.org) under the City Clerk.*



# Administrative Report

---

E.1., File # PC25-1437

Meeting Date: 10/16/2025

---

**TITLE**

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



# Administrative Report

---

F.1., File # PC25-1438

Meeting Date: 10/16/2025

---

**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<br>✓ Bulletin Board Adjacent to Council Chambers<br>✓ City Clerk's Office, Door 1 |
| Meeting Date & Time | Thursday October 16, 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: October 10, 2025



# Administrative Report

---

F.2., File # PC25-1454

Meeting Date: 10/16/2025

---

**TITLE**

APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 20, APRIL 17, 2025, AND PLANNING COMMISSION SPECIAL MEETING OF JUNE 02, 2025.



Minutes Regular Meeting  
Planning Commission  
March 20, 2025

**CITY OF REDONDO BEACH  
PLANNING COMMISSION MINUTES  
Thursday, March 20, 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 Vice Chair Craig at 6:30 p.m.

**B. ROLL CALL**

Commissioners Present: Boswell, Gaddis, Hazeltine, Light (arrived at 6:35 p.m.)  
Vice Chair Craig

Commissioners Absent: Conroy, Chair Lamb

Officials Present: Sean Scully, Planning Manager  
Andrew Svitek, Senior Planner  
Jamal Brown, Planning Analyst

**C. SALUTE TO THE FLAG**

Commissioner Hazeltine 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 4-0-3, with Commissioners Light, Conroy and Chair Lamb, absent.

**E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS**

**E.1. RECEIVE AND FILE BLUE FOLDER ITEMS**

Motion by Commissioner Gaddis, seconded by Vice Chair Craig and carried by voice vote, to receive and file Blue Folder Items.

The motion carried 4-0-3, with Commissioners Light, Conroy and Chair Lamb, absent.

## **F. CONSENT CALENDAR**

### **F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 21, 2024**

### **F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 21, 2024 AND APRIL 18, 2024.**

There were no public comments on Consent Calendar items.

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

The motion carried 4-0-3, with Commissioners Light, Conroy and Chair Lamb, absent.

Commissioner Light arrived at 6:35 p.m.

## **G. EXCLUDED CONSENT CALENDAR ITEMS - None**

## **H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

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

Vice Chair Craig invited public comments.

Holly Osborne, District 5, mentioned the Commission approved a 43-unit development; wondered whether it is an HOA and if people who buy into it have to agree to live there for a period of time to discourage speculators buying the entire development.

Jim Mueller, District 5, talked about alcoholism being a widespread problem in America years ago and the Amendment to the U.S. Constitution to stop the manufacture and distribution of alcohol and how it did not work; noted alcohol is an addictive substance and people were used to having it readily available and talked about the spread of tobacco and pharmaceuticals and subsequent addictions and the City's consideration of allowing retail cannabis storefronts. He spoke in opposition to the Cannabis Ordinance and hoped that with the Planning Commission's encouragement, City Council may "see the light" and ban cannabis for good.

There were no other public comments.

## **I. EX PARTE COMMUNICATION**

Commissioner Boswell reported speaking with Councilmember Obagi regarding Item No. J.1.

Commissioner Hazeltine reported speaking with Vice Chair Craig and staff.

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

## **J. PUBLIC HEARINGS**

- J.1. Public hearing for consideration of an Exemption Declaration and Conditional Use Permit for the sale of beer and wine for off-site consumption (off-sale) at an existing service station with a convenience store and snack shop on property located at 2714 Artesia Boulevard in the Commercial (C-2) zone.**

**PROPERTY OWNER: Bussopp Inc.**

**APPLICANT: Bussopp Inc.**

**LOCATION: 2714 Artesia Blvd**

**CASE NO: CUP-2024-1931**

**RECOMMENDATION:**

**The Planning Division recommends that the Planning Commission make the findings as set forth in the staff report and the attached resolution, adopt the Exemption Declaration and approve the Conditional Use Permit for the sale of beer and wine for off-site consumption (off-sale) at an existing service station with a convenience store and snack shop subject to the plans and applications submitted.**

- 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 SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION (OFF-SALE) WITHIN AN EXISTING CONVENIENCE STORE ON PROPERTY LOCATED IN THE COMMERCIAL (C-2) ZONE AT 2714 ARTESIA BOULEVARD (CASE NO. CUP-2024-1931)**

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

The motion carried 5-0-2, with Commissioner Conroy and Chair Lamb, absent.

Vice Chair Craig administered the oath to those planning on speaking regarding this item.

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

Discussion followed prohibiting sales of singles, requiring sales in prepackaged quantities relative to beer, stipulating the prohibition of “40 ouncers” and the recently adopted ordinance having explicit conditions.

Commissioner Gaddis suggested edits for Page 4 of 7 of the Administrative Report, Item 8, relative to selling beer in a “minimum six-pack quantity and standard 750mL or larger wine bottles”.

Planning Manager Scully noted that is not a condition, but rather a summary of how the City meets the finding.

Discussion followed regarding suggested language, allowing staff to determine the appropriate placement and access to locked containers.

Bashir, Owner and applicant, explained the operation of electronic locks used when there are underage patrons and responded to questions from the Commission regarding the status of a prior project involving the installation of EV charging stations and the sale of beer and wine.

Discussion followed regarding addressing loitering and panhandling, reporting nuisances, uses that may become problematic, and calling out the need for extra precautions.

Jim Mueller requested the Planning Commission deny the application; noted the number of existing locations within a half mile, where people can purchase beer and wine for off-site and on-site consumption and talked about the number of smoke shops and liquor stores along Artesia Boulevard.

Mike Grady, Owner, Independent Repair and Tire Pros, adjacent to the subject site, spoke in support of the applicant and his request; noted he needs the revenue and urged the Planning Commission to allow him to have this benefit.

Georgette Gantner, District 2, confirmed Council excluded a portion of Artesia from having cannabis storefronts; addressed another gas station on PCH and Torrance Boulevard that was not allowed to sell beer and wine and spoke about being fair and equitable.

There were no other public comments.

In reply to Commissioner Boswell's question, Planning Manager Scully noted that the laws have changed and reported that the City Council had recently enacted an ordinance to allow alcohol sales at service stations where it was not permitted before.

Discussion followed regarding the previous review of the subject (alcohol sales at gasoline service stations) by the Planning Commission and its recommendation against it, Council's reversal of the Planning Commission's decision, coastal zone issues, concerns about consumption on premises, security and enforcement, adding a requirement for signage and for the proprietor to report on-site consumption and prohibiting alcohol advertisements.

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

The motion carried 5-0-2, with Commissioner Conroy and Chair Lamb, absent.

Planning Manager Scully reviewed the proposed amendments to the conditions of approval of the CUP and the resolution.

Discussion followed regarding determining the hours of operation and all sales ending at 9:00 p.m.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and carried by voice vote, to waive further reading of and adopt by title only 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 SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION (OFF-SALE) WITHIN AN EXISTING CONVENIENCE STORE ON PROPERTY LOCATED IN THE COMMERCIAL (C-2) ZONE AT 2714 ARTESIA BOULEVARD (CASE NO. CUP-2024-1931), as amended.

The motion carried 5-0-2, with Commissioner Conroy and Chair Lamb, absent.

**K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None**

**L. ITEMS FOR DISCUSSION PRIOR TO ACTION**

**L.1. DISCUSSION AND CONSIDERATION OF THE CITY COUNCIL STRATEGIC PLAN**

Planning Manager Scully narrated PowerPoint slides with details of the Administrative Report including the status of current Strategic Plan goals and objectives and asked for input from the Planning Commission in terms of anything else it would like to add to the list to present to Council.

Commissioner Gaddis spoke about needing time to develop a list and getting input from the public.

Planning Manager Scully suggested that if the entirety of the Commissioners felt more time was needed that they should give it additional thought and come prepared to discuss the issue at the next Planning Commission meeting on April 17, 2025.

Commissioner Boswell referenced comments by Holly Osborne and talked about creating momentum to reduce speculative buying which drives up prices and is impacting the overall demand for housing. Commissioner Boswell stated that the people who buy and flip properties are also impacting the housing market and should be addressed; noted there are many things that can be done and wondered if that can be put before Council to consider.

Discussion followed regarding an Assembly bill related to the subject, other cities that have been victims to speculative purchasing, existing Strategic Plan issues that were initiated by the Commission, and continuing this item to allow for further input.

The Planning Commissioners then proposed the following topics be forwarded to the City Council for their consideration to include in their Strategic Plan discussions: Developing a City tree canopy requirement; Develop a private property water capture requirement for new builds and major remodels; Develop a plan for the “Triangle Area” (Catalina, west of PCH to Harbor Drive); Develop a citywide bike rack requirement; Expand the bike paths along the SCE transmission easements; and Revisit the City’s Objective Residential Standards.

Planning Manager Scully summarized the recommendations on the final slide of the powerpoint and noted these would be forwarded to the City Council.

#### **M. ITEMS FROM STAFF**

Planning Manager Scully presented updates including the implementation of a new permit tracking system which will provide more data and is more efficient than the previous system; talked about continuous improvement initiatives and internal process improvements that are happening.

#### **N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS - None**

**O. ADJOURNMENT – 8:18 p.m.**

Motion by Commissioner Boswell, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 8:18 p.m.

The motion carried 5-0-2, with Commissioner Conroy and Chair Lamb, absent.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on April 17, 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,

---

Sean Scully  
Planning Manager



Minutes Regular Meeting  
Planning Commission  
April 17, 2025

**CITY OF REDONDO BEACH  
PLANNING COMMISSION MINUTES  
Thursday, April 17, 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, Light

Commissioners Absent: Hazeltine, Vice Chair Craig, Chair Lamb

Officials Present: Sean Scully, Planning Manager  
Steven Giang, Senior Planner  
Jamal Brown, Planning Analyst

**C. SALUTE TO THE FLAG**

Commissioner Conroy led in the Salute to the Flag.

**D. APPROVE ORDER OF AGENDA**

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

The motion carried 4-0-3, with Commissioner Hazeltine, Vice Chair Craig, Chair Lamb, absent.

**E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS**

**E.1. RECEIVE AND FILE BLUE FOLDER ITEMS**

Planning Analyst Brown announced there were no Blue Folder Items.

**F. CONSENT CALENDAR**

**F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF APRIL 17, 2025**

**F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETINGS OF MAY 16, 2024 AND JUNE 20, 2024**

There were no public comments on Consent Calendar items.

Motion by Commissioner Conroy, seconded by Commissioner Light, and approved by voice vote, the Consent Calendar, as presented.

The motion carried 4-0-3, with Commissioner Hazeltine, Vice Chair Craig, Chair Lamb, absent.

**G. EXCLUDED 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 Gaddis reported speaking with Commissioner Craig regarding Item No. J.1.

**J. PUBLIC HEARINGS**

**J.1. Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of an animal grooming business in an approximately 950 square foot tenant space within an existing multi-tenant commercial building on property located at 1300 S. Pacific Coast Highway #105 in a Commercial (C-2-PD) 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 AN ANIMAL GROOMING BUSINESS WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN THE COMMERCIAL (C-2-PD) ZONE AT 1300 S. PACIFIC COAST HIGHWAY #105 (CASE NO. 2025-0010)**

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

The motion carried 4-0-3, with Commissioner Hazeltine, Vice Chair Craig, Chair Lamb, absent.

Commissioner Gaddis administered the oath to those planning on speaking regarding this item.

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

Discussion followed regarding the HVAC system.

The property owner's and applicant's representative, responded to questions from the Commission regarding the HVAC system, notifying neighboring tenants, concerns relative to odor, results of the sound study and recommendations, addressing noise complaints and windows.

The business owner/operator, spoke about her experience in the pet grooming business.

Commissioners asked questions concerning potential noise impacts and the various construction mitigation measures taken to address this issue. Also, Commissioners asked questions about the potential for waste from dogs on the property. The property manager addressed the maintenance requirements that the applicant must comply with to ensure this issue is addressed.

Motion by Commissioner Conroy, seconded by Commissioner Light, and approved by voice vote, to close the public hearing.

The motion carried 4-0-3, with Commissioner Hazeltine, Vice Chair Craig, Chair Lamb, absent.

Members of the Commission commented on their experience with pet grooming businesses in the City.

Motion by Commissioner Conroy, seconded by Commissioner Boswell, to 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 AN ANIMAL GROOMING BUSINESS WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN THE COMMERCIAL (C-2-PD) ZONE AT 1300 S. PACIFIC COAST HIGHWAY #105 (CASE NO. 2025-0010), as presented.

The motion carried 4-0-3 with the following roll call vote:

AYES: Boswell, Conroy, Gaddis, Light  
NOES: None  
ABSENT: Hazeltine, Vice Chair Craig, Chair Lamb.

**K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None**

**L. ITEMS FOR DISCUSSION PRIOR TO ACTION – None**

**M. ITEMS FROM STAFF**

Planning Manager Scully presented items to be included in the Planning Commission's next meeting agenda; reported that Chair Lamb has resigned from the Commission and thanked her for her service to the City.

**N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS**

Commissioner Gaddis reported that Chair Lamb has a recurrence of health problems; wished her well and believed Vice Chair Craig will assume the Chair position.

Commissioner Conroy spoke about the impact Chair Lamb has had on him and thanked her for her service.

Discussion followed regarding a construction project on Avenue D.

**O. ADJOURNMENT – 7:30 p.m.**

Motion by Commissioner Conroy, seconded by Commissioner Light, and approved by voice vote, to adjourn the meeting at 7:30 p.m.

The motion carried 4-0-2, with Commissioner Hazeltine and Vice Chair Craig, absent.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on May 15, 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,

---

Sean Scully  
Planning Manager



Minutes Special Meeting  
Planning Commission  
June 2, 2025

**CITY OF REDONDO BEACH  
PLANNING COMMISSION MINUTES  
Monday, June 2, 2025**

**SPECIAL MEETING OF THE PLANNING COMMISSION – 6:30 PM**

**A. CALL TO ORDER**

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

**B. ROLL CALL**

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

Commissioners Absent: Conroy, Light

Officials Present: Sean Scully, Planning Manager  
Jamal Brown, Planning Analyst

**C. SALUTE TO THE FLAG**

Commissioner Hazeltine 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 5-0. Commissioners Conroy and Light were absent.

**E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS**

**E.1. RECEIVE AND FILE BLUE FOLDER ITEMS**

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to receive and file Blue Folder Items.

The motion carried 5-0. Commissioners Conroy and Light were absent.

**F. CONSENT CALENDAR**

**F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF JUNE 02, 2025**

**F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF AUGUST 15TH, OCTOBER 17TH, AND NOVEMBER 21ST OF 2024**

There were no public comments on the Consent Calendar.

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

The motion carried 5-0. Commissioners Conroy and Light were absent.

**G. EXCLUDE CONSENT CALENDAR ITEMS - None**

**H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None**

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

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to receive and file public written comments on non-agenda items.

The motion carried 5-0. Commissioners Conroy and Light were absent.

**I. EX PARTE COMMUNICATION –**

Commissioner Boswell and Young – None; Commissioner Gaddis spoke with Chair Craig; Commissioner Hazeltine spoke to Chair Craig and the public; and Chair Craig spoke with Commissioner Gaddis, Hazeltine, and the public.

**J. PUBLIC HEARINGS - None**

**K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None**

**L. ITEMS FOR DISCUSSION PRIOR TO ACTION – None**

**L.1. DISCUSSION AND POSSIBLE ACTION CONFIRMING CONSISTENCY OF THE PROPOSED 2025-2030 CAPITAL IMPROVEMENT PROGRAM WITH THE CITY'S GENERAL PLAN; AND RECOMMENDATIONS TO THE CITY MANAGER FOR THE UPCOMING FISCAL YEAR 2025-2026 BUDGET**

Planning Manager Scully noted Jesse Reyes, Capital Improvement Manager, is on line to answer questions and narrated a PowerPoint presentation regarding the need for City to confirm consistency of the proposed 2025-2030 Capital Improvement Program with the City's General Plan and providing recommendations to the City Manager for the upcoming Fiscal Year 2025-2026 Budget.

Discussion followed regarding wide-ranging projects, focusing on the City yard and on infrastructure needed to help implement projects, facilities infrastructure upgrades, allocating funds towards improvements at City Hall and the Civic Center and limited discretionary funding.

Capital Improvement Manager Reyes spoke about updating the dashboard; reported hiring a new Analyst and talked about other areas of the City that could be used for storage.

Planning Manager Scully addressed how the shooting range complies with the General Plan.

Commissioner Hazeltine spoke about the City having other priorities for \$17 million than a military-grade shooting range; believed residents would not be happy about spending that kind of money on militarizing the Police Department.

Capital Improvement Manager Reyes noted much of the money is being funded by grants for which the City is applying.

Discussion followed regarding the likelihood of obtaining the grants considering the cuts in Federal programs, the possibility of matching funds or getting the project fully funded, other shooting ranges in surrounding areas, benefits of the range and exploring other options.

Planning Manager Scully pointed out that it is not within the purview of the Planning Commission to discuss the merits of any of the projects within the CIP and noted the Planning Commission is strictly limited to determining consistency with the General Plan.

Motion by Commissioner Gaddis, seconded by Commissioner Boswell, to approve the resolution confirming consistency of the proposed 2025-2030 Capital Improvement Program with the City's General Plan.

The motion carried 5-0, with the following roll call vote:

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

ABSENT: Conroy, Light

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, to submit the Commission's recommendations to City Council of items to include in the Draft Annual Budget for 2025/2026.

The motion carried 5-0, with the following roll call vote:

AYES: Boswell, Gaddis, Hazeltine, Young, Chair Craig

NOES: None

ABSTAIN: None

ABSENT: Conroy, Light

**M. ITEMS FROM STAFF - None**

**N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS - None**

**O. ADJOURNMENT – 7:32 p.m.**

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 7:32 p.m.

The motion carried 5-0. Commissioners Conroy and Light were absent.

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,

---

Sean Scully  
Planning Manager



# Administrative Report

---

H.1., **File #** PC25-1439

**Meeting Date:** 10/16/2025

---

**TITLE**

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



# Administrative Report

---

J.1., File # PC25-1453

Meeting Date: 10/16/2025

---

**To: PLANNING COMMISSION**

**From:** Steven Giang, Senior Planner

## **TITLE**

DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, AND VARIANCE FOR THE ADDITION OF A NEW CONCRETE CAST-IN-PLACE MAUSOLEUM TO AN EXISTING MAUSOLEUM ON PROPERTY (PACIFIC CREST CEMETERY) LOCATED IN A RESIDENTIAL (R-1) ZONE. (CASE NO. 20250095)

## **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, Conditional Use Permit, Planning Commission Design Review, and Variance for the addition of a new concrete cast-in-place mausoleum to an existing mausoleum on property (Pacific Crest Cemetery) located in a Residential (R-1) zone.

## **BACKGROUND**

Pacific Crest Cemetery was established on the subject property in 1902. The cemetery consists of approximately 17 acres, 90% of which is developed with gravesites and private driveways. There are several buildings on the property including a chapel, crematory facilities, office, and storage buildings. Previous Planning Commission approvals have included the approval of a metal storage building in 1969, a 1,100 square foot building addition in 1971, a mausoleum expansion in 1975, a new mausoleum in 1989, an addition of a crematory space in 1996, and a variance for a mausoleum addition in 2000.

The surrounding properties are zoned Public-Right of Way (P-ROW) to the east, Low-Density Multi-family Residential (R-3) to the north, Public-School Facilities (P-SF) to the west, and Single-Family Residential (R-1) to the south. The surrounding properties are developed as follows: railway tracks are located to the east of the property, multi-family developments are located to the north, school facilities are located to the west, and single-family homes are located to the south.

## **DISCUSSION**

The applicant's current request is to construct a 1,892 square foot mausoleum addition adjacent to the south end of an existing mausoleum. The proposed addition is rectangular in shape and is approximately 19 feet wide by 112 feet long. The proposed addition is approximately 16 feet in height. The building materials include polished granite and stucco. The new structure will add 312 casket spaces and 648 niche (small compartment or recessed designed to hold urns) spaces to the cemetery.

The proposed mausoleum addition is to be located along the easterly property line, approximately 820 feet from the southerly property line and 600 feet from the northerly property line. Technically, the proposed structure should be setback a minimum of 5 feet from the easterly property line because it is the side yard of a R-1 zoned property (182<sup>nd</sup> street is considered to be the front of the property per the Zoning Ordinance). However, if the proposed structure were setback five feet from the easterly property line it would reduce the width of the structure from 112 feet to 107 feet and result in the elimination of the planned niche space. Additionally, it would not align with the existing eastern wall of the adjacent mausoleum thereby creating an "attractive nuisance" in the vacant space between the new structure and the eastern property line fence. It should be noted that the proposed structure cannot be moved further west because of the location of existing graves and that the proposed structure is designed to match the existing mausoleum's east side façade.

The specific site of the mausoleum addition is currently unused cemetery space, which is currently planted with grass and small plants. Since this site was designated by the cemetery operators for future use as a mausoleum space, it does not contain any graves.

## **ANALYSIS**

Pursuant to Section 10-2.501 of the Redondo Beach Municipal Code, a Conditional Use Permit is required for expansions to existing cemeteries. The Zoning Ordinance also requires Planning Commission Design Review for any addition of 1,000 square feet of gross floor area to existing developments on sites involving 10,000 square feet or more in order to consider the impacts of the site layout, the overall building design, and architecture of the structure. The Planning Commission must also consider the Variance request because the proposed addition is to be located directly adjacent to the easterly property line which should technically be setback 5 feet from the property line because it is the side yard of an R-1 zoned property.

### **Conditional Use Permit**

Concerning the Conditional Use Permit, the addition of mausoleum space is clearly an appropriate use for an existing cemetery. While the proposed addition of mausoleum space does not constitute an expansion of the lot area it does constitute an intensification of the use. Since the intensification of this particular use does not result in any need for additional parking, nor does it appear to create any other negative impacts for the surrounding land uses, the approval of a Conditional Use Permit is appropriate.

As such, staff recommends that the Planning Commission make the necessary findings to approve the requested Conditional Use Permit as follows:

(1) The proposed use is in conformity with the General Plan and is adequate in size and shape to accommodate the use;

The proposed mausoleum addition meets Goal LU-1 (Balance) of the Redondo Beach General Plan by supporting a sustainable mix of land uses that maintain community character while meeting the long-term needs of residents. The project enhances an existing institutional use within the city's established fabric, providing continued access to local memorial and funeral services without expanding the cemetery footprint or increasing operational intensity. By efficiently utilizing previously designated cemetery land and maintaining compatibility with surrounding residential and public uses, the project upholds the goal of fostering a balanced, livable, and service-supported community.

(2) The site has adequate access to a public street of adequate width to carry the quantity of traffic generated by the proposed use;

The additional mausoleum area is not expected to generate a significant increase in additional traffic. Additionally, the nature of traffic generated by this land use is typically very limited, therefore the existing ingress/egress from Inglewood Avenue will remain adequate.

(3) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval; and

The proposed mausoleum addition will have no adverse effect on abutting properties or the permitted use. The adjacent properties include a railway right-of-way to the east, multi-family residential uses to the north, school facilities to the west, and single-family residences to the south. The proposed addition is internal to the cemetery grounds, screened by landscaping, and setbacks, which minimize any potential visual or operational impacts on neighboring properties.

(4) The Conditions stated in the resolution and design considerations integrated into the project are deemed necessary to protect the public health, safety, and general welfare.

The conditions stated in the resolution ensure compliance with all applicable building, fire, and accessibility standards. These conditions, along with the integrated design measures, maintain safe circulation and operations within the cemetery, thereby protecting public health, safety, and general welfare.

#### Planning Commission Design Review

Concerning the Planning Commission Design Review, the proposed mausoleum addition does not negatively impact the existing cemetery layout, parking, or traffic circulation. The proposed building design is functional and while it is not identical to the existing structure, it is compatible. The proposed building materials are appropriate and will match the building materials of the existing structure.

Staff recommends that the Planning Commission make the necessary findings to approve the requested Planning Commission Design Review as follows:

(1) The design of the project considers the impact and needs of the user in respect to circulation, parking, traffic utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns;

The project design integrates with existing cemetery circulation, parking, and utility systems, ensuring no new impacts to traffic, noise, or neighboring privacy. It provides efficient, low-maintenance, and secure facilities consistent with user needs and site operations.

(2) The location of the structure respects the natural terrain of the site and is functionally integrated with natural features of the landscape to include the preservation of existing trees, where feasible;

The mausoleum addition is sited on level, previously landscaped ground within the existing cemetery, requiring no significant grading or alteration of natural terrain. The project preserves surrounding vegetation and integrates with existing landscaping to maintain the site's established visual character.

(3) The design of the project is harmonious and consistent within the proposed architectural style regarding roofing, materials, windows, doors, openings, textures, colors, and exterior treatment;

The mausoleum addition matches the existing structure in scale, materials, and detailing, using the same polished granite, stucco finish, and neutral color palette. The design ensures architectural continuity and a cohesive visual appearance across the cemetery site.

(4) The design of the proposed addition is integrated and compatible with the existing mausoleum structure and is appropriate in context of the existing cemetery; and

The proposed addition directly aligns with the existing mausoleum's form, façade, and orientation, creating a seamless architectural extension. Its scale and materials are consistent with the existing cemetery context, preserving visual and functional harmony on site.

(5) The design of the project provides innovation, variety, and creativity in the proposed design solution services to minimize the appearance of flat facades and box-like construction.

The front design (northern elevation) incorporates varied surface treatments, recessed niches, and material contrasts to create depth and visual interest. These elements break up flat planes and reduce the perception of mass, achieving a balanced and refined appearance. The south-facing façade's flatness does not negatively affect the project's visual quality because it directly faces a non-public, utilitarian area. This wall is oriented toward an existing maintenance and service building within the cemetery and is entirely screened from public view and adjacent properties. Therefore, this elevation has no visual or aesthetic impact and does not warrant the same design treatment as publicly viewable façades.

#### Variance

The Zoning Ordinance permits the Planning Commission to grant a variance from the required development standards in those instances where it is demonstrated that there are special circumstances applicable to the property. The variance request for this proposal is the elimination of the required side yard setback of 5 feet for an R-1 zoned property. In this instance, the special circumstance is that the use of the property is unique as is the specific use of the adjacent property to the east. Specifically, the cemetery use is a unique case in that it generates very few negative impacts with the possible exception of long automobile processes that are occasionally generated by funerals. However, the mausoleum facility itself does not generate any direct negative impacts in terms of its use. In terms of location, the fact that the proposed mausoleum facility is to be constructed directly adjacent to a railroad right-of way eliminates the need to have a 5-foot side yard setback, which is normally intended to provide a reasonable physical separation between buildings on adjacent properties.

As such, staff recommends that the Planning Commission make the necessary findings to approve the requested Variance as follows:

(1) There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of the zoning provisions deprives such

property of privileges enjoyed by other property in the vicinity and under identical zone designation;

The property's configuration and surroundings create a special circumstance that justify the variance. The mausoleum site is a narrow area along the cemetery's eastern boundary, directly adjacent to a railway right-of-way rather than another private parcel. Enforcing the required five-foot side yard setback would substantially reduce the mausoleum's width, eliminate planned crypt and niche spaces, and render the project infeasible. Because the adjacent property is a railroad corridor with no habitable use, maintaining the setback would serve no functional or aesthetic purpose. Therefore, the strict application of the zoning code would deprive the cemetery of a reasonable development privilege consistent with its long-established institutional use.

(2) Any Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and

The variance does not constitute a special privilege, as it allows development consistent with the established cemetery use and maintains compliance with the intent of the zoning district. The adjustment only accommodates site-specific constraints created by the adjacent railroad right-of-way and ensures the addition aligns with existing structures, without granting development rights unavailable to other similarly situated properties.

(3) the granting of the requested Variance is not contrary to the objectives of the General Plan which recognizes the need to provide such facilities in the community.

The variance supports the objectives of the Redondo Beach General Plan by allowing the continuation and improvement of an existing institutional use that serves community needs. The project remains consistent with Goal LU-1 (Balance) and Policy LU-1.13 (Public and Institutional Uses) by enhancing public facilities without altering land use patterns or impacting surrounding residential areas.

In light of this policy and the points noted above, particularly the minor nature of the requested Variance, constraints of the existing gravesites for the addition/expansion, and the lack of impacts upon adjacent properties, it is staff's opinion that the granting of the requested Variance is appropriate.

## **ENVIRONMENTAL STATUS**

Staff has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15301 (Existing Facilities) of the California Guidelines for Implementation of the CEQA. Specifically, the project includes a negligible expansion of the existing residence.

## **CONCLUSION**

The Planning Department recommends that the Planning Commission make the findings as set forth in the staff report, adopt an Exemption Declaration, and grant the requested Conditional Use Permit, Planning Commission Design Review, and Variance, subject to the plans and applications submitted.

## **ATTACHMENTS**

Attachment A - Draft Resolution

Attachment B - Architectural Drawings

Attachment C - CEQA Exemption Declaration

Attachment D - Application

**RESOLUTION NO. 2025-10-PC-11**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, AND VARIANCE FOR THE ADDITION OF A NEW CONCRETE CAST-IN-PLACE MAUSOLEUM TO AN EXISTING MAUSOLEUM ON PROPERTY (PACIFIC CREST CEMETERY) LOCATED IN A RESIDENTIAL (R-1) ZONE. (CASE NO. 20250095)**

WHEREAS, an application was filed by Pacific Crest Cemetery Company for approval of an Exemption Declaration and consideration of a request for Planning Commission Design Review, a Conditional Use Permit, and a Variance to permit the construction of a mausoleum addition adjacent to an existing mausoleum with a reduced side yard setback along the easterly property line in an existing cemetery, on property located within a low-density single family residential (R-1) zone; and

WHEREAS, the applicant proposes a new 1,892 square feet addition, which includes a 383 square feet interior room for inurnment of urns and 570 square feet of landscaped area in the front of the addition; 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 ordinances 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;

WHEREAS, the project is Categorically Exempt from CEQA under Section 15301 (Existing Facilities) of the CEQA Guidelines; 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 16<sup>th</sup> day of October, 2025, with respect thereto.

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

1. In compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and State and local guidelines adopted pursuant thereto, the zoning amendment is Categorically Exempt from further environmental review, pursuant to 15301 (Existing Facilities).

2. In accordance with Section 10.2-2506 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 proposed use is in conformity with the General Plan and is adequate in size and shape to accommodate the use;
    - i. *The proposed mausoleum addition meets Goal LU-1 (Balance) of the Redondo Beach General Plan by supporting a sustainable mix of land uses that maintain community character while meeting the long-term needs of residents. The project enhances an existing institutional use within the city's established fabric, providing continued access to local memorial and funeral services without expanding the cemetery footprint or increasing operational intensity. By efficiently utilizing previously designated cemetery land and maintaining compatibility with surrounding residential and public uses, the project upholds the goal of fostering a balanced, livable, and service-supported community.*
  - b) The site has adequate access to a public street of adequate width to carry the quantity of traffic generated by the proposed use;
    - i. *Additional mausoleum area is not expected to generate a significant increase in additional traffic. Additionally, the nature of traffic generated by this land use is typically very limited, therefore the existing ingress/egress from Inglewood Avenue will remain adequate.*
  - c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval; and
    - i. *The proposed mausoleum addition will have no adverse effect on abutting properties or the permitted use. The adjacent properties include a railway right-of-way to the east, multi-family residential uses to the north, school facilities to the west, and single-family residences to the south. The proposed addition is internal to the cemetery grounds, screened by landscaping, and setbacks, which minimize any potential visual or operational impacts on neighboring properties.*
  - d) The Conditions stated in the resolution and design considerations integrated into the project are deemed necessary to protect the public health, safety, and general welfare.
    - i. *The conditions stated in the resolution ensure compliance with all applicable building, fire, and accessibility standards. These conditions, along with the integrated design measures, maintain safe circulation and operations within the cemetery, thereby protecting public health, safety, and general welfare.*

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

3. In accordance with Section 10.2-2502 of the Redondo Beach Municipal Code, the applicants request for Planning Commission Design Review is consistent with the criteria set forth therein for the following reasons:
  - a) The design of the project shall consider the impact and the needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns.
    - i. *The project design integrates with existing cemetery circulation, parking, and utility systems, ensuring no new impacts to traffic, noise, or neighboring privacy. It provides efficient, low-maintenance, and secure facilities consistent with user needs and site operations.*
  - b) The location of buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of existing trees, where feasible.
    - i. *The mausoleum addition is sited on level, previously landscaped ground within the existing cemetery, requiring no significant grading or alteration of natural terrain. The project preserves surrounding vegetation and integrates with existing landscaping to maintain the site's established visual character.*
  - c) The building or structure shall be harmonious and consistent within the proposed architectural style regarding roofing, materials, windows, doors, openings, textures, colors, and exterior treatment.
    - i. *The mausoleum addition matches the existing structure in scale, materials, and detailing, using the same polished granite, stucco finish, and neutral color palette. The design ensures architectural continuity and a cohesive visual appearance across the cemetery site.*
  - d) The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of surrounding properties.
    - i. *The proposed addition directly aligns with the existing mausoleum's form, façade, and orientation, creating a seamless architectural extension. Its scale and materials are consistent with the existing cemetery context, preserving visual and functional harmony on site.*

- e) The design of the project provides innovation, variety, and creativity in the proposed design solutions services to minimize the appearance of flat facades and box-like construction.
  - i. *The front design (northern elevation) incorporates varied surface treatments, recessed niches, and material contrasts to create depth and visual interest. These elements break up flat planes and reduce the perception of mass, achieving a balanced and refined appearance. The south-facing façade's flatness does not negatively affect the project's visual quality because it directly faces a non-public, utilitarian area. This wall is oriented toward an existing maintenance and service building within the cemetery and is entirely screened from public view and adjacent properties. Therefore, this elevation has no visual or aesthetic impact and does not warrant the same design treatment as publicly viewable façades.*

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

- 4. In accordance with Section 10-2.2510 of the Redondo Beach Municipal Code, the applicant's request for a Variance is consistent with the criteria set forth therein for the following reasons:
  - a) There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of the zoning provisions deprives such property of privileges enjoyed by other property in the vicinity and under identical zone designation;
    - i. *The property's configuration and surroundings create a special circumstance that justify the variance. The mausoleum site is a narrow area along the cemetery's eastern boundary, directly adjacent to a railway right-of-way rather than another private parcel. Enforcing the required five-foot side yard setback would substantially reduce the mausoleum's width, eliminate planned crypt and niche spaces, and render the project infeasible. Because the adjacent property is a railroad corridor with no habitable use, maintaining the setback would serve no functional or aesthetic purpose. Therefore, the strict application of the zoning code would deprive the cemetery of a reasonable development privilege consistent with its long-established institutional use.*
  - b) Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and

- i. *The variance does not constitute a special privilege, as it allows development consistent with the established cemetery use and maintains compliance with the intent of the zoning district. The adjustment only accommodates site-specific constraints created by the adjacent railroad right-of-way and ensures the addition aligns with existing structures, without granting development rights unavailable to other similarly situated properties.*
- c) The granting of the variance is consistent with the policies and objectives of the General Plan, which recognizes the need to provide such facilities in the community.
  - i. *The variance supports the objectives of the Redondo Beach General Plan by allowing the continuation and improvement of an existing institutional use that serves community needs. The project remains consistent with Goal LU-1 (Balance) and Policy LU-1.13 (Public and Institutional Uses) by enhancing public facilities without altering land use patterns or impacting surrounding residential areas.*

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

Section 1. That based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and grant the Conditional Use Permit, Planning Commission Design Review, Variance pursuant to the plans and applications considered by the Planning Commission at its meeting of the 16<sup>th</sup> day of October, 2025.

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

1. That the approval granted herein is for the construction of an 1,892 square feet mausoleum addition and 570 square feet of additional landscaping, as is reflected on the plans reviewed and approved by the Planning Commission at its meeting on October 16, 2025.
2. That the precise architectural treatment of the building exterior, roof, sidewalks, walls, and driveways shall be subject to Planning Division approval prior to issuance of a building permit.
3. That the applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state. Failure to maintain the subject property may result in reconsideration of this approval by the Planning Commission.
4. That the Planning Division shall be authorized to approve minor changes.

5. That, 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 and conclusive.
6. That construction work shall occur only between the hours of 7 a.m. and 6 p.m. on Monday through Fridays, between 9 a.m. and 5 p.m. on Saturdays, with no work occurring on Sundays and holidays.
7. That material storage on public streets shall not exceed 48 hours per load.
8. That the project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
9. That barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
10. That streets and sidewalks adjacent to job sites shall be clean and free of debris.
11. That color and material samples shall be submitted for review and approval by the Planning Division prior to the issuance of Building Permits.

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

Section 4. That, prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant or others has ten 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 16<sup>th</sup> day of October, 2025.

---

Wayne Craig, 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. 2025-10-PC-11 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 16<sup>th</sup> day of October, 2025, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Sean Scully,  
Planning Manager

APPROVED AS TO FORM:

---

City Attorney's Office

# PACIFIC CREST CEMETERY

## NEW MAUSOLEUM

2701 182nd STREET  
REDONDO BEACH, CA 90278  
CONCRETE CAST-IN-PLACE MAUSOLEUM

PRELIMINARY SET:  
NOT FOR  
CONSTRUCTION

JURISDICTION  
APPROVAL STAMP

PROJECT TEAM

**OWNER**  
SCI CALIFORNIA FUNERAL SERVICES  
DBA PACIFIC CREST CEMETERY  
3520 E WASHINGTON STREET  
COLTON, CA 92324  
CONTACT: DOUG HARDENBROOK  
PHONE: (818) 263-1509  
FAX: (866) 883-2776

**APPLICANT**  
LANDMARK CONTROL SERVICES, INC.  
4216 W 7TH AVE, UNIT F  
EUGENE, OR 97402  
CONTACT: SOPHIA MATTHEWS  
PHONE: (541) 844-6006

**DRAWING PREPARATION / STRUCTURAL ENGINEER**  
GRALUND ENGINEERING, INC.  
1213 FOREST DRIVE  
RIVERTON, WY 82501-3051  
CONTACT: MATTHEW GRALUND, PE  
PHONE: (307) 463-0431

**GEOTECHNICAL ENGINEER**  
GEOTECHNICAL SOILUTIONS, INC.  
11080 TUXFORD STREET  
SUN VALLEY, CA 91352  
CONTACT: MESROP, MESROP  
PHONE:(818) 261-2253

**CIVIL ENGINEER**  
KREUZER CONSULTING GROUP  
18872 MACARTHUR BLVD, SUITE 210  
IRVINE, CA 92612  
CONTACT: RICK KREUZER  
PHONE: (714) 656-0160

**SURVEYOR**  
STARLIGHT SURVEYING, INC.  
17955 SKY PARK CIR. STE. F  
IRVINE, CA 92614  
CONTACT: THEODORE M. KRULL  
PHONE: (949) 757-0613

**LEGAL DESCRIPTION:**  
MR 15-21-22 3074 ACSUNSOLD POR OF 16.94 MORE OR LESS ACS POR PF LOT 7  
**APN: 4082020033**

CODES AND ORDINANCES

BUILDING 2022 CBC AS AMENDED BY CITY OF REDONDO BEACH

MECHANICAL 2022 CMC AS AMENDED BY CITY OF REDONDO BEACH

ELECTRICAL 2022 CEC AS AMENDED BY CITY OF REDONDO BEACH

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE



north  VICINITY MAP

PRODUCT INVENTORY

| DESCRIPTION | CASKET SPACES |
|-------------|---------------|
| COMPANIONS  | 156           |
| 312         |               |
| TOTAL       | 312           |

| DESCRIPTION               |     |
|---------------------------|-----|
| NICHES                    |     |
| CAST-IN-PLACE             | 552 |
| IN-WALL GLASS FRONT NICHE | 96  |
| TOTAL                     | 648 |

GRAPHIC SYMBOLS

-  SECTION / ELEVATION  
REFERENCE
-  DETAIL REFERENCE
-  MODIFICATION INDICATOR
-  100.00  
FFE ELEVATION LINE

ABBREVIATIONS

CV = CRYPT VENT  
EJ = EXPANSION JOINT  
CJ = CONTROL JOINT

MATERIAL LEGEND

-  COMPACTED EARTH FILL
-  CONCRETE
-  FINISH

PROJECT DESCRIPTION

CONSTRUCTION OF NEW 1,892sf CONCRETE CAST-IN-PLACE MAUSOLEUM STRUCTURE AND NICHE WALL WITH A 570sf LANDSCAPED AREA IN FRONT AND A 383sf INTERIOR ROOM FOR INTURNMENT OF URNS CONTAINING ASHES OF HUMAN REMAINS. THE REMAINDER OF THE BUILDING TO HAVE OPENINGS THAT WILL BE SEALED BY GRANITE SHUTTERS CONTAINING CASKETS OR URNS WITH HUMAN REMAINS. STRUCTURE IS LOCATED IN EXISTING CEMETERY.

PROJECT INFORMATION / CODE COMPLIANCE

CONSTRUCTION TYPE: II B  
ZONE: R-1  
TYPE: INSTITUTIONAL  
LOT SIZE: APPROX. 16.93 ACRES

BUILDING AREA

FOOTPRINT: 1,892 SQ. FT.  
ROOF: 2,129 SQ. FT.  
SIDEWALKS: 1,186 SQ. FT.

HEIGHT: 16'-3"  
MAXIMUM HEIGHT: 30'-0"  
# OF STORIES: 1  
MAXIMUM # OF STORIES: 2

CRYPT SPACE OCCUPANCY: S-2 NON-SPRINKLERED  
OCCUPANCY LOAD: 10

USE: MAUSOLEUM

PARKING:

NO ADDITIONAL PARKING REQUIRED  
(ADDING 1 PASSENGER LOADING ZONE)

CONCRETE:

FOOTING fc =3500  
SLAB fc =3500  
PIERS fc =3500  
GRADE BEAMS fc =3500  
GROUT PSI =1500  
MORTAR PSI =1500  
MAX W/C RATIO =0.45 FOR SLABS & WALLS

**REBAR:** #3 GRADE 40  
#4 & LARGER GRADE 60 A615  
REINFORCING BARS USED IN SHEAR WALL SHALL COMPLY WITH ACI 318-16, s21.2.5

**SOILS:** (AS IDENTIFIED BY GEOTECHNICAL REPORT)

**SOIL TYPE:** SILTY FINE SAND, SOFT TO MEDIUM DENSE AND VERY MOIST TO MOIST

**BEARING PRESSURE:** 1,000 PSF

PROJECT TITLE

PACIFIC CREST CEMETERY  
2701 182ND ST  
REDONDO BEACH, CA 90278

OWNER INFORMATION

SCI CALIFORNIA  
FUNERAL SERVICES  
DBA PACIFIC CREST  
CEMETERY

DRAWING TITLE

COVER

REVISION

NO. DATE BY

PROJECT INFORMATION

DATE: 06-17-2025  
SCALE: AS INDICATED  
DRAWN BY: SRM  
CHECKED BY: XX  
PROJECT NO: 24-6006

SHEET NO: A0

| TABLE OF CONTENTS |                               |           |               |
|-------------------|-------------------------------|-----------|---------------|
| SHEET             | DESCRIPTION                   | PAGE DATE | REVISION DATE |
| A0                | COVER                         | 02-07-25  | --            |
| A0.1              | SITE PLAN                     | 02-07-25  | --            |
| A0.2              | ENLARGED SITE PLAN            | 02-07-25  | --            |
| A0.4              | ACCESSIBILITY PLAN            | 02-07-25  | --            |
| A1.1              | FLOOR PLAN                    | 02-07-25  | --            |
| A2                | ELEVATIONS                    | 02-07-25  | --            |
| A2.1              | ELEVATIONS OUTDOOR NICHE AREA | 02-07-25  | --            |

LEGEND

PROPERTY LINE

CEMETERY ROAD

TRASH CAN

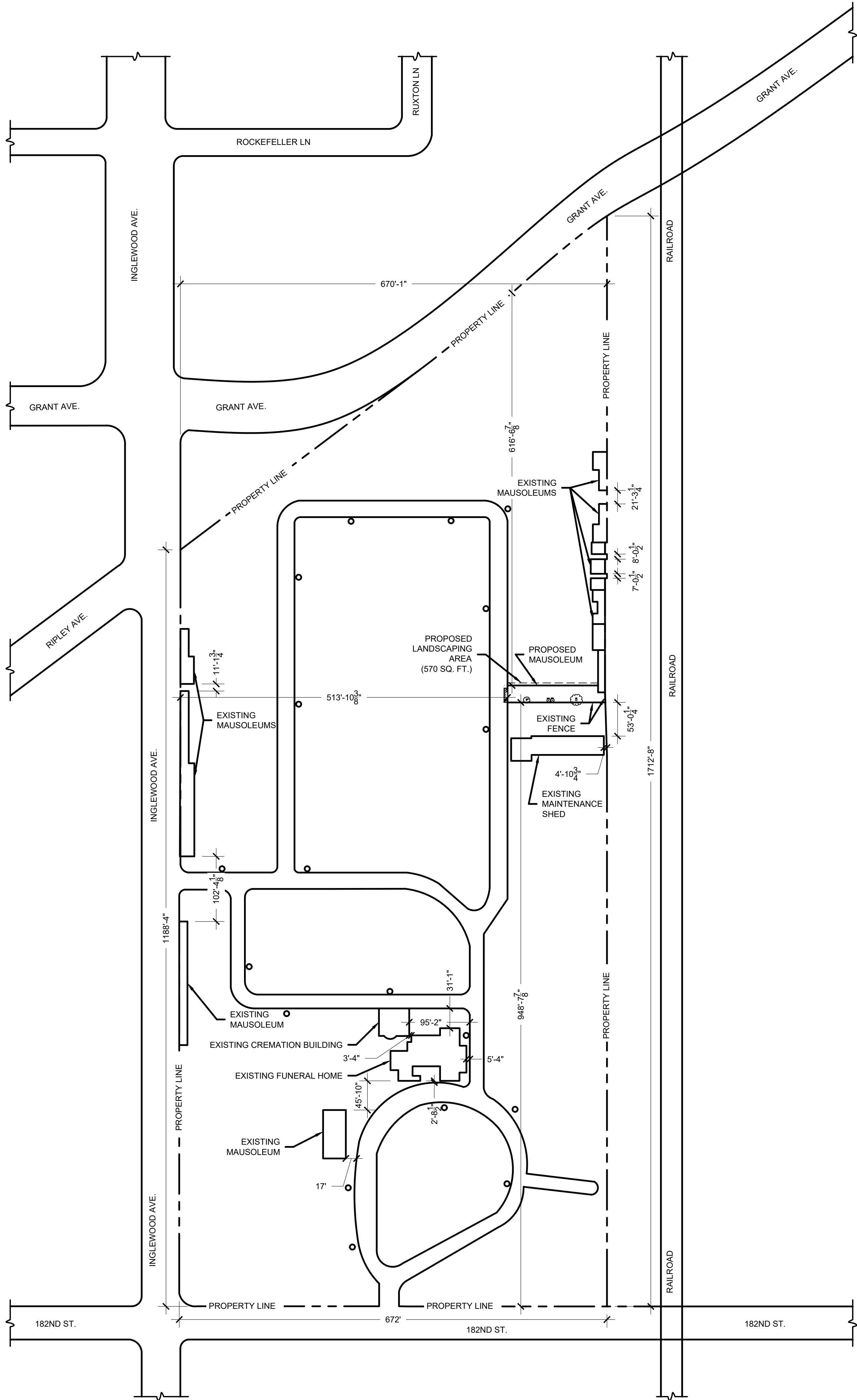
north

1

A0.1

SITE PLAN

SCALE: 1" = 100'-0"



PRELIMINARY SET:  
NOT FOR  
CONSTRUCTION

JURISDICTION  
APPROVAL STAMP

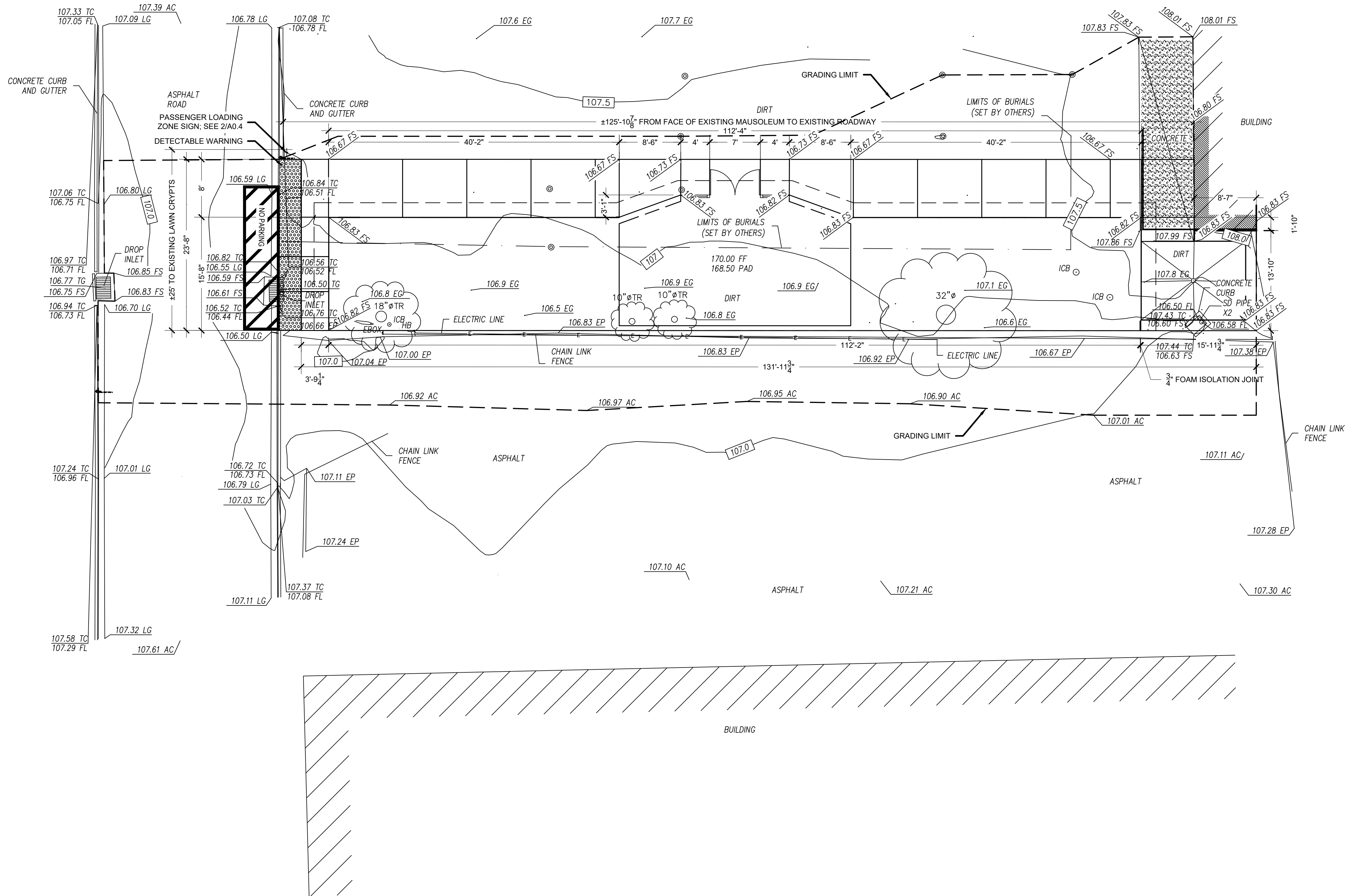
PROJECT TITLE  
  
PACIFIC CREST CEMETERY  
2701 182ND ST  
REDONDO BEACH, CA 90278

OWNER INFORMATION  
  
SCI CALIFORNIA  
FUNERAL SERVICES  
DBA PACIFIC CREST  
CEMETERY

DRAWING TITLE  
SITE PLAN

| REVISION |      |    |
|----------|------|----|
| NO.      | DATE | BY |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |

PROJECT INFORMATION  
DATE: 06-17-2025  
SCALE: AS INDICATED  
DRAWN BY: SRM  
CHECKED BY: XX  
PROJECT NO: 24-6006  
SHEET NO: A0.1



ENLARGED  
SITE PLAN  
SCALE: 1/8" = 1'-0"

PRELIMINARY SET:  
NOT FOR  
CONSTRUCTION

JURISDICTION  
APPROVAL STAMP

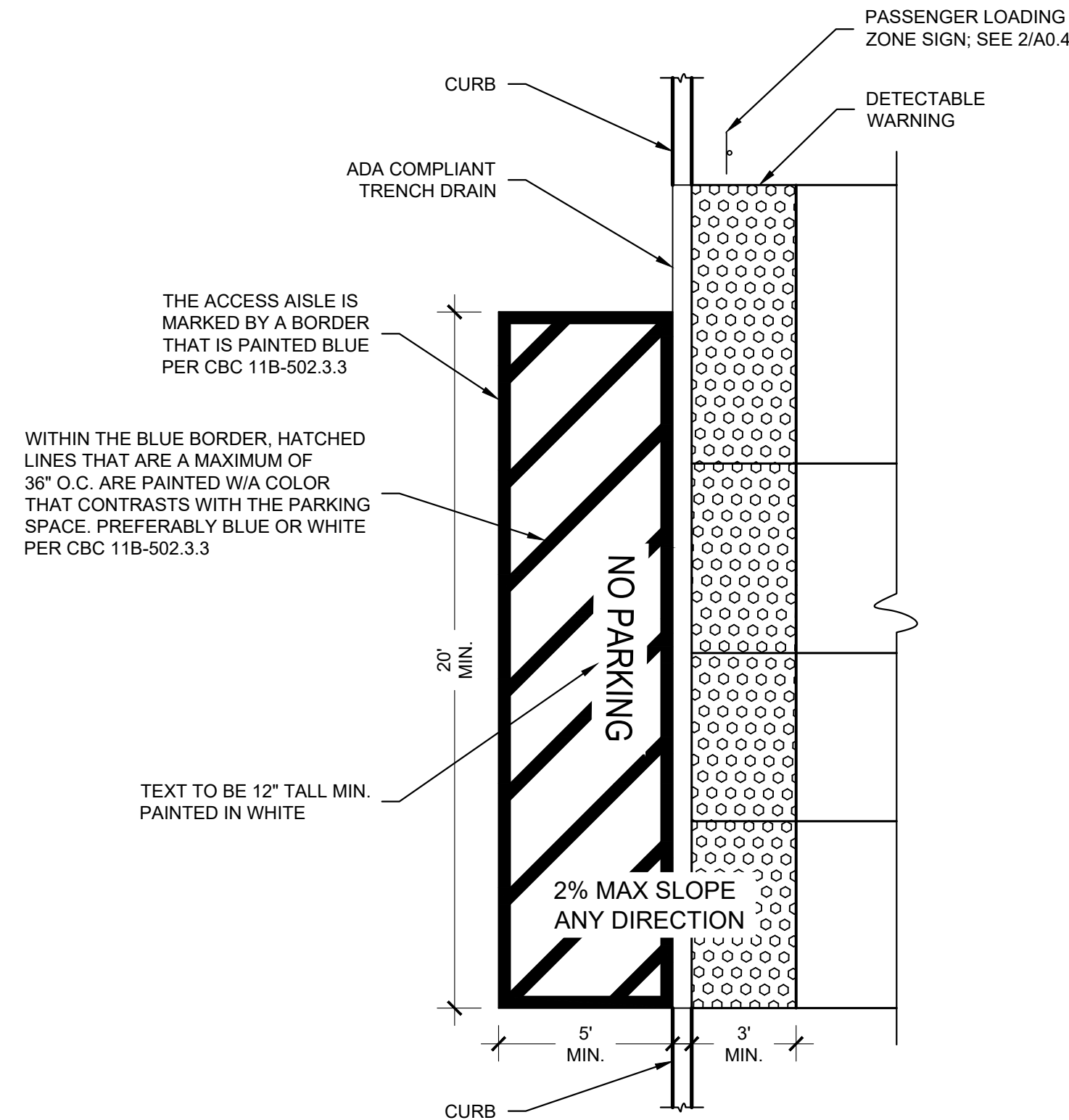
PROJECT TITLE  
PACIFIC CREST CEMETERY  
2701 182ND ST  
REDONDO BEACH, CA 90278

OWNER INFORMATION  
SCI CALIFORNIA  
FUNERAL SERVICES  
DBA PACIFIC CREST  
CEMETERY

DRAWING TITLE  
ENLARGED  
SITE PLAN

| REVISION |      |    |
|----------|------|----|
| NO.      | DATE | BY |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |

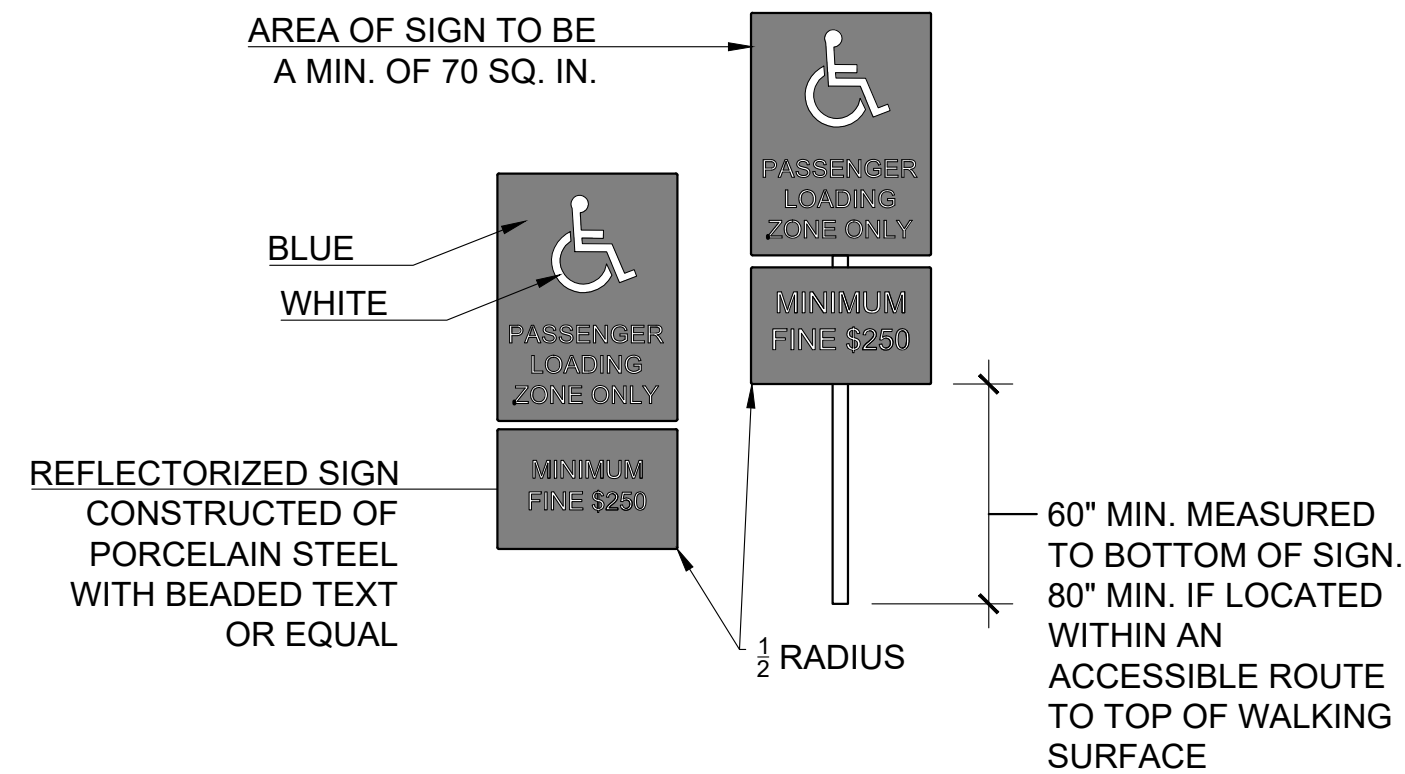
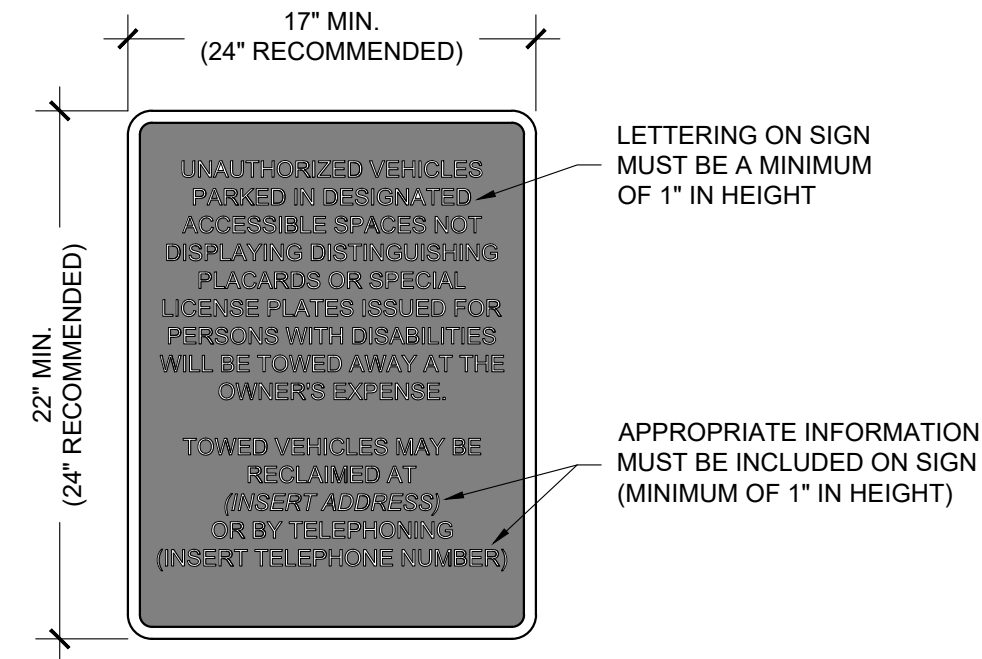
PROJECT INFORMATION  
DATE: 02-07-2025  
SCALE: AS INDICATED  
DRAWN BY: SRM  
CHECKED BY: XX  
PROJECT NO: 24-6006  
SHEET NO: A0.2



**ACCESSIBLE PASSENGER  
LOADING ZONE DETAIL**

1  
A0.4

SCALE: 1/4" = 1'-0"



**ACCESSIBLE  
SIGNAGE DETAIL**

2  
A0.4

SCALE: 3/16" = 1'-0"

| TABLE 11B-208.2 PARKING SPACES                      |                                                                                                              |                                                      |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| TOTAL NUMBER OF PARKING SPACES PROVIDED IN FACILITY | MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES                                                         | NUMBER OF EXISTING ACCESSIBLE PARKING SPACES ON SITE |
| 1 TO 25                                             | 1 VAN ACCESSIBLE SPACE                                                                                       | 0                                                    |
| 26 TO 50                                            | 2 INCLUDING 1 VAN ACCESSIBLE SPACE                                                                           | N/A                                                  |
| 51 TO 75                                            | 3 INCLUDING 1 VAN ACCESSIBLE SPACE                                                                           | N/A                                                  |
| 75 TO 100                                           | 4 INCLUDING 1 VAN ACCESSIBLE SPACE                                                                           | N/A                                                  |
| 101 TO 150                                          | 5 INCLUDING 1 VAN ACCESSIBLE SPACE                                                                           | N/A                                                  |
| 151 TO 200                                          | 6 INCLUDING 1 VAN ACCESSIBLE SPACE                                                                           | N/A                                                  |
| 201 TO 300                                          | 7 INCLUDING 1 VAN ACCESSIBLE SPACE                                                                           | N/A                                                  |
| 301 TO 400                                          | 8 INCLUDING 1 VAN ACCESSIBLE SPACE                                                                           | N/A                                                  |
| 401 TO 500                                          | 9 INCLUDING 2 VAN ACCESSIBLE SPACE                                                                           | N/A                                                  |
| 501 TO 1000                                         | 2% INCLUDING 3 VAN ACCESSIBLE SPACES                                                                         | N/A                                                  |
| 1001 +                                              | 20+ 1 PER 100 OR FRACTION, INCLUDING MIN. 1 VAN ACCESSIBLE SPACE PER 8 ACCESSIBLE SPACES OR FRACTION THEREOF | N/A                                                  |

- NOTE:**  
**WALK & SIDEWALK REQUIREMENTS**
- WIDTH = 48" MIN.
  - SLOPE = 1 IN 20 MAX.
  - CHANGE IN LEVEL = MAX 1/4", 1/4" - 1/2" BEVELED (1:2) 1 VERTICAL TO 2 HORIZONTAL
  - CROSS SLOPE = MAX 1/4" PER FOOT
  - LEVEL AREAS AT DOORS AND GATES = 60" x 60" SWING SIDE AND 48" WIDE x 44" DEEP ON PUSH SIDE.
  - SWING SIDE STRIKE EDGE CLEARANCE = 24"
  - HANDRAIL NOT REQUIRED

PRELIMINARY SET:  
NOT FOR  
CONSTRUCTION

JURISDICTION  
APPROVAL STAMP

PROJECT TITLE

PACIFIC CREST CEMETERY  
2701 182ND ST  
REDONDO BEACH, CA 90278

OWNER INFORMATION

SCI CALIFORNIA  
FUNERAL SERVICES  
DBA PACIFIC CREST  
CEMETERY

DRAWING TITLE

ACCESSIBILITY  
PLAN &  
DETAILS

REVISION

NO. DATE BY

PROJECT INFORMATION

DATE: 02-07-2025

SCALE: AS INDICATED

DRAWN BY: SRM

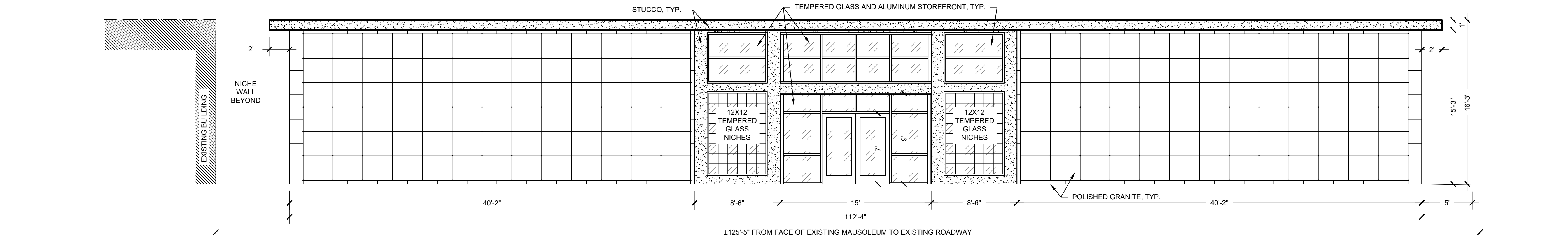
CHECKED BY: XX

PROJECT NO: 24-6006

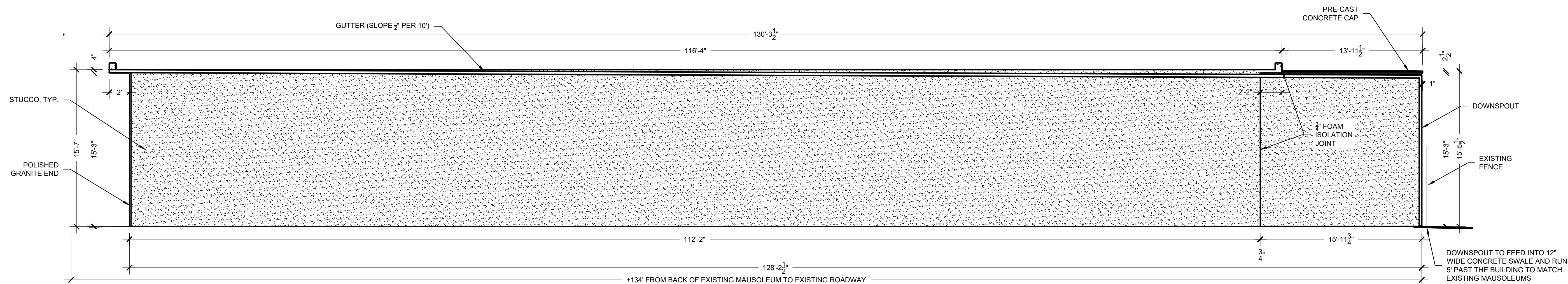
SHEET NO: A0.4



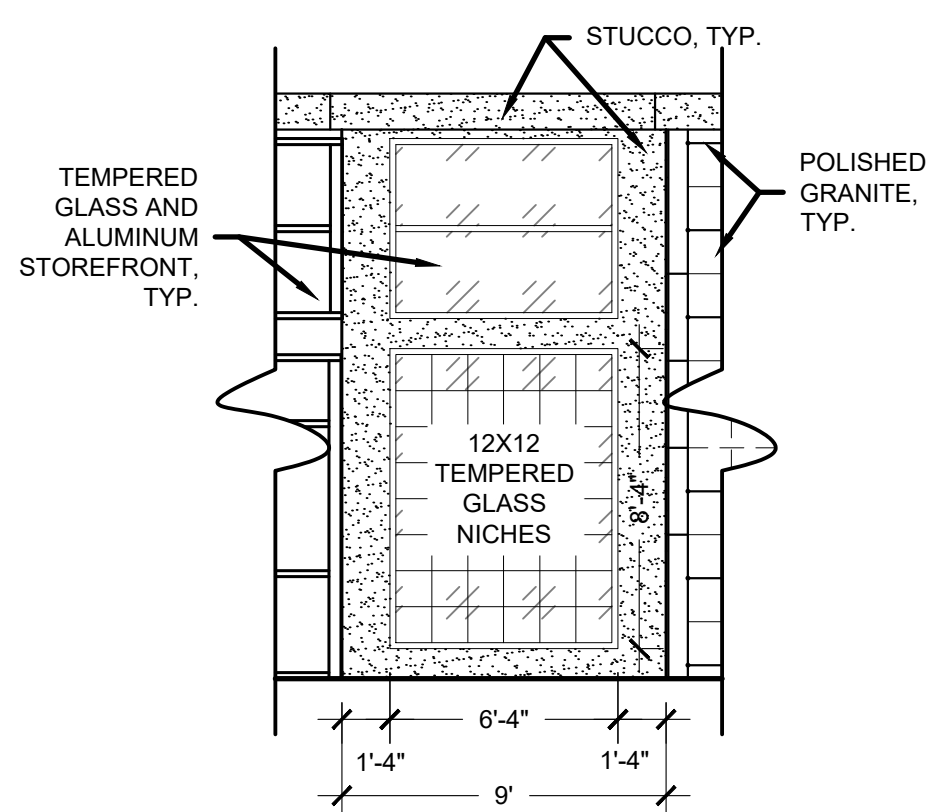
|                            |              |
|----------------------------|--------------|
| <b>PROJECT INFORMATION</b> |              |
| DATE:                      | 06-17-2025   |
| SCALE:                     | AS INDICATED |
| DRAWN BY:                  | SRM          |
| CHECKED BY:                | XX           |
| PROJECT NO:                | 24-6006      |
| SHEET NO:                  | <b>A1.1</b>  |



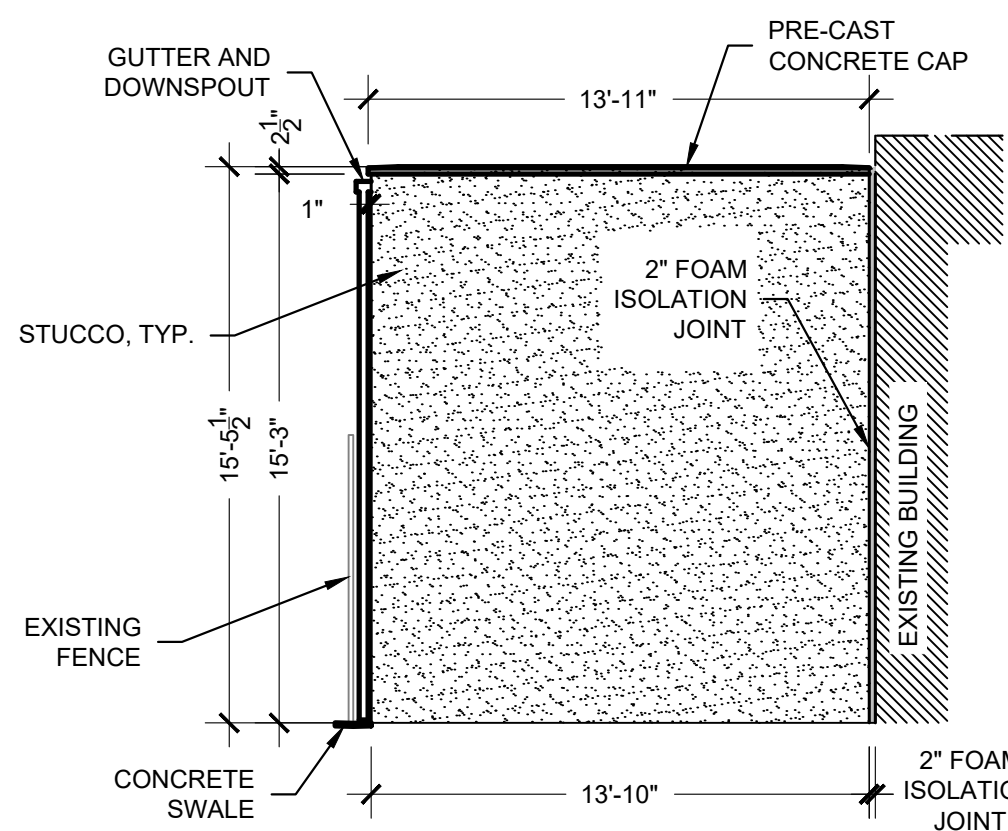
**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



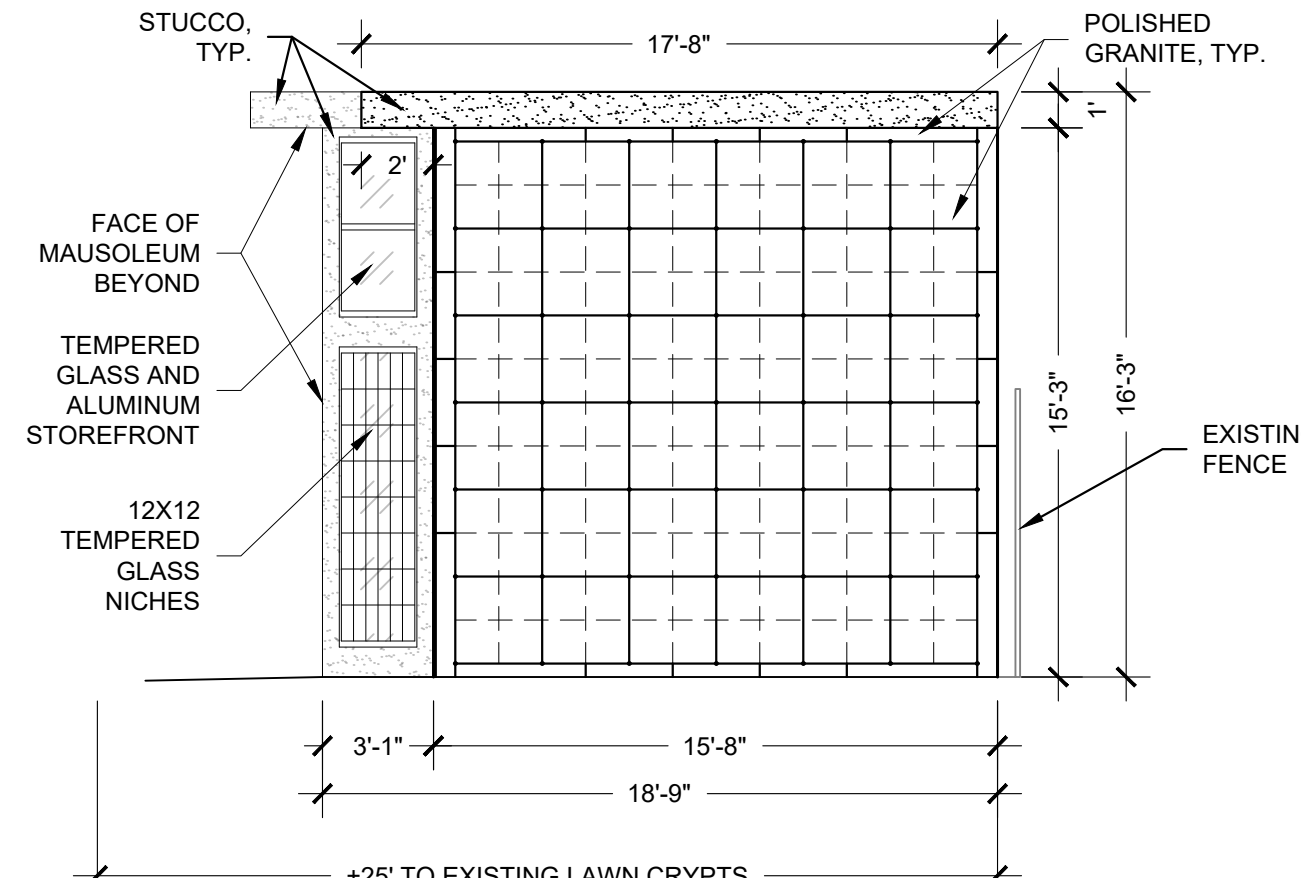
**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**NORTHEAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"

**NOTE:**

- ALL EXTERIOR FINISHES TO MATCH ADJACENT EXISTING MAUSOLEUM FINISHES

| MATERIAL LEGEND |                                                       |  |
|-----------------|-------------------------------------------------------|--|
|                 | POLISHED GRANITE TO MATCH EXISTING                    |  |
|                 | PAINT- STUCCO FINISH, COLOR TO CLOSELY MATCH EXISTING |  |
|                 | TEMPERED GLASS                                        |  |

PRELIMINARY SET:  
NOT FOR  
CONSTRUCTION

JURISDICTION  
APPROVAL STAMP

PROJECT TITLE

PACIFIC CREST CEMETERY  
2701 182ND ST  
REDONDO BEACH, CA 90278

OWNER INFORMATION

SCI CALIFORNIA  
FUNERAL SERVICES  
DBA PACIFIC CREST  
CEMETERY

DRAWING TITLE

ELEVATIONS

| REVISION |      |    |
|----------|------|----|
| NO.      | DATE | BY |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |

PROJECT INFORMATION

DATE: 06-17-2025  
SCALE: AS INDICATED  
DRAWN BY: SRM  
CHECKED BY: XX  
PROJECT NO: 24-6006  
SHEET NO: A2

PRELIMINARY SET:  
NOT FOR  
CONSTRUCTION

JURISDICTION  
APPROVAL STAMP

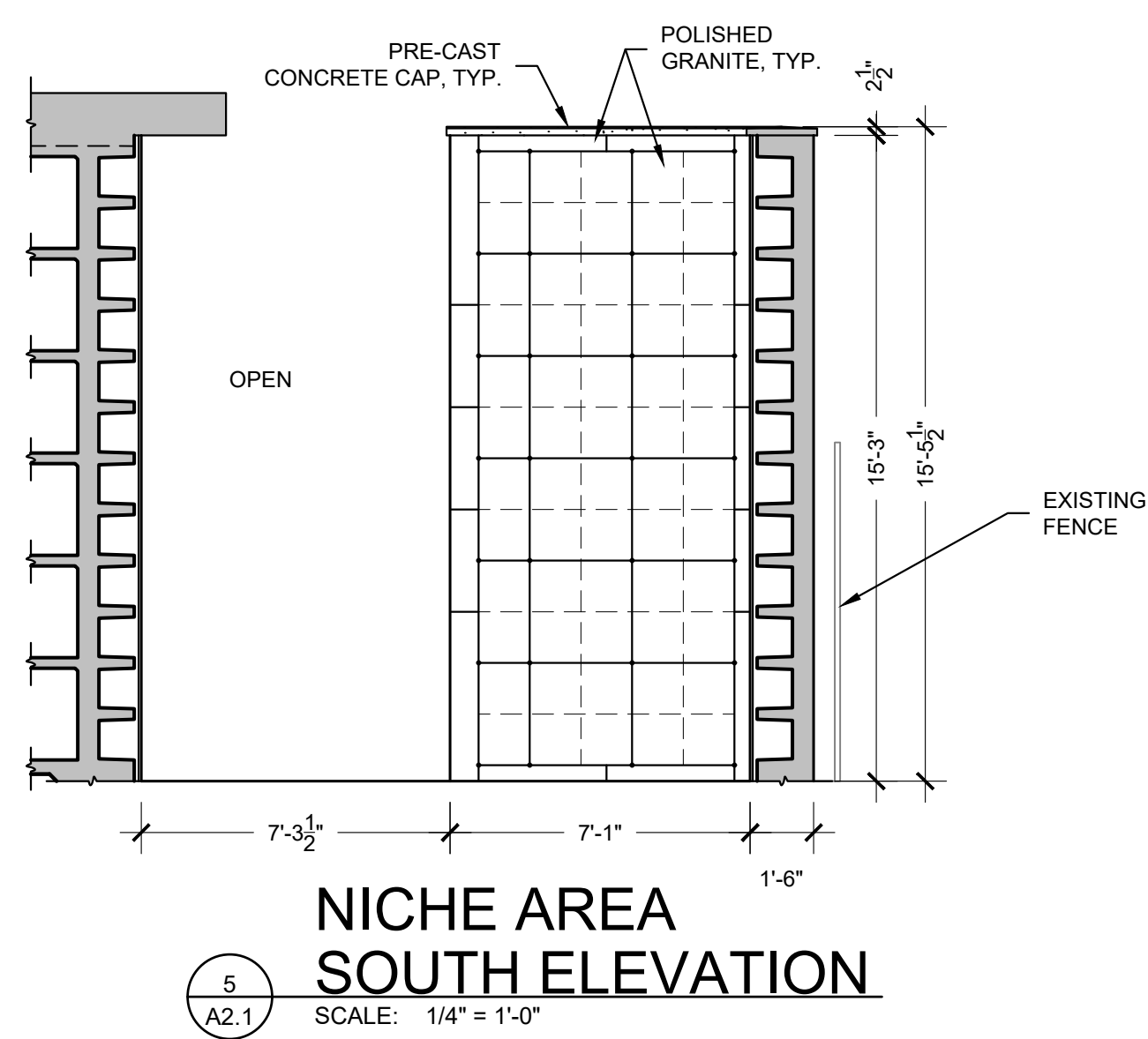
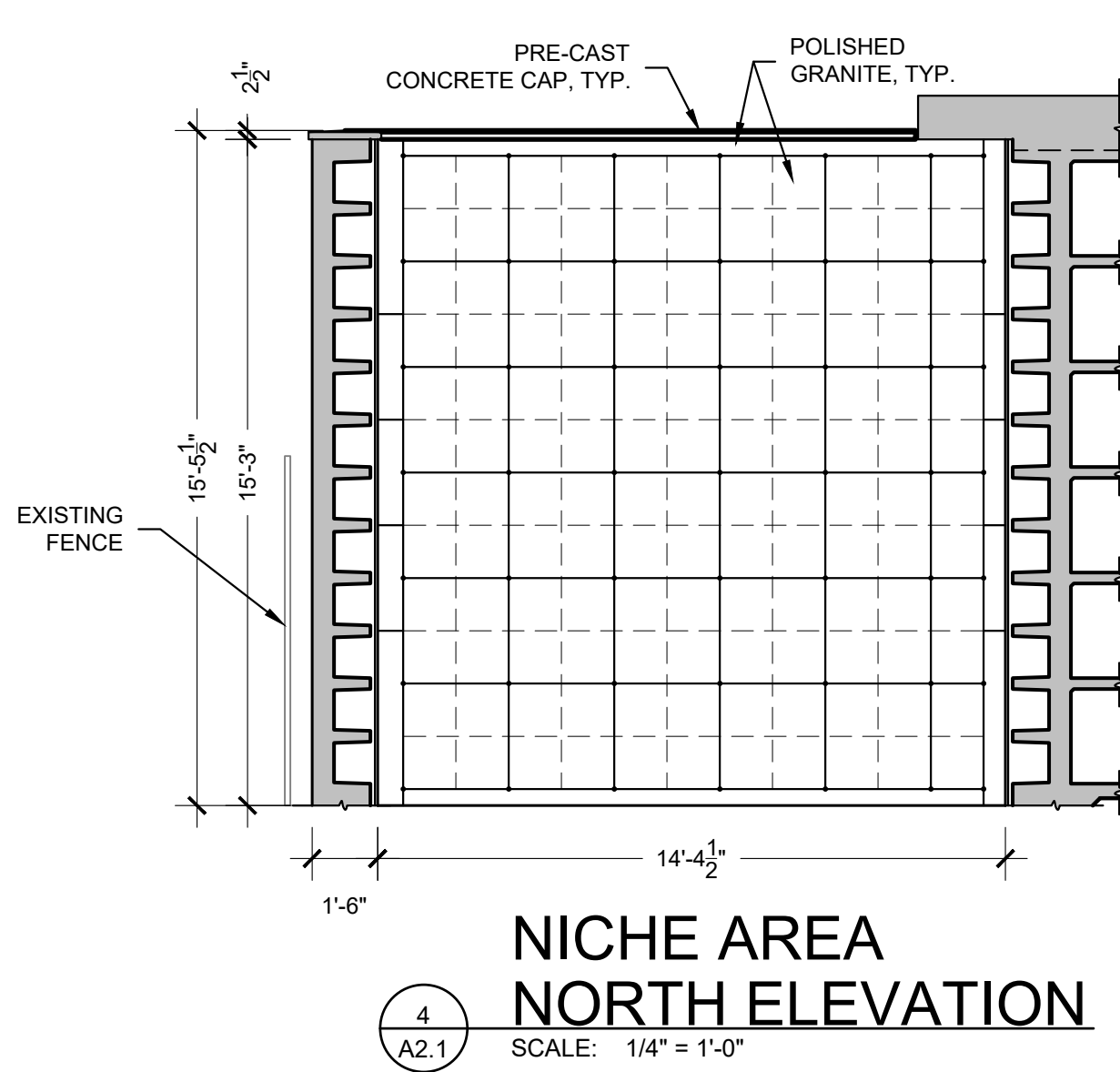
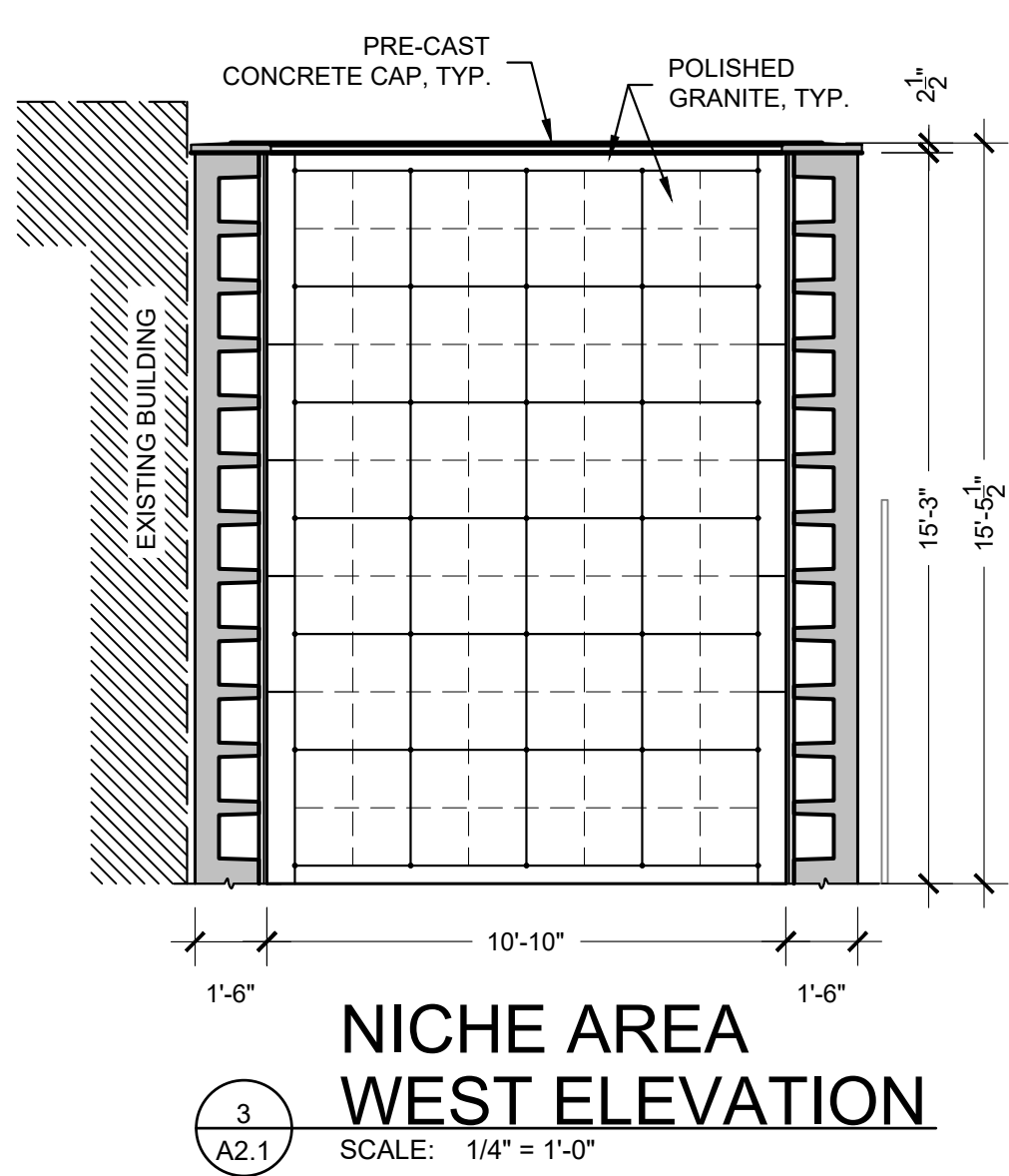
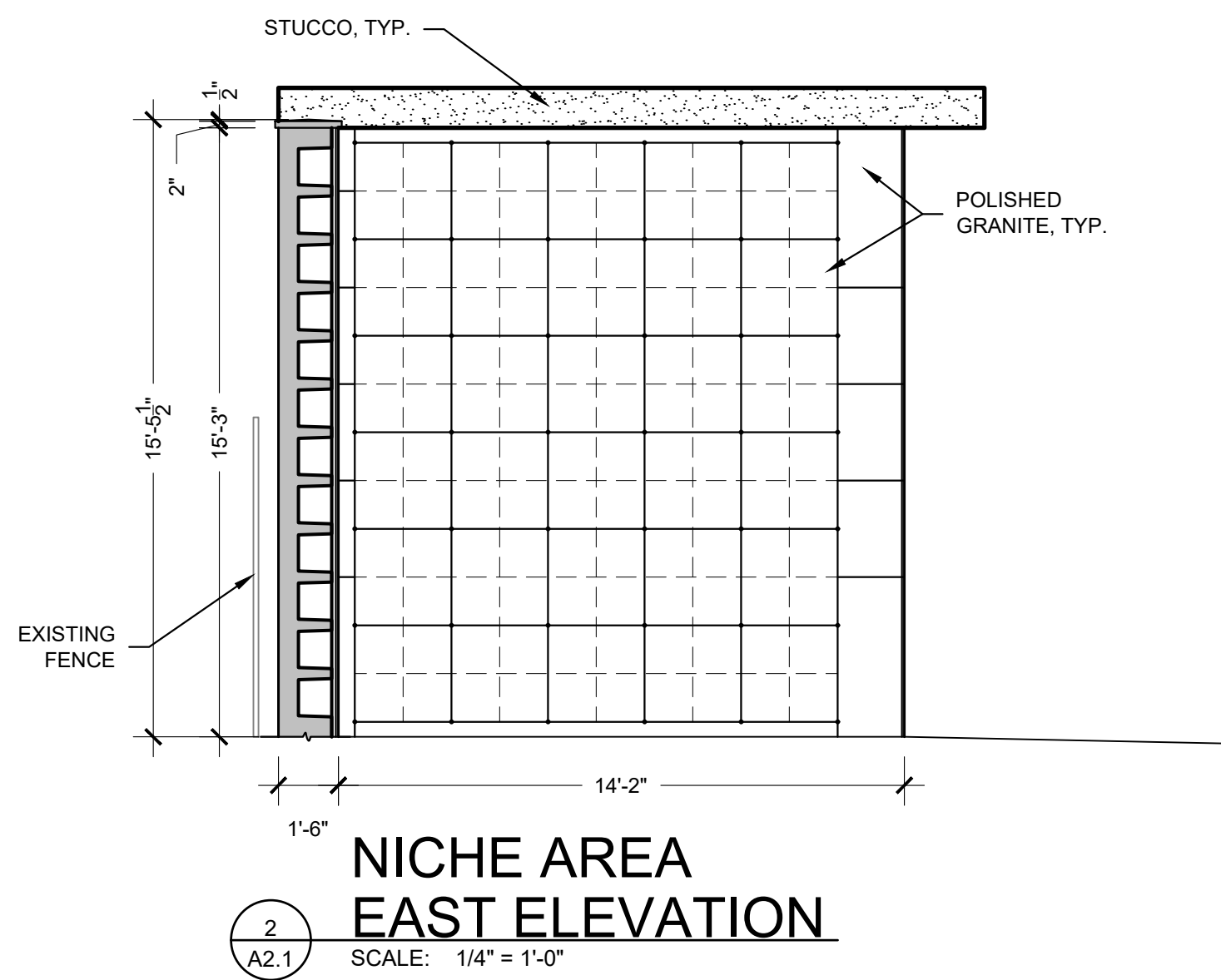
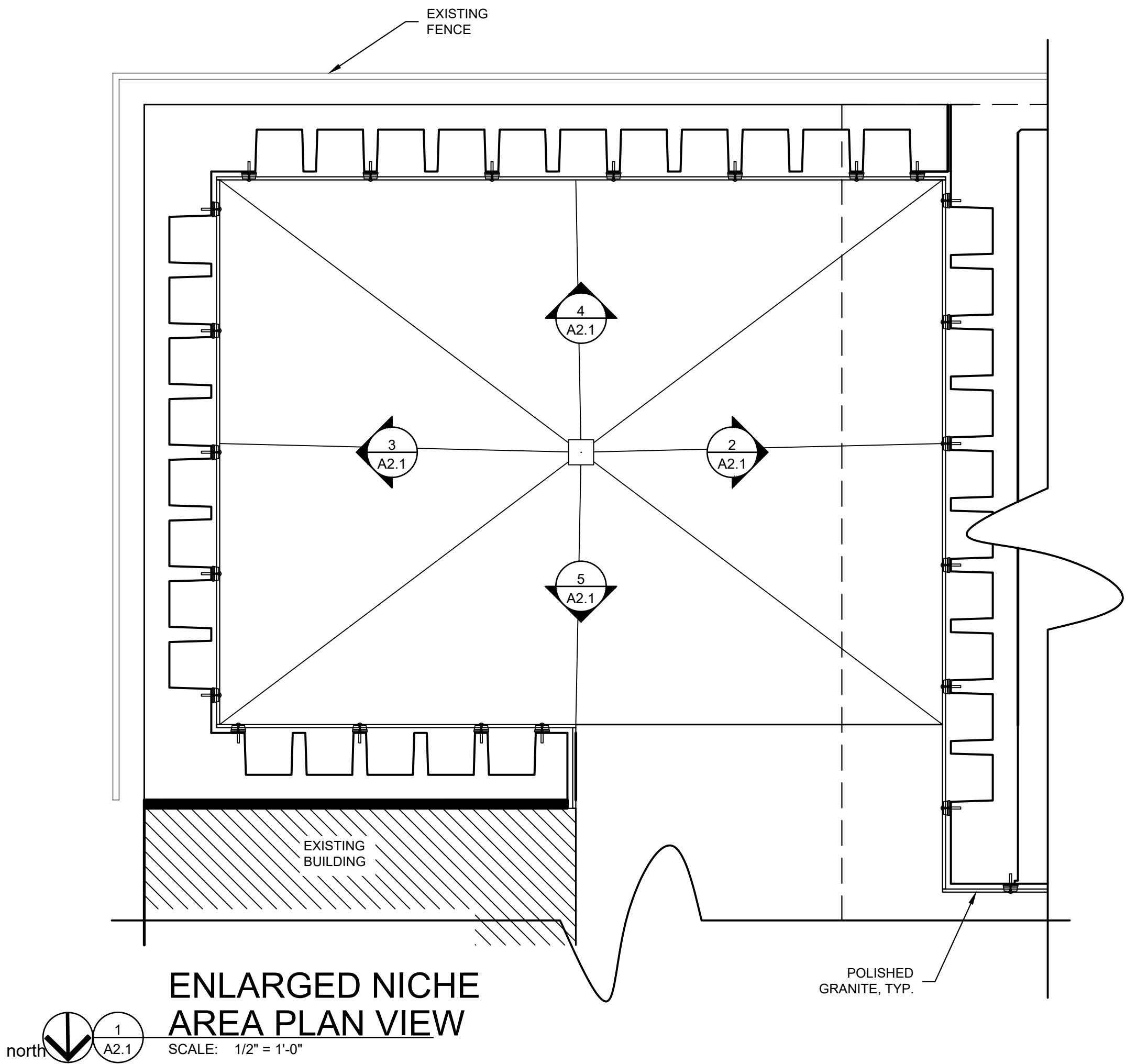
PROJECT TITLE  
  
PACIFIC CREST CEMETERY  
2701 182ND ST  
REDONDO BEACH, CA 90278

OWNER INFORMATION  
  
SCI CALIFORNIA  
FUNERAL SERVICES  
DBA PACIFIC CREST  
CEMETERY

DRAWING TITLE  
ELEVATIONS  
OUTDOOR  
NICHE AREA

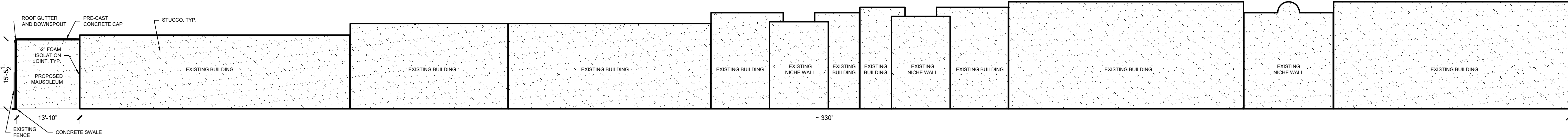
| REVISION |      |    |
|----------|------|----|
| NO.      | DATE | BY |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |

PROJECT INFORMATION  
DATE: 06-17-2025  
SCALE: AS INDICATED  
DRAWN BY: SRM  
CHECKED BY: XX  
PROJECT NO: 24-6006  
SHEET NO: A2.1



- NOTE:**
- ALL EXTERIOR FINISHES TO MATCH ADJACENT EXISTING MAUSOLEUM FINISHES

| MATERIAL LEGEND |                                               |
|-----------------|-----------------------------------------------|
|                 | POLISHED GRANITE - COLOR TO MATCH EXISTING    |
|                 | PAINT- STUCCO FINISH, COLOR TO MATCH EXISTING |

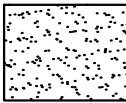


**EAST ELEVATION  
WITH EXISTING MAUS**

1  
A2.2

SCALE: 3/32" = 1'-0"

- NOTE:**
- ALL EXTERIOR FINISHES TO MATCH ADJACENT EXISTING MAUSOLEUM FINISHES

| MATERIAL LEGEND                                                                       |                                               |
|---------------------------------------------------------------------------------------|-----------------------------------------------|
|  | PAINT- STUCCO FINISH, COLOR TO MATCH EXISTING |

PRELIMINARY SET:  
NOT FOR  
CONSTRUCTION

JURISDICTION  
APPROVAL STAMP

PROJECT TITLE

PACIFIC CREST CEMETERY  
2701 182ND ST  
REDONDO BEACH, CA 90278

OWNER INFORMATION

SCI CALIFORNIA  
FUNERAL SERVICES  
DBA PACIFIC CREST  
CEMETERY

DRAWING TITLE

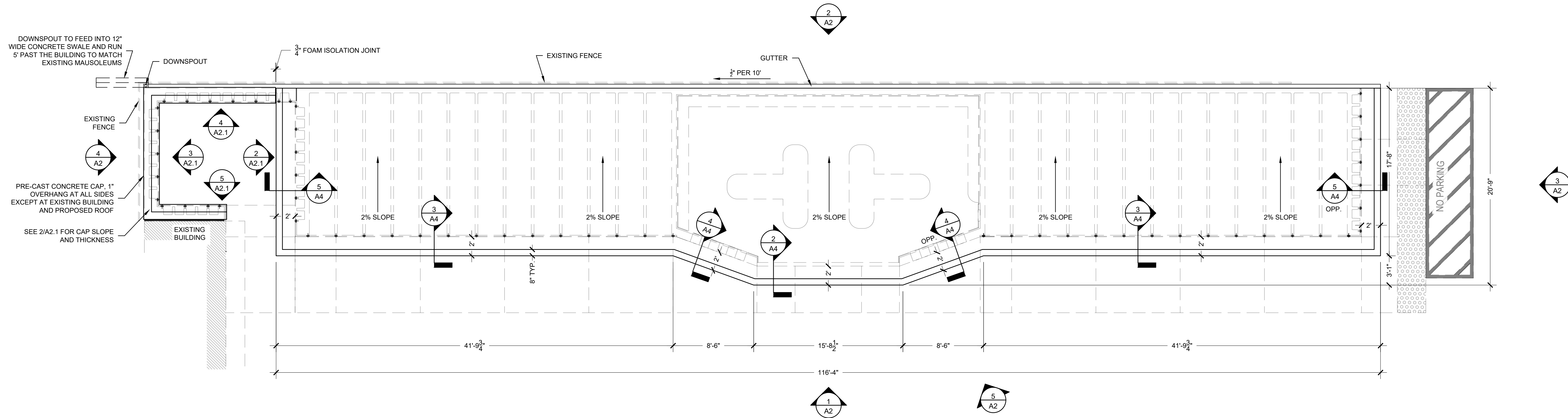
ELEVATION  
WITH  
EXISTING  
MAUSOLEUM

| REVISION |      |    |
|----------|------|----|
| NO.      | DATE | BY |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |

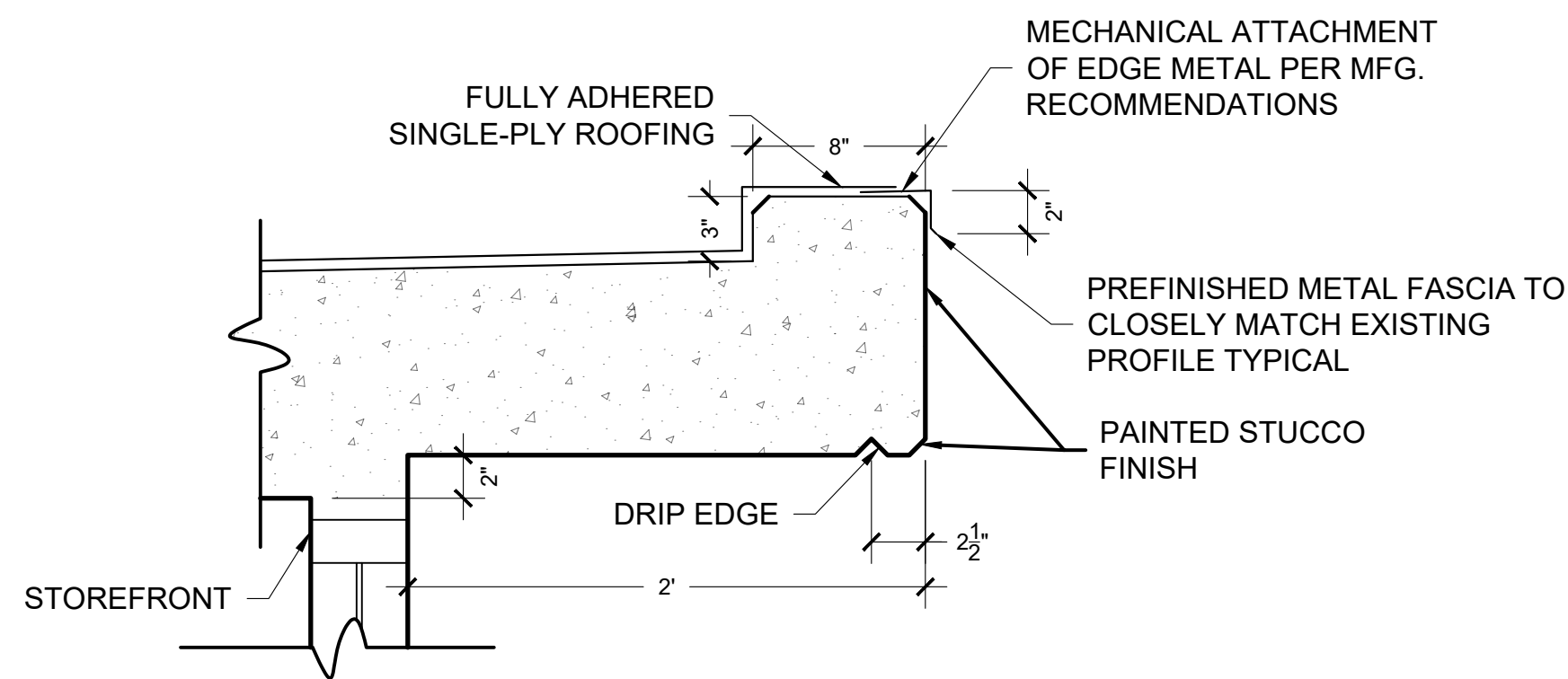
PROJECT INFORMATION

DATE: 06-17-2025  
SCALE: AS INDICATED  
DRAWN BY: SRM  
CHECKED BY: XX  
PROJECT NO: 24-6006

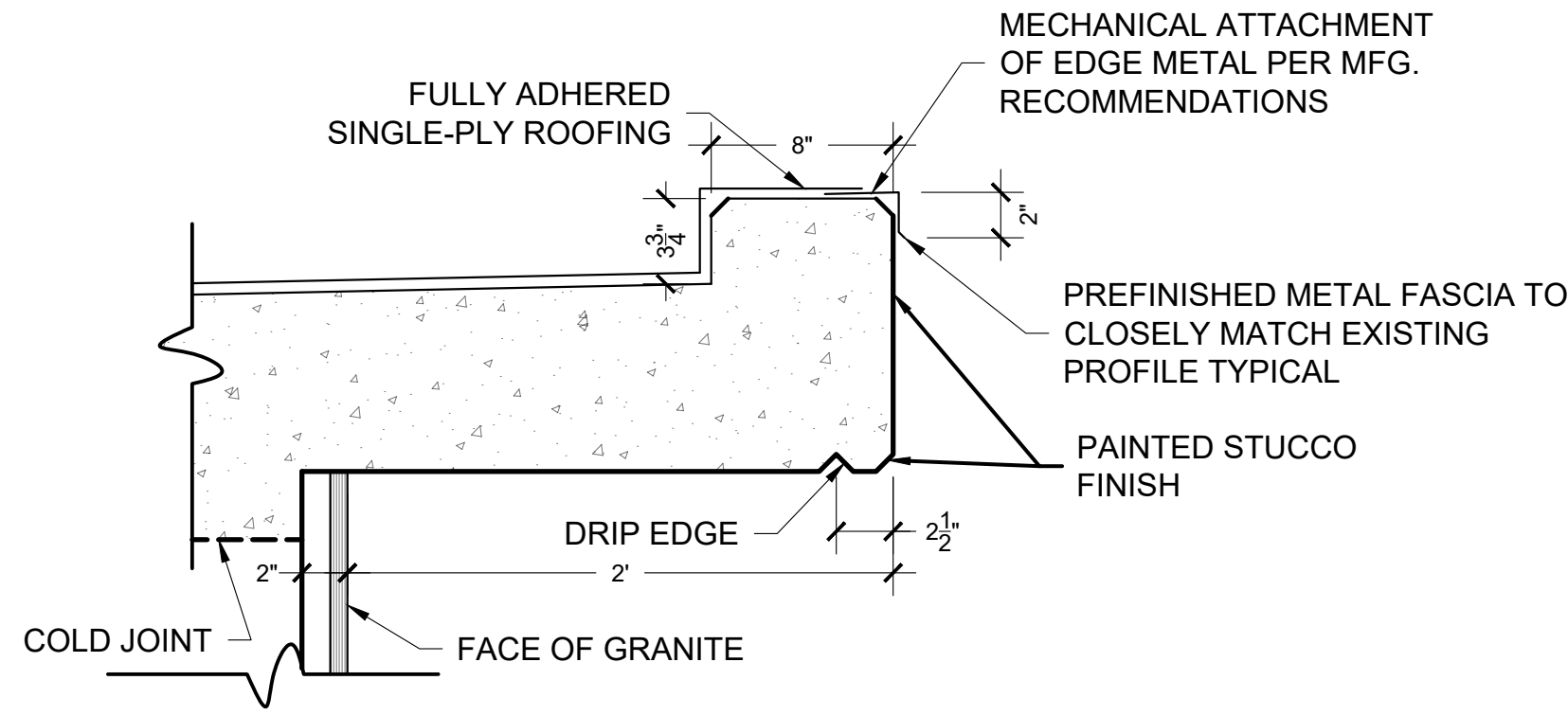
SHEET NO: **A2.2**



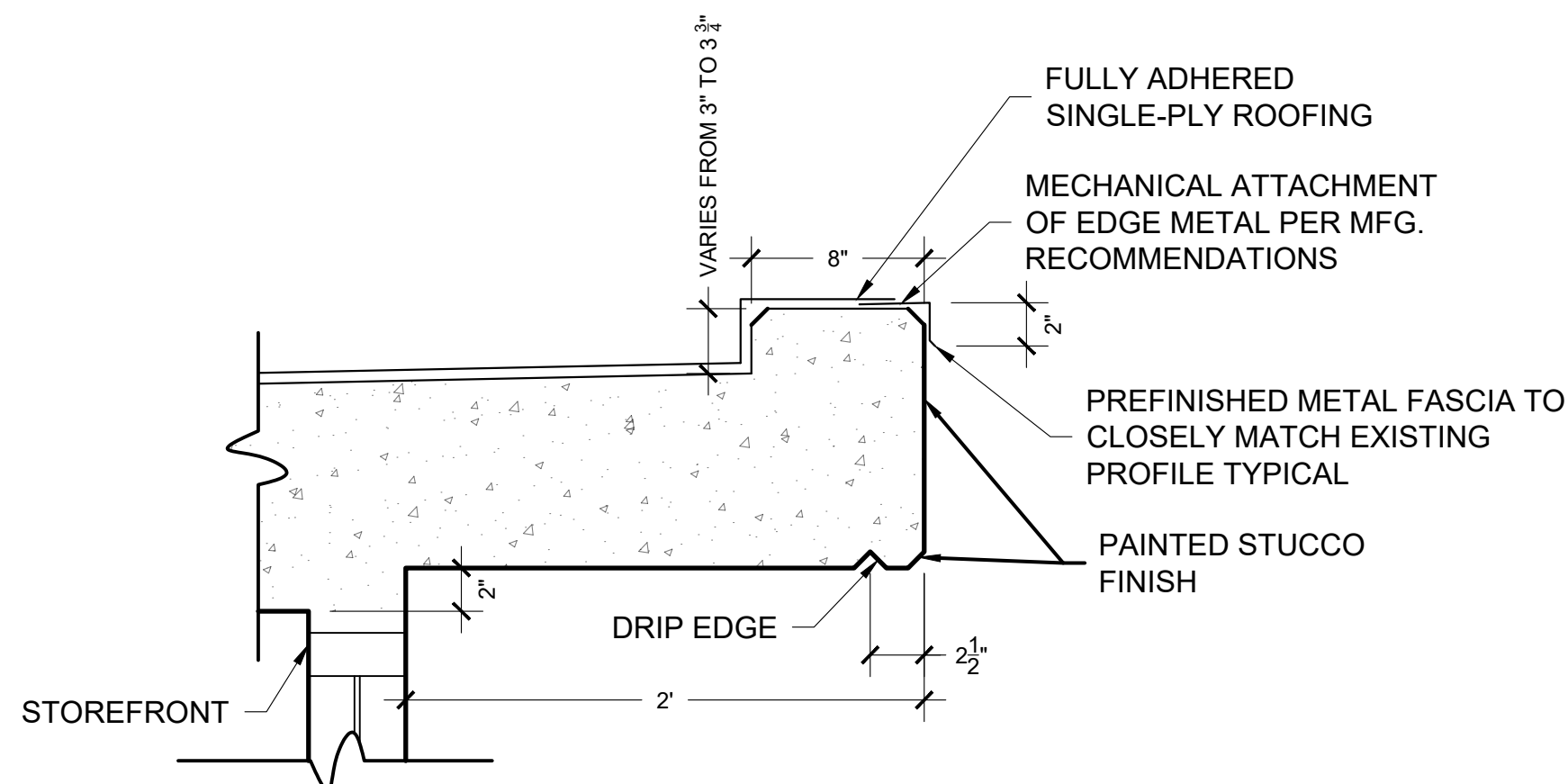
1 A4 ROOF PLAN  
SCALE: 3/16" = 1'-0"



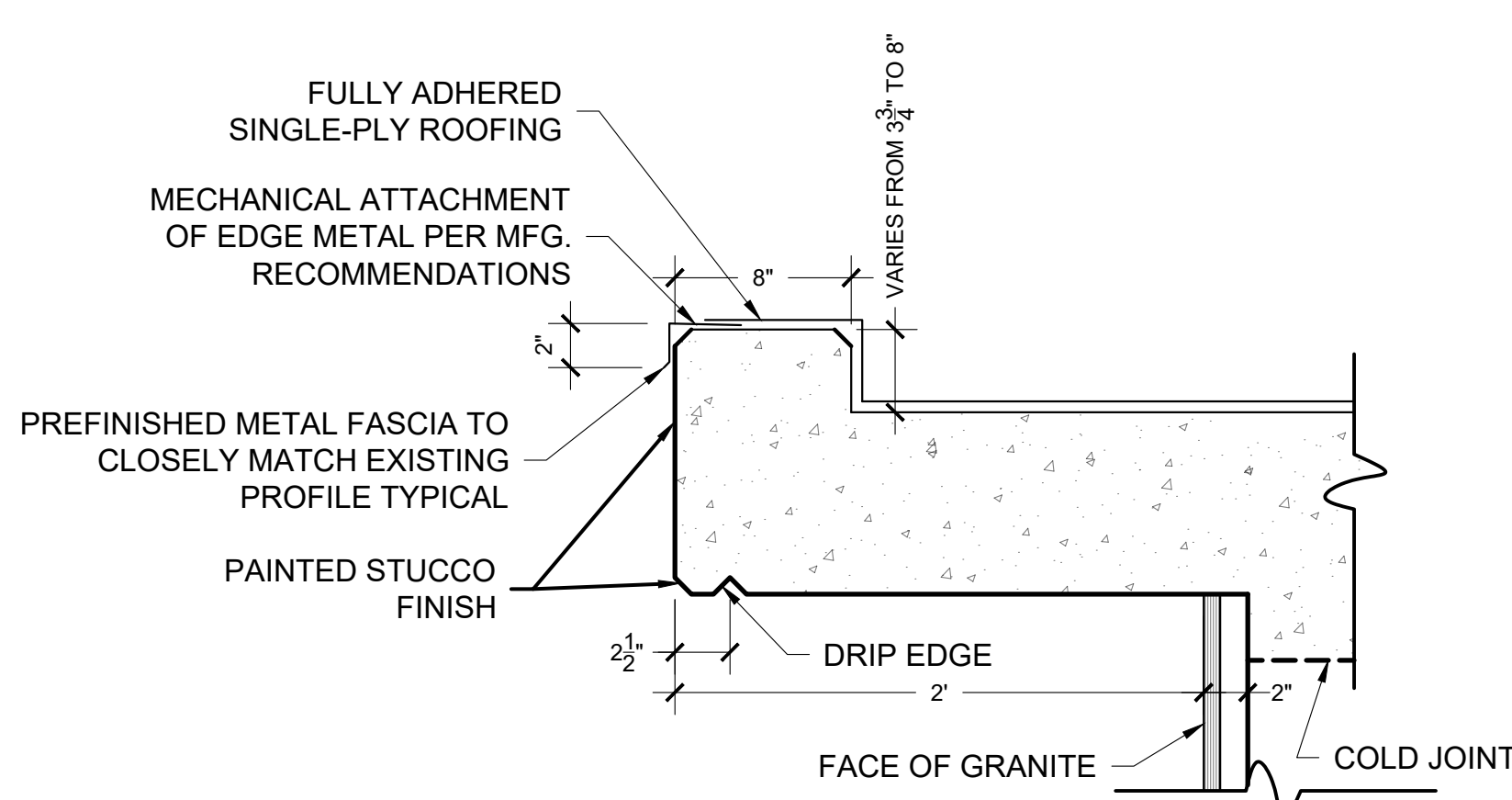
2 A4 ROOF OVERHANG AT STOREFRONT  
SCALE: 1-1/2" = 1'-0"



3 A4 ROOF OVERHANG AT CRYPT FACE  
SCALE: 1-1/2" = 1'-0"



4 A4 ROOF OVERHANG AT ANGLED STOREFRONT  
SCALE: 1-1/2" = 1'-0"



5 A4 ROOF OVERHANG AT NICHE FACE  
SCALE: 1-1/2" = 1'-0"

PRELIMINARY SET:  
NOT FOR  
CONSTRUCTION

JURISDICTION  
APPROVAL STAMP

PROJECT TITLE

PACIFIC CREST CEMETERY  
2701 182ND ST  
REDONDO BEACH, CA 90278

OWNER INFORMATION

SCI CALIFORNIA  
FUNERAL SERVICES  
DBA PACIFIC CREST  
CEMETERY

DRAWING TITLE

ROOF PLAN

REVISION

NO. DATE BY

PROJECT INFORMATION

DATE: 06-17-2025

SCALE: AS INDICATED

DRAWN BY: SRM

CHECKED BY: XX

PROJECT NO: 24-6006

SHEET NO: A4



## CITY OF REDONDO BEACH

### EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**DATE:** October 16, 2025

**PROJECT ADDRESS:** 2701 182<sup>nd</sup> Street

**PROPOSED PROJECT:** Consideration of an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, and Variance for the addition of a new concrete cast-in-place mausoleum to an existing mausoleum on property (Pacific Crest Cemetery) located in a Residential (R-1) zone.

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:

The project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15301 (Existing Facilities) of the California Guidelines for Implementation of the CEQA. Specifically, the project includes a negligible expansion of the existing facilities.

Additionally, 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*

Steven Giang  
Senior Planner

CITY OF REDONDO BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

## APPLICATION FOR CONDITIONAL USE PERMIT

**FEE: \$3,208**

### 1. PURPOSE:

The purpose of the Conditional Use Permit process is to review certain uses possessing unique characteristics to ensure that the establishment or significant alteration of those uses will not adversely affect surrounding uses and properties nor disrupt the orderly development of the community; that the proposed use is in the best interest of the public health, safety and welfare of the community; and that it is in accordance with the goals and objectives of the City's General Plan.

In order to ascertain whether an intended use is compatible with other existing and permitted uses, the Planning Commission/Harbor Commission must review a complete application. The Commission is wholly dependent on the applicant to provide all information necessary to enable the Commission to reach an informed decision. An application must contain all information, either written or graphic, necessary for the Commission to determine that the proposed project will be consistent with the Redondo Beach General Plan, the Municipal Code, and the policies of the Commission, and will be generally compatible with the surrounding area and free from unacceptable adverse impacts. Conversely, a vague, sketchy, incomplete or non-specific application will make it difficult for the Commission to approve the request.

### 2. INSTRUCTIONS FOR FILING:

#### a. Application Form

- 1) All information in this application shall be typed or legibly printed.
- 2) Give full and complete answers to all questions.
- 3) If necessary, attach extra sheets to answer questions fully.

#### b. Application Fee

At the time of filing the application fee is required.

#### c. Attachments

Twenty-five (25) complete copies and two (2) complete sets of reproducible Conceptual Drawings, as set forth in the attached *Instructions for Graphic Portions*, **must** accompany this application at the time of filing. All plans shall be folded to 8½" X 11" size. An electronic version (PDF) of drawings must accompany the submittal.

- \*d. *Low Impact Development (LID)* - IF REQUIRED A copy of the LID approved by the City's Engineering Division must accompany this application at the time of the filing, if the project is considered a "Priority Project" as defined by the City's NPDES Permit. (Attached to this application is a Storm Water Program Planning Checklist, which will determine if the project is a "Priority Project").

### 3. REPRESENTATION:

THE APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING TO ANSWER ANY QUESTIONS THE PLANNING COMMISSION/HARBOR COMMISSION MAY WISH TO ASK PERTAINING TO THIS REQUEST. FAILURE TO APPEAR AT THE PUBLIC HEARING, UNLESS THE COMMISSION RECEIVES WRITTEN NOTIFICATION FROM THE APPLICANT PRIOR TO SAID HEARING, MAY CONSTITUTE GROUNDS FOR DENIAL OF THE REQUEST.

### 4. LIMITATIONS:

- a. A Conditional Use Permit shall become null and void unless vested within 36 months after the date of approval.
- b. The applicant must comply with all conditions set forth by the resolution as a result of public hearing by the Planning Commission/Harbor Commission or the City Council. If this is not done, the approval shall be **subject to revocation** pursuant to the provisions of Section 10-2.2506(K) of the Municipal Code.

### 5. PROCEDURE:

- a. Applications for Conditional Use Permit shall be filed with the Planning Division. Notification of application status (complete or incomplete) will be provided within 30 days of the date of filing. The date of the public hearing will be determined by Planning Division staff after the application status is deemed as complete. Additional time will be required between the application status determination and the date of public hearing where review under the California Environmental Quality Act (CEQA) is required.
- b. Public notification stating the time, place and nature of the application is posted 10 days prior to the public hearing. Included are newspaper publications, signs posted on the subject property, and letters sent by first class mail to property owners within 300 feet of the subject property.
- c. The Planning Commission's/Harbor Commission's decision on this application shall be final and conclusive unless, within 10 days of the date of said decision, a written appeal requesting a public hearing before the City Council is filed with the City Clerk and all required fees for said appeal are paid in full.

# INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION

## A. INSTRUCTIONS FOR PREPARATION

**(All plans must be drawn to scale and fully dimensioned.)**

- a. A site plan, floor plan, and elevations of the project drawn to scale and dimensioned, graphically representing the proposed development or changes in existing conditions contemplated by the applicant, **must be submitted with the application at the time of filing**. Otherwise, the application will not be accepted until such time as the site plan, floor plan, and elevation plans are completed and provided.
- b. **Size:** 8½" X 11 up to 18" X 24". Larger sizes must be approved by the Planning Division.
- c. **Scale:** Preferably at least 1/8" =1'. Larger scales up to 1/4"=1' may be used to show development on small lots. Scale used must be sufficiently large to be clearly legible and show project details.
- d. **Contents:**
  - 1) North arrow.
  - 2) Title block (showing the address of subject property, name and address of person who prepared the map, scale of map, and date).
  - 3) All boundary lines of subject property fully dimensioned, showing the name and location of abutting streets.
  - 4) Existing topography and proposed grading.
  - 5) Existing trees with a trunk diameter of six inches (6") or greater.
  - 6) All buildings and structures, and the uses within each room.
  - 7) Improvements in the public right of way, including location of sidewalk, parkway, curb, gutter, street width to centerline, and dedications.
  - 8) Exterior lighting.
  - 9) Easements.
  - 10) Off-street parking areas, including the stall striping, aisles, and driveways.
  - 11) Setbacks and spaces between buildings.
  - 12) Walls, fences, and landscaping and their location, height, and materials.
  - 13) Landscaping areas.
  - 14) Trash and recycling facilities.
  - 15) The architectural elevations of all sides of all structures depicting design, color, materials, textures, ornaments, or other architectural features.
  - 16) The location, dimensions, and design of all signs.
  - 17) A section of the building as it relates to the existing topography and proposed grading where the slope of the site is greater than four (4) feet.
  - 18) Such other data as may be required to demonstrate that the project meets the criteria of Section 10-2.2506(B) of Chapter 2, Title 10 of the Redondo Beach Municipal Code.

## B. OTHER EXHIBITS:

Additional graphic materials to illustrate the project are always helpful to the Planning Commission and Harbor Commission, and are suggested as exhibits to accompany this application. Typical exhibits are: photographs, renderings, color and materials board, and models. An electronic version (PDF) of drawings must accompany the submittal.

**CITY OF REDONDO BEACH**  
**PLANNING DIVISION**

APPLICATION NO.

DATE REVIEWED:

**APPLICATION FOR CONDITIONAL USE PERMIT**

*Application is hereby made to the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 or Section 10-5.2506 of Title 10 of the Redondo Beach Municipal Code.*

**PART I - GENERAL INFORMATION**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                   |                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>APPLICANT INFORMATION</b>                                                                                                                                                                                                      |                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>STREET ADDRESS OF PROPERTY:</b><br>2701 182nd Street, Redondo Beach, CA 90278                                                                                                                                                  |                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b><br>MR 15-21-22 3.74 ACSUNSOLD POR OF 16.94 MORE OR LESS ACS POR OF LOT 7<br>LOT: 7                      BLOCK:                      TRACT:                      AIN: 4082-020-033 | <b>ZONING:</b><br><br>R-1                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)</b><br><br><b>SITE SIZE (SQ. FT.): 737,470.8    GROSS FLOOR AREA (SQ. FT.) 1,892    FLOOR AREA RATIO: 0.003</b>                                              |                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>RECORDED OWNER'S NAME:</b> Doug Hardenbrook<br>SCI California Funeral Services<br>DBA Pacific Crest Cemetery<br><b>MAILING ADDRESS:</b><br>2701 182nd Street, Redondo Beach, CA 90278<br><b>TELEPHONE:</b> (818) 263 - 1509    | <b>AUTHORIZED AGENT'S NAME &amp; EMAIL:</b> Korissa Eldredge<br>korissa.eldredge@lcsdev.org<br><b>MAILING ADDRESS:</b><br>4216 W 7th Ave, Unit F, Eugene, OR 97402<br><b>TELEPHONE:</b> (541) 735 - 0460 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>APPLICANT'S NAME:</b><br>Landmark Control Services, Inc.<br><b>MAILING ADDRESS:</b><br>897 Ames Ave, Milpitas, CA 95035<br><b>TELEPHONE:</b> (541) 735 - 0460                                                                  | <b>PROJECT ARCHITECT/FIRM/PRINCIPAL:</b><br>Gralund Engineering<br><b>MAILING ADDRESS:</b><br>1213 Forest Drive, Riverton, WY 82501<br><b>TELEPHONE:</b> (307) 463-0431 <b>LICENSE NO.</b> C-90297       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>B</b>                                                                                                                                                                                                                          | <b>REQUEST</b>                                                                                                                                                                                           |
| <p><b>The applicant requests a Conditional Use Permit to use the above described property for the following purposes:</b></p> <p>To design and construct a new 1,892 sf concrete cast-in-place mausoleum structure with a 383 sf interior room for internment of urns containing ashes of human remains. The remainder of the building to have openings that will be sealed by granite shutters containing caskets or urns with human remains. Structure is located in an existing cemetery.</p> |                                                                                                                                                                                                                                   |                                                                                                                                                                                                          |

**C** **SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.

**1. Describe existing site improvements and their present use. If vacant, please specify.**

Current use is as a cemetery for entombment of human remains, whether cremated or casket.

**2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)**

The new mausoleum will be located near existing mausoleums and near the Eastern property line. The mausoleum will be placed East to West. The new building will lie back from the public right-of-ways and will utilize the cemetery roads for parking. One ADA drop off spot will be added near the West end of the new building. New landscaping will be consistent with the existing cemetery landscape. A variance application will be submitted at the same time of this CUP requesting a reduced side setback along the Eastern property line. There are no easements in the area of work.

**3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.**

The main entrance to the cemetery lies on 182nd Street, which is roughly 36' wide. A secondary entrance is on Inglewood Avenue, which is roughly 40' wide.

|  |                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.</b></p> <p>The new mausoleum serves the same purpose as its adjoining buildings, which are also mausoleums. Development on an existing cemetery allows the neighborhood and its future development to grow and hold more people that were a part of the community.</p> |
|  | <p><b>5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.</b></p> <p>The intent of the Redondo Beach General Plan in this area is cemetery development. The proposed use of the mausoleum to hold urns and caskets falls under cemetery development.</p>                                                                                               |

|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----|-------|-------|
| D | It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed. |         |     |       |       |
|   | NAME                                                                                                                                                                                                                                                                                                        | ADDRESS | LOT | BLOCK | TRACT |
|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |
|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |
|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |
|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |
|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |
|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |
|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |
|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |
|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |
|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |
|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |
|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |
|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |
|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |
|   |                                                                                                                                                                                                                                                                                                             |         |     |       |       |

## OWNER'S AFFIDAVIT

**Project address:** 2701 182nd Street, Redondo Beach, CA 90278

**Project description:** Construction of a new 1,892 sf concrete cast-in-place mausoleum structure with a 383 sf interior room for interment of urns containing ashes of human remains. The remainder of the building to have openings that will be sealed by granite shutters containing caskets or urns with human remains. Structure is located in an existing cemetery.

I (We) Korissa Eldredge, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s):

[Signature]

\*please see  
attached letter  
of authorization

Address:

4216 W. 7th Ave. Unit F  
Eugene, OR 97402

Phone No. (Res.)

(Bus.) 541-735-0400

Subscribed and sworn to (or affirmed) before me this 28th day of February, 2025  
by Korissa Eldredge, proved to me on the basis of satisfactory

evidence to be the person(s) who appeared before me.

[Signature]  
FILING CLERK OF NOTARY PUBLIC

State of Oregon )  
County of Lane ) ss

Seal



## APPLICATION FOR PLANNING COMMISSION DESIGN REVIEW

### FEES:

|                                                                                                          |          |
|----------------------------------------------------------------------------------------------------------|----------|
| Multi-Family Residential .....                                                                           | \$3,215  |
| <i>(Fee waived if in conjunction with a CUP application for multi-family or condominium development)</i> |          |
| Non-Residential – Under<br>10,000 sq. ft. of floor area.....                                             | \$3,215  |
| Non-Residential – 10,000-49,000 sq. ft.....                                                              | \$12,900 |
| Non-Residential – 50,000 sq. ft.<br>and greater.....                                                     | \$25,900 |
| Additions and/or Signs.....                                                                              | \$1,145  |
| <i>(Fee waived for signs in conjunction with an application for a CUP)</i>                               |          |

### 1. PURPOSE:

The purpose of the Planning Commission Design Review process is to ensure compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of developments in the community. It shall be the responsibility of the Planning Commission when considering this application, that the proposed project design on a particular site is compatible with the surrounding area; is in the best interest of the public health, safety and welfare of the community; and that it is in accordance with the goals and objectives of the General Plan.

In order to ascertain whether a proposed development is compatible with other existing and permitted developments, the Planning Commission must review a

complete application. The Commission is wholly dependent on the applicant to provide all information necessary to enable the Commission to reach an informed decision. An application must contain all information, either written or graphic, necessary for the Commission to determine that the proposed project will be consistent with the Redondo Beach General Plan, the Municipal Code, and the policies of the Commission, and will be generally compatible with the surrounding area and free from unacceptable adverse impacts. Conversely, a vague, sketchy, incomplete or non-specific application will make it difficult for the Commission to approve the request.

### 2. INSTRUCTIONS FOR FILING:

#### a. Application Form

- 1) All information in this application shall be typed or legibly printed.
- 2) Give full and complete answers to all questions.
- 3) If necessary, attach extra sheets to answer questions fully.

#### b. Application Fee

The applicable fee is due at the time of filing the application (Note: Fee waived for new projects when in conjunction with an application for a Conditional Use Permit for a Condominium or multi-family residential project).

#### c. Attachments Required

Two (2) complete sets of full-scale Conceptual Drawings and 25 complete copies of reduced Conceptual Drawings, as set forth in the attached *Instructions for Graphic Portions*, **must** accompany this application at the time of filing. All plans shall be folded to 8 ½" X 11" size. An electronic version (PDF) of drawings must accompany the submittal.

#### \*d. Low Impact Development (LID)

IF REQUIRED A copy of the LID approved by the City's Engineering Division must accompany this application at the time of the filing, if the project is considered a "Priority Project" as defined by the City's NPDES Permit. (Attached to this application is a Storm Water Program Planning Checklist, which will determine if the project is a "Priority Project").

**3. REPRESENTATION:**

THE APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING TO ANSWER ANY QUESTIONS THE PLANNING COMMISSION MAY WISH TO ASK PERTAINING TO THIS REQUEST. FAILURE TO APPEAR AT THE PUBLIC HEARING, UNLESS THE PLANNING COMMISSION RECEIVES WRITTEN NOTIFICATION FROM THE APPLICANT PRIOR TO SAID HEARING, MAY CONSTITUTE GROUNDS FOR DENIAL OF THE REQUEST.

**4. LIMITATIONS:**

- a. An approval granted pursuant to Planning Commission Design Review shall become null and void unless vested within 36 months after the date of approval.
- b. The applicant must comply with all conditions set forth by the resolution as a result of public hearing by the Planning Commission or the City Council. If this is not done, the approval shall be **subject to revocation** pursuant to the provisions of Sections 10-2.2502(K) and 10-2.2506(K) of the Municipal Code.

**5. PROCEDURE:**

- a. Applications for Planning Commission Design Review shall be filed with the Planning Division approximately 30 days prior to the date of the public hearing (verify the exact filing deadline with the Planning Division). Additional time will be required between the filing date and the date of public hearing where review under the California Environmental Quality Act (CEQA) is required.
- b. Public notification stating the time, place and nature of the application is posted 10 days prior to the public hearing. Included are newspaper publications, signs posted on the subject property, and letters sent by first class mail to property owners within 300 feet of the subject property.
- c. The Planning Commission's decision on this application shall be final and conclusive unless, within 10 days of the date of said decision, a written appeal requesting a public hearing before the City Council is filed with the City Clerk and all required fees for said appeal are paid in full.

## INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION

### A. INSTRUCTIONS FOR PREPARATION

**(All plans must be drawn to scale and fully dimensioned)**

- a. A site plan, floor plan, and elevations of the project drawn to scale and dimensioned, graphically representing the proposed development or changes in existing conditions contemplated by the applicant, **must be submitted with the application at the time of filing**. Otherwise, the application will not be accepted until such time as the site plan, floor plan, and elevation plans are completed and provided.
- b. **Size:** 2 sets up to 18" X 24" and 25 sets up to 11" x 17." Larger sizes must be approved by the Planning Division
- c. **Scale:** Preferably 1/8" =1'. Larger scales up to 1/4"=1' may be used to show development on small lots. Scale used must be sufficiently large to be clearly legible and show project details.
- d. **Contents:**
  - 1) North arrow.
  - 2) Title block (showing the address of subject property, name and address of person who prepared the map, scale of map, and date).
  - 3) All boundary lines of subject property fully dimensioned, showing the name and location of abutting streets.
  - 4) Existing topography and proposed grading.
  - 5) Existing trees with a trunk diameter of six inches (6") or greater.
  - 6) All buildings and structures, and the uses within each room.
  - 7) Improvements in the public right of way, including location of sidewalk, parkway, curb, gutter, street width to centerline, and dedications.
  - 8) Exterior lighting.
  - 9) Easements.
  - 10) Off-street parking areas, including the stall striping, aisles, and driveways.
  - 11) Setbacks and spaces between buildings.
  - 12) Walls, fences, and landscaping and their location, height, and materials.
  - 13) Landscaping areas.
  - 14) Trash and recycling facilities.
  - 15) The architectural elevations of all sides of all structures depicting design, color, materials, textures, ornaments, or other architectural features.
  - 16) The location, dimensions, and design of all signs.
  - 17) A section of the building as it relates to the existing topography and proposed grading where the slope of the site is greater than four (4) feet.
  - 18) Such other data as may be required to demonstrate that the project meets the criteria of Section 10-2.2502(B) of Chapter 2, Title 10 of the Redondo Beach Municipal Code

### B. OTHER EXHIBITS:

Additional graphic materials to illustrate the project are always helpful to the Planning Commission and Harbor Commission, and are suggested as exhibits to accompany this application. Typical exhibits are: photographs, renderings, color and materials board, and models. An electronic version (PDF) of drawings must accompany the submittal.

**CITY OF REDONDO BEACH**  
**PLANNING DIVISION**

APPLICATION NO.

DATE RECEIVED:

**APPLICATION FOR PLANNING COMMISSION DESIGN REVIEW**

*Application is hereby made to the Planning Commission of the City of Redondo Beach, for Planning Commission Review, pursuant to Section 10-2.2502 or Section 10-5.2502, Title 10 of the Redondo Beach Municipal Code.*

**PART I - GENERAL INFORMATION**

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                     |  |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>A</b> | <b>APPLICANT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                     |  |
|          | <b>STREET ADDRESS OF PROPERTY:</b> 2701 182nd Street, Redondo Beach, CA 90278                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                     |  |
|          | <b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b><br>MR 15-21-22 3.74 ACSUNSOLD POR OF 16.94 MORE OR LESS ACS POR OF LOT 7<br><b>LOT:</b> 7 <b>BLOCK:</b> <b>TRACT:</b> <b>AIN:</b> 4082-020-033                                                                                                                                                                                                                                                                                                              |  | <b>ZONING:</b><br><br><div style="font-size: 1.5em;">R-1</div>                                                                                                                      |  |
|          | <b>FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)</b><br><b>SITE SIZE (SQ. FT.):</b> 737,470.8 <b>GROSS FLOOR AREA (SQ. FT.)</b> 1,892 <b>FLOOR AREA RATIO:</b> 0.003                                                                                                                                                                                                                                                                                                                    |  |                                                                                                                                                                                     |  |
|          | <b>RECORDED OWNER'S NAME:</b> Doug Hardenbrook<br>SCI California Funeral Services<br>DBA Pacific Crest Cemetery<br><b>MAILING ADDRESS:</b><br>2701 182nd Street, Redondo Beach, CA 90278<br><b>TELEPHONE:</b> (818) 263 - 1509                                                                                                                                                                                                                                                                              |  | <b>AUTHORIZED AGENT'S NAME:</b><br>Korissa Eldredge<br><b>MAILING ADDRESS:</b><br>4216 W 7th Ave, Unit F, Eugene, OR 97402<br><b>TELEPHONE:</b> (541) 735 - 0460                    |  |
|          | <b>APPLICANT'S NAME &amp; EMAIL:</b> Landmark Control Services<br>korissa.eldredge@lcsdev.org<br><b>MAILING ADDRESS:</b><br>897 Ames Ave, Milpitas, CA 95035<br><b>TELEPHONE:</b> (541) 735 - 0460                                                                                                                                                                                                                                                                                                          |  | <b>PROJECT ARCHITECT:</b><br>Gralund Engineering<br><b>MAILING ADDRESS:</b><br>1213 Forest Drive, Riverton, WY 82501<br><b>TELEPHONE:</b> (307) 463-0431 <b>LICENSE NO.</b> C-90297 |  |
| <b>B</b> | <b>REQUEST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                     |  |
|          | <p><b>The applicant requests a Planning Commission Design Review to use the above described property for the following purposes:</b></p> <p>To design and construct a new 1,892 sf concrete cast-in-place mausoleum structure with a 383 sf interior room for internment of urns containing ashes of human remains. The remainder of the building to have openings that will be sealed by granite shutters containing caskets or urns with human remains. Structure is located in an existing cemetery.</p> |  |                                                                                                                                                                                     |  |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C | <b>SHOWINGS:</b> Explain how the project is consistent with the criteria in Section 10-2.2514(C) of the Zonning Ordinance                                                                                                                                                                                                                                                                                                             |
|   | <p><b>1. Is the project designed in full accordance with the development standards of the zone in which it is located? If not, explain.</b></p> <p>Yes</p>                                                                                                                                                                                                                                                                            |
|   | <p><b>2. Indicate how the location of buildings and structures respects the natural terrain and is integrated with natural features of the landscape including the preservation of existing trees where feasible.</b></p> <p>The natural terrain is mainly flat and the proposed building will keep consistent with this. The proposed landscaping will be integrated to be consistent with existing landscaping on the property.</p> |
|   | <p><b>3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.</b></p> <p>The main entrance to the cemetery lies on 182nd Street, which is roughly 36' wide. A secondary entrance is on Inglewood Avenue, which is roughly 40' wide.</p>                                                                                                                             |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>4. Describe how the overall design is compatible with the neighborhood and in harmony with the scale and bulk of surrounding properties.</b></p> <p>The mausoleum will be constructed of materials and finishes that match closely to the existing mausoleums by it on the cemetery. The mausoleum will be one story and similar height as the adjoining existing mausoleum.</p>                                                         |
|  | <p><b>5. Describe how the design of buildings and structures avoids the appearance of flat facades or boxlike construction.</b></p> <p>The facade at the entrance protrudes out from the sides of the building in a trapezoidal shape to avoid a flat and boxlike appearance.</p>                                                                                                                                                              |
|  | <p><b>6. SIGNS: Indicate how the size, shape, color, materials, illumination, and placement of signs if harmonious and in scale with the building and surrounding area, and avoids needless repetition or proliferation of signs or any adverse impacts on surrounding properties.</b></p> <p>There is one sign on the project. This sign is an ADA compliant passenger loading zone sign that will be located near the loading zone spot.</p> |

**D** It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the proposed project. Use reverse side of this sheet if more space is needed.

[illegible]

# OWNER'S AFFIDAVIT

**Project address:** 2701 182nd Street, Redondo Beach, CA 90278

**Project description:** Construction of a new 1,892 sf concrete cast-in-place mausoleum structure with a 383 sf interior room for interment of urns containing ashes of human remains. The remainder of the building to have openings that will be sealed by granite shutters containing caskets or urns with human remains. Structure is located in an existing cemetery.

I (We) Korissa Eldredge, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s):

[Signature]

\*please see  
attached letter  
of authorization

Address:

4216 W. 7th Ave. Unit F  
Eugene, OR 97402

Phone No. (Res.)

(Bus.) 541-735-0400

Subscribed and sworn to (or affirmed) before me this 28th day of February, 2025  
by Korissa Eldredge, proved to me on the basis of satisfactory

evidence to be the person(s) who appeared before me.

[Signature]  
FILING CLERK OF NOTARY PUBLIC

State of Oregon )  
County of Lane ) ss

Seal





# Administrative Report

J.2., File # PC25-1440

Meeting Date: 10/16/2025

**To:** PLANNING COMMISSION  
**From:** Sean Scully, Planning Manager

## **TITLE**

A public hearing to consider Ordinances amending Title 10, Chapter 2 Zoning and Land Use, Article 1 General Provisions, Section 10-2.402 Definitions and Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance, Article 1 General Provisions, Section 10-5.402 Definitions of the Redondo Beach Municipal Code pertaining to the definition of “P” (permitted by right/use by right) in the City’s various specified zones and procedures.

## **RECOMMENDATION:**

1. Open the public hearing and take testimony, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff, the public, and deliberate;
3. Close the public hearing;
4. Adopt the attached Resolution by title only, waiving further reading, recommending that the City Council adopt the CEQA Exemption Declaration, and amend Title 10, Chapter 2 Zoning and Land Use, Article 1 General Provisions, Section 10-2.402 Definitions and Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance, Article 1 General Provisions, Section 10-5.402 Definitions of the Redondo Beach Municipal Code pertaining to the definition of “P” (permitted by right/use by right) in the City’s various specified zones and procedures:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE CEQA EXEMPTION DECLARATION, AND AMEND TITLE 10, CHAPTER 2 ZONING AND LAND USE, ARTICLE 1 GENERAL PROVISIONS, SECTION 10-2.402 DEFINITIONS AND TITLE 10, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE, ARTICLE 1 GENERAL PROVISIONS, SECTION 10-5.402 DEFINITIONS OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE DEFINITION OF “P” (PERMITTED BY RIGHT/USE BY RIGHT) IN THE CITY’S VARIOUS SPECIFIED ZONES AND PROCEDURES.

## **EXECUTIVE SUMMARY:**

The California Department of Housing and Community Development has recently requested that the City adopt a zoning ordinance amendment providing a definition for “permitted by right/use by right” consistent with Government Code Section 65583.2, subdivision (i) in order to clarify the City’s implementation of “Program 9: By-Right Approval for Projects with 20 Percent Affordable Units” of the City’s 6th Cycle 2021-2029 Housing Element. To be clear the City has already adopted an ordinance implementing Program 9 (Ordinance No. CC-3282-24 and CC-3283-24 on November 12, 2024) and this proposed zoning ordinance amendment serves to simply define and make consistent with current

---

State Housing Law the term “By-Right”.

**BACKGROUND:**

On July 5, 2022, the City Council adopted the “City of Redondo Beach’s 6th Cycle (2021-2029) Housing Element”, incorporating all amendments recommended by the California Department of Housing and Community Development (HCD) and submitted the revised Housing Element to HCD on July 11, 2022.

In their letter dated September 1, 2022, HCD found the City of Redondo Beach’s adopted 6th Cycle (2021-2029) Housing Element to be in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The September 1, 2022, “certification” letter from HCD also noted that all rezoning actions and “program” implementation prescribed in the City’s Housing Element must be completed three years and 120 days from the statutory deadline (February 12, 2025).

On June 20, August 1, August 15, and September 19, 2024, the Planning Commission held duly-noticed public hearings to take testimony from staff, the public and other interested parties, and to deliberate on updates and revisions to the City’s Zoning Ordinances and LCP required to implement the City’s Housing Element. At their meeting on September 19, 2024, the Planning Commission recommended that the City Council certify, pursuant to CEQA, the Final Program Environmental Impact Report for the “Redondo Beach Focused General Plan Update, Zoning Ordinance Updates and Local Program Amendments” in order to implement the City’s 6th Cycle 2021-2029 Housing Element inclusive of all the zoning amendments necessary for implementing the “Housing Sites” and “Housing Programs”.

At their public hearings on November 5, 2024, and November 12, 2024, the City Council adopted amendments to the City’s General Plan Land Use Element and the City of Redondo Beach’s Coastal Land Use Plan of the Local Coastal Program, and Redondo Beach Municipal Code, Title 10, Planning and Zoning, Chapter 1, Subdivisions, Chapter 2 Zoning and Land Use, Chapter 5 Coastal Land Use Plan Implementing Ordinance, that serve to implement the City’s 6th Cycle 2021-2029 Housing Element inclusive of all required zoning amendments for implementing the identified “Housing Sites” and “Housing Programs”.

On January 7, 2025, the City transmitted a letter to the State Department of Housing and Community Development that detailed the actions taken by the City Council in November 2024 to implement all of the General Plan Land Use Element and Local Coastal Program amendments and all the zoning amendments required for implementing the “Housing Sites” and “Housing Programs” within the City’s 6th Cycle 2021-2029 Housing Element. The January 7, 2025, transmittal to HCD included copies of all the adopted City Council Ordinances 3281-24, 3282-24, and 3283-24, as well as Resolutions 2410-105 and 2410-106 that implemented the Housing Element.

On August 27, 2025, HCD issued a “Letter of Technical Assistance” requesting that the City adopt a zoning code amendment by ordinance or resolution providing a definition for “use by right” consistent with Government Code Section 65583.2, subdivision (i). The “Letter of Technical Assistance” did not cite any other issues or concerns with the City’s adopted ordinances and resolutions that served to implement the “Housing Sites” and “Housing Programs” within the City’s 6th Cycle 2021-2029 Housing Element.

Below is the proposed definition for “permitted by right/use by right” that would be added to Section 10-2.402 Definitions of the Zoning Ordinance and Section 10-5.402 Definitions of the Zoning Ordinance for the Coastal Zone” as requested by HCD. HCD has been provided with a copy of this definition and the city is awaiting their response/comment(s). The draft definition references and incorporates the language within Government Code Section 65583.2, Subdivision (i) pursuant to HCD’s direction.

“Section 10-2.402 Definitions.

(135.5) “P” designates use classifications as “permitted by right” in the specified zone.

“Permitted by right” is equivalent to “use by right” as defined by Government Code Section 65583.2, Subdivision (i) and shall mean a development project that satisfies all of the following conditions:

- (1) The development is required to be approved ministerially if it meets pre-defined objective standards.
- (2) The development project does not require a conditional use permit, planned unit development permit, or any other discretionary review.
- (3) The development project is not a “project” for purposes of the California Environmental Quality Act (CEQA) (Division 13 commencing with Section 21000 of the Public Resources Code) and is generally exempt from the CEQA review process.”

## **ENVIRONMENTAL STATUS:**

Staff has determined that the proposed zoning ordinance amendments are Categorically Exempt from further environmental review, pursuant to Section 15060(c)(2), as the project is not expected to result in a reasonably foreseeable change in the environment, and Section 15061(b)(3) that refers to activities where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (“common-sense exemption”), of the Guidelines of the California Environmental Quality Act (CEQA).

## **CONCLUSION:**

The Planning Division recommends that the Planning Commission recommend that the City Council adopt a CEQA Exemption Declaration and amend Title 10, Chapter 2 Zoning and Land Use, Article 1 General Provisions, Section 10-2.402 Definitions and Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance, Article 1 General Provisions, Section 10-5.402 Definitions of the Redondo Beach Municipal Code pertaining to the definition of “P” (permitted by right/use by right) in the City’s various specified zones and procedures.

## **ATTACHMENTS**

1. RESOLUTION NO. 2025-10-PCR-10
2. CEQA Exemption Declaration Permitted By Right Definition
3. HCD Certification Letter\_09.01.2022
4. RB HE Program Implementation Letter\_01.07.2025
5. HCD Technical Assistance Letter\_08.27.2025

## **RESOLUTION NO. 2025-10-PCR-10**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE CEQA EXEMPTION DECLARATION, AND AMEND TITLE 10, CHAPTER 2 ZONING AND LAND USE, ARTICLE 1 GENERAL PROVISIONS, SECTION 10-2.402 DEFINITIONS AND TITLE 10, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE, ARTICLE 1 GENERAL PROVISIONS, SECTION 10-5.402 DEFINITIONS OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE DEFINITION OF “P” (PERMITTED BY RIGHT/USE BY RIGHT) IN THE CITY’S VARIOUS SPECIFIED ZONES AND PROCEDURES.**

WHEREAS, the City Council of the City of Redondo Beach at their duly noticed public hearing on July 5, 2022, adopted the “City of Redondo Beach’s 6<sup>th</sup> Cycle (2021-2029) Housing Element”, incorporating the amendments recommended by the California Department of Housing and Community Development (HCD) and submitted the revised Housing Element to HCD on July 11, 2022; and

WHEREAS, the California Department of Housing and Community Development in their “certification” letter dated September 1, 2022, found the City of Redondo Beach’s adopted 6<sup>th</sup> Cycle (2021-2029) Housing Element to be in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code); and

WHEREAS, as noted in the California Department of Housing and Community Development’s (HCD’s) September 1, 2022 letter finding the City’s housing element substantially complied with State Housing Element Law (Gov. Code, § 65580 et seq), all rezoning actions must be completed three years and 120 days from the statutory deadline (February 12, 2025); and

WHEREAS, on May 8, 2024, the California Department of Housing and Community Development issued a “Letter of Inquiry” requesting the status of the City of Redondo Beach’s 6<sup>th</sup> Cycle Housing Element Implementation Programs related to housing sites and programs; and

WHEREAS, on June 7, 2024, city staff provided a written response to HCD’s “Letter of Inquiry” that included the status and timeline for the implementation of rezoning the “Housing Sites” that provide capacity for accommodating the City’s RHNA, and Programs 8 (Residential Sites Inventory and Monitoring No Net Loss), 9 (By-Right Approval for Projects with 20 Percent Affordable Units), 10 (Replacement Housing), and 15 (Monitoring the Effect of Article 27 of the City Charter [Measure DD]); and

WHEREAS, on June 20, August 1, and August 15, 2024 the Planning Commission held multiple duly-noticed public hearings to take testimony from staff, the public and

other interested parties, and to deliberate on updates and revisions to the City's Zoning Ordinances and LCP required for consistency and to implement the City's Housing Element; and

WHEREAS, on September 19, 2024 the Planning Commission held a final duly noticed public hearing and completed its deliberations on updates to the City's Zoning Ordinances and LCP required for consistency with and to implement the City's Housing Element, and took testimony from staff, the public and other interested parties, and considered the associated Draft Program Environmental Impact Report and made the following recommendations:

1. That the City Council certify, pursuant to CEQA, the Final Program Environmental Impact Report inclusive of its referenced appendices for the "Redondo Beach Focused General Plan Update, Zoning Ordinance Updates and Local Program Amendments" to implement the City's 6th Cycle 2021-2029 Housing Element inclusive of the zoning amendments for implementing "Housing Sites" and "Housing Programs", approve appropriate findings, a statement of overriding considerations, and mitigation monitoring and reporting program; and
2. That the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10, Planning and Zoning, Chapter 1, Subdivisions, Chapter 2 Zoning and Land Use, Chapter 5 Coastal Land Use Plan Implementing Ordinance to implement the City's 6th Cycle 2021-2029 Housing Element inclusive of the zoning amendments for implementing "Housing Sites" and "Housing Programs"; and
3. That the City Council adopt amendments to the City of Redondo Beach's Coastal Land Use Plan of the Local Coastal Program to implement the City's 6th Cycle 2021-2029 Housing Element inclusive of the zoning amendments for implementing "Housing Sites" and "Housing Programs"; and

WHEREAS, at their duly noticed public hearing on October 15, 2024, City Council directed staff to move forward with the Housing Element implementation related General Plan, Zoning Ordinance (including Subdivision Ordinance), and Local Coastal Program Amendments to comply with the statutory deadline of February 12, 2025 and defer other proposed nonresidential amendments for later consideration; and

WHEREAS, at their duly noticed public hearings on November 5, 2024, and November 12, 2024, City Council adopted amendments to the City's General Plan Land Use Element and the City of Redondo Beach's Coastal Land Use Plan of the Local Coastal Program, and Redondo Beach Municipal Code, Title 10, Planning and Zoning, Chapter 1, Subdivisions, Chapter 2 Zoning and Land Use, Chapter 5 Coastal Land Use Plan Implementing Ordinance, to implement the City's 6th Cycle 2021-2029 Housing Element inclusive of the zoning amendments for implementing "Housing Sites" and "Housing Programs"; and

WHEREAS, on January 7, 2025, the City transmitted a letter to the State Department of Housing and Community Development regarding the City's "6<sup>th</sup> Cycle 2021-2029 Housing Element – Program Compliance Update" that detailed the actions taken by the City Council in November 2024 to implement all of the General Plan Land Use Element and Local Coastal Program amendments and all the zoning amendments required for implementing the "Housing Sites" and "Housing Programs" within the City's 6<sup>th</sup> Cycle 2021-2029 Housing Element. The January 7, 2025, transmittal to HCD included copies of adopted City Council Ordinances 3281-24, 3282-24, and 3283-24, as well as Resolutions 2410-105 and 2410-106; and

Whereas, on August 27, 2025, the California Department of Housing and Community Development issued a "Letter of Technical Assistance" requesting that the City adopt a zoning code amendment by ordinance or resolution providing a definition for "use by right" consistent with Government Code Section 65583.2, subdivision (i). The "Letter of Technical Assistance" did not cite any other issues or concerns with the City's adopted ordinances and resolutions that served to implement the "Housing Sites" and "Housing Programs" within the City's 6<sup>th</sup> Cycle 2021-2029 Housing Element.

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and Zoning Ordinance amendments would be considered was given pursuant to State law and local ordinances by publication in the Easy Reader; and

WHEREAS, the project is exempt from further environmental review, pursuant to Section 15060(c)(2), as the project is not expected to result in a reasonably foreseeable change in the environment, and Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (common sense exemption), of the Guidelines of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the Planning Division, and other interested parties at the public hearing held on the 16<sup>th</sup> day of October, 2025, with respect thereto.

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

## SECTION 1. FINDINGS

1. In compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and State and local guidelines adopted pursuant thereto, the zoning ordinance amendments are Categorically Exempt from further environmental review, pursuant to Section 15060(c)(2), as the project is not expected to result in a reasonably foreseeable change in the environment, and Section 15061(b)(3) that refers to activities where it can be seen with certainty that there is no possibility that the activity in question may have a significant

effect on the environment (“common-sense exemption”), of the Guidelines of the California Environmental Quality Act (CEQA).

2. The amendment to the “Zoning Ordinance” and “Zoning Ordinance for the Coastal Zone” serves to clarify the previously adopted zoning ordinance implementing “Program 9: By-Right Approval for Projects with 20 Percent Affordable Units” of the City’s 6<sup>th</sup> Cycle 2021-2029 Housing Element and is therefore consistent with the General Plan.
3. These amendments do not require a vote of the people under Article XXVII of the City Charter.

SECTION 2. RECITALS. The above recitals are true and correct, and the recitals are incorporated herein by reference as if set forth in full.

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

SECTION 1. Pursuant to Section 10-5.2504 Zoning amendments, the Planning Commission recommends that the City Council adopt the amendments to the Redondo Beach Municipal Code pertaining to the definition of “P” (permitted by right/use by right) in the “use classifications” in the City’s various specified zones.

SECTION 2. AMENDMENT OF CODE. Amendment (adding) to Title 10, Chapter 2 Zoning and Land Use, Article 1 General Provisions, Section 10-2.402 Definitions as follows:

Section 10-2.402 Definitions.

(135.5) “P” designates use classifications as “permitted by right” in the specified zone. “Permitted by right” is equivalent to “use by right” as defined by Government Code Section 65583.2, Subdivision (i) and shall mean a development project that satisfies all of the following conditions:

- (1) The development is required to be approved ministerially if it meets pre-defined objective standards.
- (2) The development project does not require a conditional use permit, planned unit development permit, or any other discretionary review.
- (3) The development project is not a “project” for purposes of the California Environmental Quality Act (CEQA) (Division 13 commencing with Section 21000 of the Public Resources Code) and is generally exempt from the CEQA review process.

SECTION 3. AMENDMENT OF CODE. Amendment (adding) to Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance, Article 1 General Provisions, Section 10-5.402 Definitions as follows:

Section 10-5.402 Definitions.

“P” designates use classifications as “permitted by right” in the specified zone. “Permitted by right” is equivalent to “use by right” as defined by Government Code Section 65583.2, Subdivision (i) and shall mean a development project that satisfies all of the following conditions:

- (1) The development is required to be approved ministerially if it meets pre-defined objective standards.
- (2) The development project does not require a conditional use permit, planned unit development permit, or any other discretionary review.
- (3) The development project is not a “project” for purposes of the California Environmental Quality Act (CEQA) (Division 13 commencing with Section 21000 of the Public Resources Code) and is generally exempt from the CEQA review process.

SECTION 4. INCONSISTENT PROVISIONS. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 5. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The Planning Commission recommends that the City Council shall declare that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

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 16<sup>th</sup> day of October, 2025.

---

Wayne Craig, Chair  
Planning Commission  
City of Redondo Beach

ATTEST:

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

I, Sean Scully of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2025-10-PCR-10 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 16<sup>th</sup> day of October, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Sean Scully  
Planning Manager

APPROVED AS TO FORM:

---

City Attorney's Office



## CITY OF REDONDO BEACH

### EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**DATE:** October 16, 2025

**PROJECT LOCATION:** Citywide.

**PROPOSED PROJECT:** A public hearing to consider Ordinances amending Title 10, Chapter 2 Zoning and Land Use, Article 1 General Provisions, Section 10-2.402 Definitions and Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance, Article 1 General Provisions, Section 10-5.402 Definitions of the Redondo Beach Municipal Code pertaining to the definition of uses identified as “permitted by right” in the City’s specified zones.

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

Section 15060(c)(2), as the project is not expected to result in a reasonably foreseeable change in the environment, and Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (common sense exemption), of the Guidelines of the California Environmental Quality Act (CEQA).

The proposed amendment to the Redondo Beach Municipal Code (RBMC) will not have an environmental affect upon properties 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.

*Sean Scully*

Sean Scully  
Planning Manager

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



September 1, 2022

Mike Witzansky, City Manager  
City of Redondo Beach  
415 Diamond Street  
Redondo Beach, CA 90277

Dear Mike Witzansky:

**RE: Redondo Beach's 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting the City of Redondo Beach's (City) housing element adopted July 5, 2022 and received for review on July 11, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. HCD considered comments from Oliver Fries, Leo Pustilnikov, Dawn Sarmiento, Chris Voisey, Mushki Gorowitz, Abundant Housing LA, YIMBY Law, John & Laurie Oester, Josh Albrekston, Grace Peng and Susan Andrade pursuant to Government Code section 65585, subdivision (c).

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element addresses the statutory requirements described in HCD's April 12, 2022 review, including required analysis of sites proposed for rezoning and amendments to multiple programs, including programs to affirmatively further fair housing.

HCD commends the inclusion of an executive summary in the housing element. By providing additional history and context regarding policy decisions, the executive summary assists the public in its review of the housing element. The City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 6 (Affordable Housing Development) includes multiple strategies and incentives to facilitate affordable housing development for a variety of housing types.
- Program 8 (Residential Sites Inventory and Monitoring No Net Loss) commits to rezone sites to address a shortfall of sites available to accommodate affordable housing and to ensure the City's Regional Housing Need Allocation (RHNA) can be accommodated for all income levels at all times throughout the planning period.

- Program 9 (By-Right Approval for Projects with 20 Percent Affordable Units) ensures nondiscretionary processing for nonvacant sites identified in the City's previous housing element.
- Program 11 (Small Lot Development/Lot Consolidation) facilitates, incentivizes, and expedites affordable development on small lots, including the consolidation of small lots.
- Program 12 (Accessory Dwelling Units) includes actions to facilitate the development of 240 ADUs within the planning period, monitor the City's progress in meeting the goal, and adjusting its strategies and incentives if the City is not meeting that goal in 2025.
- Program 13 (Amendments to the Zoning Ordinance) commits to update the City's Zoning Ordinance to comply with multiple state laws and implement the City's new General Plan.
- Program 14 (Objective Design Standards) commits the City to update existing design standards to create objective standards by the end of 2022 and the create objective standards for rezoned sites by October 15, 2024.
- Program 15 (Monitoring the Effect of Article 27 of the City Charter [Measure DD]) ensures the City monitors and responds appropriately to votes of the electorate, including a vote regarding the recommended Land Use Plan of the General Plan and associated rezoning required by State Housing Element Law.
- Program 18 (Fair Housing) includes a variety of actions to ensure that the City meets its obligation to Affirmatively Further Fair Housing (AFFH) pursuant to Government Code section 8899.50.

HCD acknowledges that although the City Council adopted a Preferred Land Use Plan in May 2021, the City is still in the process of updating its general plan, including the land use element. This update requires approval by the electorate. The City anticipates placing the issue on the ballot in March 2023 with multiple implementing program actions to be completed subsequent to voter approval. The housing element has been written to be consistent with the Preferred Land Use Plan. Should the ballot measure be disapproved by the electorate, the City must take additional timely actions as outlined in Program 15 (Monitoring the Effect of Article 27 of the City Charter [Measure DD]) to ensure continued compliance with State Housing Element Law.

Regarding Program 13 (Amendments to the Zoning Ordinance), HCD reminds the City that although the Zoning Ordinance may not be updated, and regardless of housing element compliance status, the City has an obligation to apply current state law as opposed to an outdated zoning code, examples include:

- Density Bonus,
- Transitional and Supportive Housing,
- Emergency Shelters and Low Barrier Navigation Centers,
- Affordable Housing Streamlined Approval (SB 35),
- Employee Housing,

- Reasonable Accommodation,
- Definition of Family, and
- Unlicensed Group Homes.

The element includes Program 8 (Residential Sites Inventory and Monitoring of No Net Loss) identifying adequate sites to accommodate the shortfall of 1,164 units for lower-income households. Among other things, the program commits to zoning with densities of 20-55 units per acre and permitting owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower income households. Pursuant to Senate Bill 197 (Chapter 70, Statutes of 2022), as the City failed to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), Program 8 (Residential Sites Inventory and Monitoring of No Net Loss) must be completed no later than three years and 120 days from the statutory deadline (February 12, 2025). Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

The City must monitor and report on the results of all housing element programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the dedication, professionalism, cooperation, and assistance the City's housing element team provided throughout the course of the housing element review. Among others, the team included yourself, Brandy Forbes, Community Development Director, Sean Scully, Planning Manager, and the City's consultant, Veronica Tam. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Robin Huntley, of our staff, at [Robin.Huntley@hcd.ca.gov](mailto:Robin.Huntley@hcd.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall  
Senior Program Manager



Community Development  
415 Diamond Street  
Redondo Beach CA90277

January 7, 2025

Melinda Coy, Proactive Housing Accountability Chief  
Division of Housing Policy Development  
Department of Housing and Community Development  
2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833

**RE: 6<sup>th</sup> Cycle Housing Element – Program Compliance Update**

Dear Ms. Coy:

The purpose of this letter is to inform you that the City of Redondo Beach has taken all necessary rezoning actions and complied with the February 12, 2025 deadline, which is three years and 120 days from the statutory deadline.

At the November 5, 2024 City Council meeting, the Council took the following actions:

- Adopted a resolution certifying the associated Final Program Environmental Impact Report (PEIR - State Clearinghouse Number 2023050732).
- Adopted a resolution amending the General Plan Land Use Element to ensure consistency with the Zoning Code amendments.
- Introduced (and later, on November 12, adopted) three zoning ordinances amending Title 10 Chapters 1, 2 and 5 of the Redondo Beach Municipal Code implementing the City's 6<sup>th</sup> Cycle Housing Element.

The actions taken by the City Council implement Programs 8 (Residential Sites Inventory and Monitoring No Net Loss), 9 (By-Right Approval for Projects with 20 Percent Affordable Units), and 10 (Replacement Housing) of the City's 6<sup>th</sup> Cycle Housing Element. The signed ordinances and resolutions for the actions are included as attachments to this letter.

Pursuant to Program 15 of the 6<sup>th</sup> Cycle Housing Element, the City has continued to monitor court cases and considered adjusting provisions of the City's Charter (Measure DD) as necessary. As you know, the Los Angeles Superior Court in case number 22TRCP00203 ruled that the City's housing element is valid in all respects and that neither the housing element itself nor the implementing actions need to be presented to the voters pursuant to Article 27 of the City Charter. That case is currently on appeal.

To implement Program 15, confirm the original intent of Measure DD, and ensure that the City continues to comply with the State's requirements for housing element adoption, the City Council placed Measure RB on the November 5, 2024 ballot. On that date Redondo Beach voters approved Measure RB, thereby amending the City's Charter to state explicitly that the Article 27 voter approval requirement does not apply to an amendment to or update of the Housing Element of the City's General Plan, or to General Plan amendments or Zoning Ordinance amendments that implement a program in the Housing Element to ensure adequate RHNA capacity. On December 10, 2024, the City Council adopted a resolution declaring the results of the election.

We appreciate the opportunity to provide you with this update. Please do not hesitate to contact us with additional questions.

Sincerely,

*Marc Wiener*

Marc Wiener, AICP  
Community Development Director

CC: Mike Witzansky, City Manager  
Mike Webb, City Attorney  
Reid Miller, State HCD

Attachments:

1. Ordinance No. CC-3281-24 (Amending Title 10, Chapter 1)
2. Ordinance No. CC-3282-24 (Amending Title 10, Chapter 2)
3. Ordinance No. CC-3283-24 (Amending Title 10, Chapter 5)
4. Resolution No. CC-2410-106 (Amending Land Use Element)
5. Resolution No. CC-2410-105 (Certifying Final Program Environmental Impact Report - State Clearinghouse Number 2023050732)

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannon Street, Suite 400  
Sacramento, CA 95811  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



August 27, 2025

Mike Witzansky, City Manager  
City of Redondo Beach  
415 Diamond Street  
Redondo Beach, CA 90277

**RE: City of Redondo Beach Rezone Implementation – Letter of Technical Assistance**

Dear Mike Witzansky:

The purpose of this letter is to provide technical assistance regarding the implementation of Program 9 (By-Right Approval for Projects with 20 Percent Affordable Units) to rezone sites to accommodate the regional housing needs allocation (RHNA) and to allow by-right processing of sites identified in previous housing elements pursuant to Government Code section 65583.2, subdivision (c).

On May 8, 2024, the California Department of Housing and Community Development (HCD) sent a Letter of Inquiry to the City of Redondo Beach (City) regarding the completion of Program 9. HCD received a written response from the City on June 7, 2024, stating that the City did intend to adopt the required program prior to February 12, 2025, three years and 120 days after the statutory deadline. Following this, City staff provided an update on January 7, 2025, including copies of adopted ordinances 3281-24, 3282-24, and 3283-24, as well as Resolutions 2410-105 and 2410-106. HCD performed a preliminary review of the documentation provided and requested a meeting, which took place on May 12, 2025. Among HCD's concerns that were addressed during that meeting, was the absence of a definition for "use by right" consistent with Government Code section 65583.2, subdivision (i). HCD took the discussion notes and findings from this meeting under consideration and determined that while the adopted ordinances and resolutions meet many requirements of state law, the City must demonstrate those rezonings meet all requirements in Government Code section 65583.2, subdivisions (c), (h) and (i).

Specifically, the land-use tables and definitions provided within the municipal code use a "P" symbol to designate a "permitted use" and while the amended zoning code does state that certain uses, such as supportive housing and low barrier navigation centers as "permitted by right," these terms are not specifically defined. The City must adopt a zoning code amendment by ordinance or resolution providing that sites are zoned to permit owner-occupied and rental multifamily residential use by right for developments

in which at least 20 percent of the units are affordable to lower income households during the planning period. In addition, the resolution should also clarify that “by-right” means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval that that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

HCD requests that the City revise its zoning code by ordinance, resolution or provide written documentation clearly demonstrating the rezones meet these statutory requirements. If needed, a copy of the revised ordinance or resolution should be transmitted to HCD. HCD will review the documentation and issue correspondence before taking any action authorized by Government Code section 65585, subdivisions (i) and (j). Such action may include issuance of written findings (Corrective Action Letter) and revoking HCD’s finding that the City’s housing element is in substantial compliance with Housing Element Law and/or referral to the California Office of the Attorney General.

HCD provides the City until September 26, 2025 to provide a written response to these findings. If you have questions or need additional information, please contact Tyler Galli at [Tyler.Galli@hcd.ca.gov](mailto:Tyler.Galli@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long, sweeping horizontal line extending to the right.

Melinda Coy  
Housing Accountability Unit Chief



# Administrative Report

---

L.1., File # PC25-1444

Meeting Date: 10/16/2025

---

**TO:** PLANNING COMMISSION

**FROM:** SEAN SCULLY, PLANNING MANAGER

**TITLE**

ELECTION OF OFFICERS- CHAIR AND VICE CHAIR