

**CITY OF REDONDO BEACH  
PLANNING COMMISSION AGENDA  
Thursday, April 16, 2026**

**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.**

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TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

[https://redondo.zoomgov.com/webinar/register/WN\\_\\_s648-MDRriOtr4nSvUbYg#/registration](https://redondo.zoomgov.com/webinar/register/WN__s648-MDRriOtr4nSvUbYg#/registration)

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](mailto: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 REGULAR MEETING OF APRIL 16, 2026.](#)**

#### **F.2. [APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 19 AND SPECIAL MEETING OF MARCH 31, 2026.](#)**

### **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. [Public Hearing for the consideration of an Exemption Declaration and Conditional Use Permit for the operation dog daycare and dog training facility within an existing commercial space on property located at 1212 S. Pacific Coast Highway in a Commercial \(C-2-PD\) zone. \(Case No. 2026-0124\)](#)**

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 APPROVING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OPERATION DOG DAYCARE AND DOG TRAINING FACILITY WITHIN AN EXISTING COMMERCIAL SPACE ON PROPERTY LOCATED AT 1212 S. PACIFIC COAST HIGHWAY IN A COMMERCIAL (C-2-PD) ZONE. (CASE NO. 2026-0124)

- K. ITEMS CONTINUED FROM PREVIOUS AGENDAS**
- L. ITEMS FOR DISCUSSION PRIOR TO ACTION**
- 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 May 21, 2026, 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

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E.1., File # PC26-0469

Meeting Date: 4/16/2026

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**TITLE**

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



# Administrative Report

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E.1., File # PC26-0469

Meeting Date: 4/16/2026

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**TITLE**

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



# Administrative Report

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F.1., File # PC26-0470

Meeting Date: 4/16/2026

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**TITLE**

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF APRIL 16, 2026.



# Administrative Report

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F.1., File # PC26-0470

Meeting Date: 4/16/2026

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**TITLE**

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION SPECIAL MEETING OF MARCH 31, 2026.





# Administrative Report

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F.2., File # PC26-0471

Meeting Date: 4/16/2026

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**TITLE**

APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 19 AND SPECIAL MEETING OF MARCH 31, 2026.



# Administrative Report

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F.2., File # PC26-0471

Meeting Date: 4/16/2026

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**TITLE**

APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 19 AND SPECIAL MEETING OF MARCH 31, 2026.



Minutes Regular Meeting  
Planning Commission  
March 19, 2026

**CITY OF REDONDO BEACH  
PLANNING COMMISSION MINUTES  
Thursday, March 19, 2026**

**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 Chair Craig.

**B. ROLL CALL**

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

Officials Present: Sean Scully, Planning Manager  
Steven Giang, Senior Planner  
Jamaal 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 Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, the order of the agenda, as presented.

The motion carried, 7-0-0.

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

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

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

The motion carried, 7-0-0.

**F. CONSENT CALENDAR**

**F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF MARCH 19, 2026.**

**F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF OCTOBER 16, 2025 AND NOVEMBER 20 2025.**

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

The motion carried, 7-0-0.

**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**

Chair Craig invited public comments.

There were no public comments.

**I. EX PARTE COMMUNICATION**

Commissioner Boswell reported speaking with Commissioner Gaddis regarding Items No. J.1 and J.2.

Commissioner Gaddis reported speaking with Chair Craig, staff and Commissioner Boswell regarding Items No. J.1 and J.2.

Commissioner Hazeltine reported speaking with Chair Craig and the public.

Chair Craig spoke with Mayor Light, and Commissioners Gaddis and Hazeltine regarding Items No. J.1 and J.2.

**J. PUBLIC HEARINGS**

**J.1. Public hearing for consideration of a Mitigated Negative Declaration and Coastal Development Permit for the demolition of an existing deteriorated public beach access ramp and the construction of a new ADA-accessible concrete access path with switchbacks, a concrete staircase, retaining walls, drainage improvements, lighting, bicycle parking, seating, railings, irrigation, landscaping, and coastal bluff restoration improvements at 811 and 1109 Esplanade (Permit No. 2025-0072).**

**PROPERTY MANAGER/ APPLICANT: County of Los Angeles Department of Beaches and Harbors**

**LOCATION: 811 and 1109 Esplanade, Redondo Beach**

**CASE NO: 2025-0072**

**RECOMMENDATION:**

- 1. Open the public hearing and take testimony;**
- 2. Close the public hearing;**
- 3. Adopt the attached resolution by title only, waiving further reading.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING A COASTAL DEVELOPMENT PERMIT BASED UPON A DETERMINATION THAT THE REDONDO BEACH AVENUE A ACCESS RAMP PROJECT, CONSISTING OF IMPROVEMENTS AND MODERNIZATION TO THE EXISTING ACCESS RAMP AND ASSOCIATED INFRASTRUCTURE, INCLUDING REMOVAL OF THE EXISTING ACCESS PATH, RETAINING WALL, AND PEDESTRIAN RAILING, CONSTRUCTION OF A NEW ADA-ACCESSIBLE CONCRETE PATH AND CONCRETE STAIRCASE, AND INSTALLATION OF DRAINAGE, LIGHTING, SITE FURNISHINGS, IRRIGATION, LANDSCAPING, AND DUNE/BLUFF RESTORATION IMPROVEMENTS AT 1109 ESPLANADE AND 811 ESPLANADE, REDONDO BEACH, CA 90277 (CASE NO. 2025-0072), IS CONSISTENT WITH THE APPLICABLE PROVISIONS OF THE CITY'S LOCAL COASTAL PROGRAM AND ZONING REGULATIONS**

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

The motion carried, 7-0-0.

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

Commissioner Young left the meeting at 6:33 p.m.

There were no public comments on this item.

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

The motion carried, 6-0-1. Commissioner Young was absent.

Motion by Commissioner Conroy, seconded by Commissioner Hazeltine, and approved by roll call vote, to adopt the attached resolution by title only, waiving further reading, as follows:

A resolution of the Planning Commission of the City of Redondo Beach adopting a mitigated negative declaration and approving a coastal development permit based upon

a determination that the Redondo Beach Avenue a access ramp project, consisting of improvements and modernization to the existing access ramp and associated infrastructure, including removal of the existing access path, retaining wall, and pedestrian railing, construction of a new ADA-accessible concrete path and concrete staircase, and installation of drainage, lighting, site furnishings, irrigation, landscaping, and dune/bluff restoration improvements at 1109 Esplanade and 811 Esplanade, Redondo Beach, CA 90277 (Case No. 2025-0072), is consistent with the applicable provisions of the city’s local coastal program and zoning regulations.

The motion carried, 6-0-1 as follows:

AYES: Boswell, Conroy, Gaddis, Hazeltine, Light, Chair Craig  
NOES: None  
ABSENT: Young

**J.2. A PUBLIC HEARING BEFORE THE PLANNING COMMISSION TO CONSIDER A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM TO THE CERTIFIED “REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR”, CONCERNING THE UPDATE OF THE CITY’S HOUSING ELEMENT (MARCH 2026 - “EXHIBIT A”), AND ADOPT PROPOSED AMENDMENTS TO THE CITY’S CERTIFIED 2021-2029 (6TH CYCLE) HOUSING ELEMENT (“EXHIBIT B”) AND ASSOCIATED AMENDMENTS TO THE DRAFT LAND USE ELEMENT (“EXHIBIT C”) AND SUBDIVISION (“EXHIBIT D”) AND ZONING ORDINANCES (“EXHIBIT E”) REQUIRED FOR CONSISTENCY THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY’S IDENTIFIED “HOUSING SITES” WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE DISTRICTS (65 TO 80 DU/AC).**

**RECOMMENDATION**

- 1. Open the public hearing and receive all testimony and written materials regarding the proposed amendments;**
- 2. Accept testimony from staff and the public and deliberate on the proposed amendments;**
- 3. Close the public hearing; and**
- 4. Adopt the attached Resolution recommending that the City Council:**
- 5. Adopt the proposed updates to the City of Redondo Beach 2021-2029 Housing Element;**
- 6. Adopt amendments to the Draft Land Use Element of the General Plan for implementation of and consistency with the Housing Element updates;**
- 7. Adopt amendments to Title 10 Chapter 1 (Subdivisions) and Title 10 Chapter 2 (Zoning and Land Use) of the Redondo Beach Municipal Code**

**for implementation of and consistency with the Housing Element updates; and**  
**8. Adopt the associated CEQA findings (Addendum to the Certified Final Program Environmental Impact Report for the Housing Element Update).**

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

The motion carried, 6-0-1. Commissioner Young was absent.

Planning Manager Scully narrated a PowerPoint presentation with details of the item.

Planning Manager Scully asked for a brief recess.

Motion by Chair Craig, seconded by Commissioner Hazeltine, and approved by voice vote, to take a brief recess at 6:48 p.m.

The motion carried, 6-0-1. Commissioner Young was absent.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to reconvene the meeting at 6:50 p.m. with all Members, present except Commissioner Young.

The motion carried, 6-0-1. Commissioner Young was absent.

Planning Manager Scully continued with the PowerPoint presentation.

Motion by Commissioner Hazeltine, seconded by Commissioner Conroy, and approved by voice vote, to reopen the public hearing.

The motion carried, 6-0-1. Commissioner Young was absent.

Discussion followed regarding administrative review of the 20% affordable requirement, compliance with state housing laws, loss of the north tech site as a RHNA housing site, addressing specific problems identified by the state with the City's last approach, the previous overlay in terms of building heights, consistency of the amendments to the EIR, public outreach with property owners and built-in legal, non-conforming conditions.

Chair Craig invited public comments.

Jess Money, District 3, opined this is all a delusional theater exercise; felt none of the designations have any legal binding effect; referenced Measure DD and Measure RB; asserted that the Constitution forbids ex post facto laws, Measure DD preceded the state mandates and the City can never pass another initiative like Measure DD, to exercise local zoning control; and claimed that all of the City's proposed designations are

meaningless because a developer can go to court and get whatever he/she wants. He mentioned other high rises being developed in adjacent cities.

Motion by Commissioner Boswell, seconded by Commissioner Light, to extend Jess Money's time for speaking.

The failed, 2-4-1. Commissioners Hazeltine, Conroy, Gaddis and Chair Craig, opposed and Commissioner Young was absent.

Planning Analyst Brown reported receiving two eComments, one in opposition to the item and one, neutral.

Planning Manager Scully announced receiving a message from the City Manager indicating that for technical reasons, it is recommended to continue this item to a date certain, for a special meeting to consider just this item.

Discussion followed regarding setting the date for the special meeting.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to take a brief recess at 7:17 p.m.

The motion carried, 6-0-1. Commissioner Young was absent.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to reconvene the meeting at 7:18 p.m. with all members present except Commissioner Young.

The motion carried, 6-0-1. Commissioner Young was absent.

Motion by Commissioner Light, seconded by Commissioner Boswell, and approved by voice vote, to continue the public hearing to a special meeting at 6:30 p.m. on March 31, 2026.

The motion carried, 6-0-1. Commissioner Young was absent.

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

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

**M. ITEMS FROM STAFF - None**

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

**O. ADJOURNMENT – 7:30 p.m.**

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

The motion carried 6-0. Commissioner Young was absent.

The next meeting of the Redondo Beach Planning Commission will be a special meeting to be held at 6:30 p.m. on March 31, 2026, 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,

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Marc Wiener  
Community Development Director



Minutes Special Meeting  
Planning Commission  
March 31, 2026

**CITY OF REDONDO BEACH  
PLANNING COMMISSION MINUTES  
Tuesday, March 31, 2026**

**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, (arrived at 6:38 p.m.), Conroy, Gaddis, Hazeltine, Light, Young, Chair Craig

Officials Present: Marc Wiener, Community Development Director  
Sean Scully, Planning Manager  
Jamaal Brown, Planning Analyst  
Veronica Tam, Housing Consultant (via Zoom)

**C. SALUTE TO THE FLAG**

Commissioner Young led in the Salute to the Flag.

**D. APPROVE ORDER OF AGENDA**

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

The motion carried, 6-0-1. Commissioner Boswell was absent.

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

**E.1. RECEIVE AND FILE BLUE FOLDER ITEMS - None**

**F. CONSENT CALENDAR**

**F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION  
SPECIAL MEETING OF MARCH 31, 2026.**

**F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF SEPTEMBER 18 AND DECEMBER 18, 2025**

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

The motion carried, 6-0-1. Commissioner Boswell was 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**

Chair Craig invited public comments.

There were no public comments.

**I. EX PARTE COMMUNICATION**

Commissioner Young announced that she spoke with members of the public regarding Item No. K.1.

Commissioner Gaddis reported speaking with members of the public, staff, Commissioner Boswell and Chair Craig.

Commissioner Conroy spoke with members of the public and Commissioner Hazeltine.

Commissioner Hazeltine spoke with Commissioner Conroy, members of the public and Chair Craig.

Chair Craig spoke with members of the public, Mayor Light, Councilmember Obagi and Commissioners Hazeltine and Gaddis as well as staff.

**J. PUBLIC HEARINGS**

**K. ITEMS CONTINUED FROM PREVIOUS AGENDAS**

**K.1. A CONTINUED PUBLIC HEARING TO A SPECIAL MEETING OF THE PLANNING COMMISSION TO CONSIDER A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM TO THE CERTIFIED “REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR”, CONCERNING THE UPDATE OF THE CITY’S**

**HOUSING ELEMENT (MARCH 2026 - “EXHIBIT A”), AND ADOPT PROPOSED AMENDMENTS TO THE CITY’S CERTIFIED 2021-2029 (6TH CYCLE) HOUSING ELEMENT (“EXHIBIT B”) AND ASSOCIATED AMENDMENTS TO THE DRAFT LAND USE ELEMENT (“EXHIBIT C”) AND SUBDIVISION (“EXHIBIT D”) AND ZONING ORDINANCES (“EXHIBIT E”) REQUIRED FOR CONSISTENCY THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY’S IDENTIFIED “HOUSING SITES” WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE DISTRICTS (65 TO 80 DU/AC).**

**RECOMMENDATION**

- 1. Re-open the continued public hearing and receive all testimony and written materials regarding the proposed amendments;**
- 2. Accept testimony from staff and the public and deliberate on the proposed amendments;**
- 3. Close the public hearing; and**
- 4. Adopt the attached Resolution recommending that the City Council:**
  - o Approve the associated CEQA findings (Addendum to the Certified Final Program Environmental Impact Report for the Housing Element Update);**
  - o Adopt the proposed updates to the City of Redondo Beach 2021-2029 Housing Element;**
  - o Adopt amendments to the Draft Land Use Element of the General Plan for implementation of and consistency with the Housing Element updates; and**
  - o Adopt amendments to Title 10 Chapter 1 (Subdivisions) and Title 10 Chapter 2 (Zoning and Land Use) of the Redondo Beach Municipal Code for implementation of and consistency with the Housing Element updates.**

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to reopen the public hearing.

The motion carried, 6-0-1. Commissioner Boswell was absent.

Planning Manager Scully reviewed the PowerPoint presentation for the item; discussed implementation of the Housing Element and presented a summary of 6th cycle 2021-2029 Housing Element.

Commissioner Boswell arrived at this juncture in the meeting (6:38 p.m.).

Planning Manager Scully addressed the public review process and HCD updates, revisions to land-use designations, zoning ordinance and zoning ordinance designations, and zoning ordinance and subdivision ordinance revisions. He talked about environmental impacts and staff’s recommendations.

Discussion followed regarding the 90’ 7-stories in the CR in the South Bay Marketplace, the North Tech zone and legal implications.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and approved by voice vote, to invite public comments.

The motion carried, 7-0-0.

There were no public comments.

Motion by Commissioner Hazeltine, seconded by Commissioner Young, and approved by voice vote, to close public comments.

The motion carried, 7-0-0.

Community Development Director Wiener summarized discussions so far and noted this is that best that can be done under the situation. He reported that for future development, 50% of the floor area must go to housing; discussed incentives; noted there are no affordable housing requirements and addressed the possibility of developing an inclusionary housing for future projects.

Discussion followed regarding providing incentives to increase residential.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by roll call vote, to adopt a Resolution of the Planning Commission of the City of Redondo Beach, California, recommending that the City Council approve, pursuant to the California Environmental Quality Act, an addendum to the certified “Redondo Beach focused general plan update, zoning ordinance update and local coastal program amendment program EIR”, concerning the update of the city’s housing element (march 2026 - “exhibit a”), and adopt proposed amendments to the city’s certified 2021-2029 (6th cycle) housing element (“exhibit b”) and associated amendments to the draft land use element (“exhibit c”) and subdivision (“exhibit d”) and zoning ordinances (“exhibit e”) required for consistency that replace the affordable housing overlay districts on the city’s identified “housing sites” with high-density residential (65 du/ac) and mixed-use districts (65 to 80 du/ac).

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

NOES: None

ABSENT: None

The motion carried, 7-0-0.

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

**M. ITEMS FROM STAFF**

Community Development Director Wiener thanked members of the Commission for attending this special meeting and discussed the recent City Council Strategic Planning session and commented on upcoming advance planning items.

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

Chair Craig acknowledged National Women’s Month and thanked the women on the Commission for their service.

**O. ADJOURNMENT – 7:00 p.m.**

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to adjourn the meeting at 7:00 p.m.

The motion carried, 7-0-0.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on April 16, 2026, 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,

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Marc Wiener  
Community Development Director



# Administrative Report

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H.1., File # PC26-0472

Meeting Date: 4/16/2026

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**TITLE**

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



# Administrative Report

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H.1., File # PC26-0472

Meeting Date: 4/16/2026

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**TITLE**

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



# Administrative Report

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J.1., File # PC26-0473

Meeting Date: 4/16/2026

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**To:** PLANNING COMMISSION  
**From:** STEVEN GIANG, SENIOR PLANNER

## **TITLE**

Public Hearing for the consideration of an Exemption Declaration and Conditional Use Permit for the operation dog daycare and dog training facility within an existing commercial space on property located at 1212 S. Pacific Coast Highway in a Commercial (C-2-PD) zone. (Case No. 2026-0124)

## **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 APPROVING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OPERATION DOG DAYCARE AND DOG TRAINING FACILITY WITHIN AN EXISTING COMMERCIAL SPACE ON PROPERTY LOCATED AT 1212 S. PACIFIC COAST HIGHWAY IN A COMMERCIAL (C-2-PD) ZONE. (CASE NO. 2026-0124)

## **EXECUTIVE SUMMARY:**

The applicant is requesting approval of a Conditional Use Permit to allow the operation of an dog daycare and training business in an approximately 3,800 square foot tenant space within an existing multi-tenant commercial building. The dog daycare and training use requires a Conditional Use Permit per RBMC §10-2.620. Interior tenant improvements are proposed for the new business. No changes to the exterior of the building are proposed.

K9 Concepts, doing business as Love Ur K9, proposes to expand its existing dog training business, which services the South Bay area, by expanding into a physical building at 1212 S. Pacific Coast Highway and adding dog daycare services. The proposal includes continued dog training services together with full-day and half-day daycare. According to the business plan, daycare would operate 6 to 7 days per week depending on demand, and training would be offered Monday through Friday.

The proposed facility would have a total capacity of 50 dogs, including dogs enrolled in daycare and training programs. Dogs would be separated by age, maturity, and size. The daily program would include playtime, rest periods, feeding, training reinforcement, and periodic health checks.

The business/operations plan (attached) includes staffing for separate dog areas, training handlers,

administrative support, and maintenance. The business/operations plan states that large dog areas would have 2 staff members, the small dog area would have 1 to 2 staff members depending on attendance, and the puppy area would have 1 staff member. Training services would be supported by 2 to 3 handlers depending on attendance.

The proposal also includes operational and safety measures such as required vaccinations, regular cleaning and sanitizing, secure fencing, controlled access points, surveillance cameras, and designated indoor spaces for daycare, puppy care, training, and reception. The tenant space is identified as 3,800 square feet.

Overall, the proposal is for an indoor dog daycare and training facility within the existing tenant space, with structured operations, defined staffing, and designated areas for different dog sizes and activities.

## **BACKGROUND**

### **Existing Site, Surroundings, Zoning, and Project Description**

The subject site is located on the northeast corner of S. Pacific Coast Highway and Avenue E, and is currently developed with a multi-tenant commercial shopping center. The properties to the north, south, and west are also zoned Commercial (C-2-PD) and are developed with multi-tenant commercial buildings. The property to the east is zoned single-family residential (R-1) but is currently being used as a parking lot that is owned and used by the church located one (1) block to the north. The nearest residential property is more than 150 feet away from the subject building.

The existing site is developed with a two-story commercial building, with two levels of parking with a total of 39 parking spaces.

The proposed business would occupy an existing tenant space, approximately 3,800 square feet in size. The tenant space is located on the northern corner of the building, next to a café and under a restaurant, and faces S. Pacific Coast Highway. The property is accessed by one (1) two-way driveway off of S. Pacific Coast Highway.

The proposed interior changes include reconfiguring the tenant space to support dog daycare, puppy care, training, and reception functions (floor plan attached). According to the interior plan, the project would include two play areas, with one large play area of 840 square feet and another 432-square-foot area for smaller dogs. Office 1 would be converted into a puppy playroom, and the back of the space would be used as an open training area of 389 square feet. The lobby and reception area would total 315 square feet. The plan also states that a wall would separate the play area from the lobby for additional safety, and the indoor areas would include non-slip surfaces and climate control.

## **ANALYSIS**

In accordance with Section 10-2.620 of the Redondo Beach Municipal Code, dog daycare and training requires a Conditional Use Permit in the Commercial (C-2-PD) zone. The purpose of the conditional use permit (CUP) is to place conditions on the operation of the business so that it does not adversely impact surrounding properties. Potential issues that may arise from an animal training

and daycare operation are noise, animal waste, and parking impacts.

### Parking

Per Municipal Code Section 10-2.1706 related to commercial parking regulations, the proposed dog training and daycare business falls within the parking category of “commercial uses not listed”, which requires “one (1) parking space per each 250 square feet of gross floor area, except that uses subject to a Conditional Use Permit shall provide a minimum of one space per each 250 square feet of gross floor area and a maximum of one space per 100 square feet of gross floor area, depending upon the specific nature of the project.” The existing 3,800 square foot tenant spaces would require fifteen (15) parking spaces at the ratio of one (1) space per 250 square feet of gross floor area.

An analysis performed by staff indicates that all of the uses on the site, including the proposed use would require a total of 37 parking spaces. The site itself currently has an inventory for 39 spaces, therefore, the proposed use will have sufficient parking for the proposed use and all existing uses on site. In consultation with the operator and Staff’s analysis of the proposed business/operations plan, , 6-8 employees are planned which allows for 7-9 available parking spaces for customers and since customers will only utilize spaces for drop off-pick up the parking rate of one (1) space per 250 square feet is adequate. A key consideration is that the two restaurants located above the tenant space do not begin operations until approximately 4:00 p.m. and 5:00 p.m.; as a result, parking demand from those uses does not substantially overlap with the project’s primary daytime operating hours, reducing competition for parking spaces during most of the business day.

### Noise

Potential noise from animal-related businesses is a common concern. All business activities will occur within the building footprint, with no outdoor activities in the front or rear parking areas. The front doors will be required to remain closed during business hours. The tenant improvement work will include sound control in the interior walls to prevent noise impacts to the abutting tenant spaces. In addition, a condition of approval has been included in the proposed resolution, requiring the applicant to obtain an acoustical design analysis, and to implement all sound control design recommendations from the analysis in the tenant improvement plans submitted for the Building and Planning Division’s review and approval prior to the issuance of the required building permit to prevent noise impacts on the abutting tenant spaces. In addition to required sound-proofing, there is also nearly a 200-foot setback from the tenant space to the nearest residential use east of the site. Furthermore, the suite itself is situated below the grade of the adjacent residential neighborhood to the east and is further blocked by the parking garage of the subject site at 1212 S. Pacific Coast Highway. With the requirement to obtain an acoustical design analysis report and incorporate all the recommendations within the “report,” it is anticipated that any potential noise impacts will be mitigated to less than significant.

### Odor and Waste Disposal

The operation of the proposed dog daycare and training facility has the potential to generate animal waste and related odors if not properly managed. The applicant indicates that dogs taken outside the building will be limited to a maximum of 10 dogs at various times of the day and will be cleaned up after immediately using waste bags and spray water bottles with soap in order to maintain cleanliness

in the surrounding area. The applicant also states that waste will be disposed of in designated trash receptacles with regular collection service. In addition, the facility will be cleaned and sanitized multiple times throughout the day, with deep cleaning to occur after business hours. As a condition of ongoing operation, all animal waste should be promptly collected, placed in sealed bags or containers, and stored in a sanitary manner within the building pending disposal. The operator shall also be responsible for monitoring the subject property and adjacent areas for pet waste and ensuring timely cleanup in order to minimize odors and maintain sanitary conditions.

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Section 10-2.2506, the proposed dog daycare and training use requires Planning Commission approval. The Conditional Use Permit serves to ensure that certain uses possessing unique characteristics will not adversely affect surrounding uses and properties, nor disrupt the orderly development of the community. For approval of the project, the Planning Commission must make the following findings in the affirmative. The following italicized text is the specific response to the individual criteria:

- a) The site for the proposed use shall be in conformity with the General Plan, and when located within the Artesia and Aviation Corridors Area Plan area shall be consistent with the intent of the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.

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

*LUE: Goal 1A: It shall be the goal of the City of Redondo Beach to provide for the types and mix of land uses necessary to serve the needs of existing and future residents.*

*Objective 1.3: Provide for the continuation of existing and new development or recycling of commercial uses to meet the needs of the City's residents.*

- b) Provision of fences and walls;
  - i. Not applicable. Perimeter walls exist between the subject property and adjacent residential uses.*
- c) Street dedications and improvements, including service roads and alleys;
  - i. A change in use does not trigger street dedications. Improvements along the frontage of the subject property (S. Pacific Coast Highway and Avenue E) are consistent with Caltrans and City standards as currently improved.*
- d) The control of vehicular ingress, egress, and circulation;
  - i. The existing one (1) two-way access driveway comply with Zoning Ordinance and Public Works standards.*

- e) Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
  - i. Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.*
- f) Provision of landscaping and the maintenance thereof;
  - i. Existing compliant landscaping to remain.*
- g) The regulation of noise, vibration, odor and the like;
  - i. Conditions of approval have been added requiring an acoustical analysis to ensure any excessive noise produced by the animals on site will not negatively impact adjacent commercial tenants or nearby residentially zoned property to the east. The recommendations from the acoustical analysis shall be incorporated into the tenant improvement plans. Exterior doors shall remain closed during operating hours. All business operations shall occur indoors. Animal waste from the business shall be contained in sealed containers within the tenant space between trash pick-ups and shall be disposed of in a manner that does not create discernible odors or other potential adverse impacts upon public health, safety, and welfare, and upon nearby businesses and residences. During dog walks, any pet waste shall be immediately collected in disposable bags and properly disposed of in designated waste receptacles located within the business premises.*
- h) Requirements for off-street loading facilities;
  - i. No deliveries are anticipated for the operation of the business that cannot be accommodated on site on along the adjacent public right-of-way in allowed parking spaces.*
- i) A time period within which the proposed use shall be developed;
  - i. The proposed tenant improvement will comply with required building plan check, permit, and inspections schedules.*
- j) Hours of permitted operation and similar restrictions;
  - i. Hours of operation shall be between 7:00AM to 8:00PM, seven days a week. The project's primary operations occur during daytime hours and, as conditioned, will not conflict with surrounding uses. No overnight boarding is permitted with this approval. In addition, the restaurants located above the tenant space do not begin operations until later in the day, reducing any overlap in parking demand.*
- k) Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
  - i. Not applicable. No billboards are located on this subject property.*
- l) Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter, the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and the General Plan.
  - i. The conditions of approval address all noted issues of concern, namely potential parking, noise, and odor impacts resulting in a project that is in conformity with the intentions and purposes of the applicable provisions of the City's Zoning Ordinance and its General Plan.*

*The project is consistent with the Comprehensive General Plan of the City. Policy 1.3.1 of the Land Use Element allows for the development of commercial services which provide for the needs of current and future residents. The proposed business will be of service to local residents. No additional buffers or setbacks are warranted as additional*

sound attenuation conditions are required and there is an existing 200-foot setback from the adjacent residential uses to the east. No dedications or easements are required. No new fences or walls are required. Proposed signage shall require a separate permit and shall be consistent with the Sign Regulations/Criteria in Section 10 -2.1802. No new landscaping is required. As conditioned, the dog daycare and training business is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No changes to the existing delivery/service area are necessary for the proposed use. Additional conditions of approval have been added that require the following:

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

Based on a review of the floor plans and the business/operations plans by the Planning Division, approval of the project is recommended.

**ENVIRONMENTAL STATUS**

The proposed project is Categorically Exempt from the preparation of environmental analyses, pursuant to Sections 15301(a) (Existing Facilities) of the California Environmental Quality Act (CEQA). This section exempts projects involving minor interior and exterior alterations of existing structures including interior partitions, plumbing, and electrical, with no expansion, from environmental review. The project does not propose any floor area expansion, and work will be limited to interior renovations within the existing building, consistent with those items specified as exempt under this section.

**CONCLUSION**

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

Prepared by:

Approved by:

\_\_\_\_\_  
Steven Giang

\_\_\_\_\_  
Sean Scully

Senior Planner

Planning Manager

**ATTACHMENTS**

1. 1212 S. Pacific Coast Highway - Exemption Declaration
2. 1212 S. Pacific Coast Highway - Draft Resolution
3. 1212 S. Pacific Coast Highway - Site and Floor Plans
4. 1212 S Pacific Coast Highway - Business/Operations Plan



# Administrative Report

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J.1., File # PC26-0473

Meeting Date: 4/16/2026

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**To:** PLANNING COMMISSION  
**From:** STEVEN GIANG, SENIOR PLANNER

## **TITLE**

Public Hearing for the consideration of an Exemption Declaration and Conditional Use Permit for the operation dog daycare and dog training facility within an existing commercial space on property located at 1212 S. Pacific Coast Highway in a Commercial (C-2-PD) zone. (Case No. 2026-0124)

## **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 APPROVING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OPERATION DOG DAYCARE AND DOG TRAINING FACILITY WITHIN AN EXISTING COMMERCIAL SPACE ON PROPERTY LOCATED AT 1212 S. PACIFIC COAST HIGHWAY IN A COMMERCIAL (C-2-PD) ZONE. (CASE NO. 2026-0124)

## **EXECUTIVE SUMMARY:**

The applicant is requesting approval of a Conditional Use Permit to allow the operation of an dog daycare and training business in an approximately 3,800 square foot tenant space within an existing multi-tenant commercial building. The dog daycare and training use requires a Conditional Use Permit per RBMC §10-2.620. Interior tenant improvements are proposed for the new business. No changes to the exterior of the building are proposed.

K9 Concepts, doing business as Love Ur K9, proposes to expand its existing dog training business, which services the South Bay area, by expanding into a physical building at 1212 S. Pacific Coast Highway and adding dog daycare services. The proposal includes continued dog training services together with full-day and half-day daycare. According to the business plan, daycare would operate 6 to 7 days per week depending on demand, and training would be offered Monday through Friday.

The proposed facility would have a total capacity of 50 dogs, including dogs enrolled in daycare and training programs. Dogs would be separated by age, maturity, and size. The daily program would include playtime, rest periods, feeding, training reinforcement, and periodic health checks.

The business/operations plan (attached) includes staffing for separate dog areas, training handlers,

administrative support, and maintenance. The business/operations plan states that large dog areas would have 2 staff members, the small dog area would have 1 to 2 staff members depending on attendance, and the puppy area would have 1 staff member. Training services would be supported by 2 to 3 handlers depending on attendance.

The proposal also includes operational and safety measures such as required vaccinations, regular cleaning and sanitizing, secure fencing, controlled access points, surveillance cameras, and designated indoor spaces for daycare, puppy care, training, and reception. The tenant space is identified as 3,800 square feet.

Overall, the proposal is for an indoor dog daycare and training facility within the existing tenant space, with structured operations, defined staffing, and designated areas for different dog sizes and activities.

## **BACKGROUND**

### **Existing Site, Surroundings, Zoning, and Project Description**

The subject site is located on the northeast corner of S. Pacific Coast Highway and Avenue E, and is currently developed with a multi-tenant commercial shopping center. The properties to the north, south, and west are also zoned Commercial (C-2-PD) and are developed with multi-tenant commercial buildings. The property to the east is zoned single-family residential (R-1) but is currently being used as a parking lot that is owned and used by the church located one (1) block to the north. The nearest residential property is more than 150 feet away from the subject building.

The existing site is developed with a two-story commercial building, with two levels of parking with a total of 39 parking spaces.

The proposed business would occupy an existing tenant space, approximately 3,800 square feet in size. The tenant space is located on the northern corner of the building, next to a café and under a restaurant, and faces S. Pacific Coast Highway. The property is accessed by one (1) two-way driveway off of S. Pacific Coast Highway.

The proposed interior changes include reconfiguring the tenant space to support dog daycare, puppy care, training, and reception functions (floor plan attached). According to the interior plan, the project would include two play areas, with one large play area of 840 square feet and another 432-square-foot area for smaller dogs. Office 1 would be converted into a puppy playroom, and the back of the space would be used as an open training area of 389 square feet. The lobby and reception area would total 315 square feet. The plan also states that a wall would separate the play area from the lobby for additional safety, and the indoor areas would include non-slip surfaces and climate control.

## **ANALYSIS**

In accordance with Section 10-2.620 of the Redondo Beach Municipal Code, dog daycare and training requires a Conditional Use Permit in the Commercial (C-2-PD) zone. The purpose of the conditional use permit (CUP) is to place conditions on the operation of the business so that it does not adversely impact surrounding properties. Potential issues that may arise from an animal training

and daycare operation are noise, animal waste, and parking impacts.

### Parking

Per Municipal Code Section 10-2.1706 related to commercial parking regulations, the proposed dog training and daycare business falls within the parking category of “commercial uses not listed”, which requires “one (1) parking space per each 250 square feet of gross floor area, except that uses subject to a Conditional Use Permit shall provide a minimum of one space per each 250 square feet of gross floor area and a maximum of one space per 100 square feet of gross floor area, depending upon the specific nature of the project.” The existing 3,800 square foot tenant spaces would require fifteen (15) parking spaces at the ratio of one (1) space per 250 square feet of gross floor area.

An analysis performed by staff indicates that all of the uses on the site, including the proposed use would require a total of 37 parking spaces. The site itself currently has an inventory for 39 spaces, therefore, the proposed use will have sufficient parking for the proposed use and all existing uses on site. In consultation with the operator and Staff’s analysis of the proposed business/operations plan, , 6-8 employees are planned which allows for 7-9 available parking spaces for customers and since customers will only utilize spaces for drop off-pick up the parking rate of one (1) space per 250 square feet is adequate. A key consideration is that the two restaurants located above the tenant space do not begin operations until approximately 4:00 p.m. and 5:00 p.m.; as a result, parking demand from those uses does not substantially overlap with the project’s primary daytime operating hours, reducing competition for parking spaces during most of the business day.

### Noise

Potential noise from animal-related businesses is a common concern. All business activities will occur within the building footprint, with no outdoor activities in the front or rear parking areas. The front doors will be required to remain closed during business hours. The tenant improvement work will include sound control in the interior walls to prevent noise impacts to the abutting tenant spaces. In addition, a condition of approval has been included in the proposed resolution, requiring the applicant to obtain an acoustical design analysis, and to implement all sound control design recommendations from the analysis in the tenant improvement plans submitted for the Building and Planning Division’s review and approval prior to the issuance of the required building permit to prevent noise impacts on the abutting tenant spaces. In addition to required sound-proofing, there is also nearly a 200-foot setback from the tenant space to the nearest residential use east of the site. Furthermore, the suite itself is situated below the grade of the adjacent residential neighborhood to the east and is further blocked by the parking garage of the subject site at 1212 S. Pacific Coast Highway. With the requirement to obtain an acoustical design analysis report and incorporate all the recommendations within the “report,” it is anticipated that any potential noise impacts will be mitigated to less than significant.

### Odor and Waste Disposal

The operation of the proposed dog daycare and training facility has the potential to generate animal waste and related odors if not properly managed. The applicant indicates that dogs taken outside the building will be limited to a maximum of 10 dogs at various times of the day and will be cleaned up after immediately using waste bags and spray water bottles with soap in order to maintain cleanliness

in the surrounding area. The applicant also states that waste will be disposed of in designated trash receptacles with regular collection service. In addition, the facility will be cleaned and sanitized multiple times throughout the day, with deep cleaning to occur after business hours. As a condition of ongoing operation, all animal waste should be promptly collected, placed in sealed bags or containers, and stored in a sanitary manner within the building pending disposal. The operator shall also be responsible for monitoring the subject property and adjacent areas for pet waste and ensuring timely cleanup in order to minimize odors and maintain sanitary conditions.

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Section 10-2.2506, the proposed dog daycare and training use requires Planning Commission approval. The Conditional Use Permit serves to ensure that certain uses possessing unique characteristics will not adversely affect surrounding uses and properties, nor disrupt the orderly development of the community. For approval of the project, the Planning Commission must make the following findings in the affirmative. The following italicized text is the specific response to the individual criteria:

- a) The site for the proposed use shall be in conformity with the General Plan, and when located within the Artesia and Aviation Corridors Area Plan area shall be consistent with the intent of the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.

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

*LUE: Goal 1A: It shall be the goal of the City of Redondo Beach to provide for the types and mix of land uses necessary to serve the needs of existing and future residents.*

*Objective 1.3: Provide for the continuation of existing and new development or recycling of commercial uses to meet the needs of the City's residents.*

- b) Provision of fences and walls;
  - i. Not applicable. Perimeter walls exist between the subject property and adjacent residential uses.*
- c) Street dedications and improvements, including service roads and alleys;
  - i. A change in use does not trigger street dedications. Improvements along the frontage of the subject property (S. Pacific Coast Highway and Avenue E) are consistent with Caltrans and City standards as currently improved.*
- d) The control of vehicular ingress, egress, and circulation;
  - i. The existing one (1) two-way access driveway comply with Zoning Ordinance and Public Works standards.*

- e) Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
  - i. Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.*
- f) Provision of landscaping and the maintenance thereof;
  - i. Existing compliant landscaping to remain.*
- g) The regulation of noise, vibration, odor and the like;
  - i. Conditions of approval have been added requiring an acoustical analysis to ensure any excessive noise produced by the animals on site will not negatively impact adjacent commercial tenants or nearby residentially zoned property to the east. The recommendations from the acoustical analysis shall be incorporated into the tenant improvement plans. Exterior doors shall remain closed during operating hours. All business operations shall occur indoors. Animal waste from the business shall be contained in sealed containers within the tenant space between trash pick-ups and shall be disposed of in a manner that does not create discernible odors or other potential adverse impacts upon public health, safety, and welfare, and upon nearby businesses and residences. During dog walks, any pet waste shall be immediately collected in disposable bags and properly disposed of in designated waste receptacles located within the business premises.*
- h) Requirements for off-street loading facilities;
  - i. No deliveries are anticipated for the operation of the business that cannot be accommodated on site on along the adjacent public right-of-way in allowed parking spaces.*
- i) A time period within which the proposed use shall be developed;
  - i. The proposed tenant improvement will comply with required building plan check, permit, and inspections schedules.*
- j) Hours of permitted operation and similar restrictions;
  - i. Hours of operation shall be between 7:00AM to 8:00PM, seven days a week. The project's primary operations occur during daytime hours and, as conditioned, will not conflict with surrounding uses. No overnight boarding is permitted with this approval. In addition, the restaurants located above the tenant space do not begin operations until later in the day, reducing any overlap in parking demand.*
- k) Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
  - i. Not applicable. No billboards are located on this subject property.*
- l) Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter, the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and the General Plan.
  - i. The conditions of approval address all noted issues of concern, namely potential parking, noise, and odor impacts resulting in a project that is in conformity with the intentions and purposes of the applicable provisions of the City's Zoning Ordinance and its General Plan.*

*The project is consistent with the Comprehensive General Plan of the City. Policy 1.3.1 of the Land Use Element allows for the development of commercial services which provide for the needs of current and future residents. The proposed business will be of service to local residents. No additional buffers or setbacks are warranted as additional*

sound attenuation conditions are required and there is an existing 200-foot setback from the adjacent residential uses to the east. No dedications or easements are required. No new fences or walls are required. Proposed signage shall require a separate permit and shall be consistent with the Sign Regulations/Criteria in Section 10 -2.1802. No new landscaping is required. As conditioned, the dog daycare and training business is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No changes to the existing delivery/service area are necessary for the proposed use. Additional conditions of approval have been added that require the following:

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

Based on a review of the floor plans and the business/operations plans by the Planning Division, approval of the project is recommended.

**ENVIRONMENTAL STATUS**

The proposed project is Categorically Exempt from the preparation of environmental analyses, pursuant to Sections 15301(a) (Existing Facilities) of the California Environmental Quality Act (CEQA). This section exempts projects involving minor interior and exterior alterations of existing structures including interior partitions, plumbing, and electrical, with no expansion, from environmental review. The project does not propose any floor area expansion, and work will be limited to interior renovations within the existing building, consistent with those items specified as exempt under this section.

**CONCLUSION**

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

Prepared by:

Approved by:

\_\_\_\_\_  
Steven Giang

\_\_\_\_\_  
Sean Scully

Senior Planner

Planning Manager

**ATTACHMENTS**

1. 1212 S. Pacific Coast Highway - Exemption Declaration
2. 1212 S. Pacific Coast Highway - Draft Resolution
3. 1212 S. Pacific Coast Highway - Site and Floor Plans
4. 1212 S Pacific Coast Highway - Business/Operations Plan



## CITY OF REDONDO BEACH

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

**DATE:** April 16, 2026

**PROJECT ADDRESS:** 1212 S. Pacific Coast Highway – Love Ur K9

**PROPOSED PROJECT:** CONSIDERATION OF AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OPERATION DOG DAYCARE AND DOG TRAINING FACILITY WITHIN AN EXISTING COMMERCIAL SPACE ON PROPERTY LOCATED AT 1212 S. PACIFIC COAST HIGHWAY IN A COMMERCIAL (C-2-PD) ZONE. (CASE NO. 2026-0124)

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:

Section 15301(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that the minor alteration or use of an existing structure involving no expansion does not have a significant effect upon the environment and is categorically exempt from environmental review. This finding is supported by the fact that the proposed project consists of minor interior and exterior alterations of existing structures including interior partitions, plumbing, and electrical, with no expansion in building footprint or structure size. The project does not propose any floor area expansion, and work will be limited to interior renovations within the existing building and the creation of an outdoor dining space, consistent with those items specified as exempt under this section.

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  
Senior Planner

**RESOLUTION NO. 2026-04-PCR-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OPERATION DOG DAYCARE AND DOG TRAINING FACILITY WITHIN AN EXISTING COMMERCIAL SPACE ON PROPERTY LOCATED AT 1212 S. PACIFIC COAST HIGHWAY IN A COMMERCIAL (C-2-PD) ZONE. (CASE NO. 2026-0124)**

WHEREAS, an application was filed on behalf of the owner of property located at 1212 S. Pacific Coast Highway for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a dog daycare and dog training facility within an approximately 3,892 square foot tenant space in an existing multi-tenant commercial building on property located in a Commercial (C-2-PD) zone; 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 ordinance by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 16<sup>th</sup> day of April, 2026 with respect thereto.

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

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

*The proposed dog daycare and dog training facility is not located within the Artesia and Aviation Corridors Area Plan. The business will be housed within an existing commercial building in an approximately 3,800 square foot tenant space. The proposed use is in conformity with the General Plan land use designation of Commercial (C-2-PD), which allows C-2 commercial uses subject to the applicable provisions of the Zoning Ordinance, including dog daycare and dog training upon approval of a Conditional Use Permit. The dog daycare and dog training facility, as conditioned, will comply with RBMC parking requirements. The dog daycare and dog training facility, as conditioned, will not generate excessive noise or odor, and will be in conformity with the City's Noise Element and RBMC noise requirements.*

LUE: Goal 1A: It shall be the goal of the City of Redondo Beach to provide for the types and mix of land uses necessary to serve the needs of existing and future residents.

Objective 1.3: Provide for the continuation of existing and new development or recycling of commercial uses to meet the needs of the City's residents.

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

*The site is directly adjacent to S. Pacific Coast Highway, a major arterial street, and Avenue E, and is accessed by one (1) existing two-way driveway from S. Pacific Coast Highway that complies with RBMC driveway standards. Pedestrian access is provided by existing ADA-compliant walkways from the public sidewalk on Pacific Coast Highway and Avenue E to the building.*

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

*The dog daycare and dog training facility will operate within an existing tenant space and all business activities shall occur indoors. The project will be conditioned to require sound attenuation measures, including an acoustical analysis and incorporation of all sound control recommendations into the tenant improvement plans, in order to prevent noise impacts on adjacent commercial tenants. Exterior doors shall remain closed during operating hours except as necessary for ingress and egress. Animal waste shall be disposed of in a manner that does not create discernible odors or other potential adverse impacts upon adjacent commercial tenants or abutting properties. No exterior changes are proposed. Additionally, as developed the proposed tenant space is buffered from the nearest residential properties to the east by the ground level parking garage and*

*further still by another surface parking further east from the business which fronts PCH.*

- d) The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:
- a. Additional setbacks, open spaces, and buffers;
    - i. The existing setbacks comply with applicable RBMC development standards and the use is setback approximately 150 feet from as the adjacent uses east which are residentially zoned. The use is also at a significantly lower grade than the residences to the east.*
  - b. Provision of fences and walls;
    - i. Not applicable. Perimeter walls exist between the subject property and adjacent residential uses.*
  - c. Street dedications and improvements, including service roads and alleys;
    - i. A change in use does not trigger street dedications. Improvements along the frontage of the subject property (S. Pacific Coast Highway and Avenue E). PCH and Avenue E are consistent with Caltrans and City standards as currently improved.*
  - d. The control of vehicular ingress, egress, and circulation;
    - i. The existing one (1) two-way access driveway to/from PCH complies with Zoning Ordinance and Public Works standards.*
  - e. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
    - i. Signage will be required to comply with the City's signage regulations and will processed under a separate permit.*
  - f. Provision of landscaping and the maintenance thereof;
    - i. Existing compliant landscaping to remain.*
  - g. The regulation of noise, vibration, odor and the like;
    - i. Conditions of approval have been added requiring an acoustical analysis to ensure any excessive noise produced by the animals on site will not negatively impact adjacent commercial tenants or nearby residentially zoned property to the east. The recommendations from the acoustical analysis shall be incorporated into the tenant improvement plans. Exterior doors shall remain closed during operating hours. All business operations shall occur indoors. Animal waste from the business shall be contained in sealed containers within the tenant space between trash pick-ups and shall be disposed of in a manner that does not create discernible odors or other potential adverse impacts upon public health, safety, and welfare, and upon nearby businesses and residences. During dog walks, any pet waste shall be immediately collected in disposable bags and*

*properly disposed of in designated waste receptacles located within the business premises.*

- h. Requirements for off-street loading facilities;
  - i. No deliveries are anticipated for the operation of the business that cannot be accommodated on site on along the adjacent public right-of-way in allowed parking spaces.*
- i. A time period within which the proposed use shall be developed;
  - i. The proposed tenant improvement will comply with required building plan check, permit, and inspections schedules.*
- j. Hours of permitted operation and similar restrictions;
  - i. Hours of operation shall be between 7:00AM to 8:00PM, seven days a week. The project's primary operations occur during daytime hours and, as conditioned, will not conflict with surrounding uses. No overnight boarding is permitted with this approval. In addition, the restaurants located above the tenant space do not begin operations until later in the day, reducing any overlap in parking demand.*
- k. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
  - i. Not applicable. No billboards are located on this subject property.*
- l. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter, the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and the General Plan.
  - i. The conditions of approval address all noted issues of concern, namely potential parking, noise, and odor impacts resulting in a project that is in conformity with the intentions and purposes of the applicable provisions of the City's Zoning Ordinance and its General Plan.*

*The project is consistent with the Comprehensive General Plan of the City. Policy 1.3.1 of the Land Use Element allows for the development of commercial services which provide for the needs of current and future residents. The dog training and daycare business will be of service to local residents. No additional buffers or setbacks are warranted as additional sound attenuation conditions are required and there is an existing 150-foot setback from the adjacent residential uses to the east. No dedications or easements are required. No new fences or walls are required. Proposed signage shall require a separate permit and shall be consistent with the Sign Regulations Criteria in Section 10-2.1802. No new landscaping is required.*

*As conditioned, the animal training and daycare business is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No changes to the existing delivery/service area is necessary for the proposed*

*animal grooming and retail use. Additional conditions of approval have been added that require the following:*

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

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

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

Section 1. Based on the above findings, the Planning Commission does hereby approve the California Environmental Quality Act Exemption Declaration and grant the Conditional Use Permit, pursuant to the plans, specifications, drawings, and applications considered by the Planning Commission at its meeting on the 16<sup>th</sup> day of April, 2026.

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

1. The approval granted herein is for the operation of a dog daycare and dog training facility within an existing approximately 3,892 square foot commercial tenant space at 1212 S. Pacific Coast Highway. The facility may offer dog daycare, puppy care, dog training, and related reception and administrative functions. The business shall be maintained and operated in substantial conformance with the application and

plans reviewed and approved by the Planning Commission at its meeting of April 16, 2025.

2. The hours of operation shall be from 7:00am to 8:00pm, seven days a week.
3. There shall be a maximum of eight (8) employees in the tenant space at any given time.
4. There shall be a maximum of fifty (50) dogs on-site at any given time, including dogs enrolled in daycare and training programs.
5. With the exception of dog walks, all aspects of the dog daycare and dog training operation shall occur exclusively within the interior of the tenant space.
6. The entry doors to the dog daycare and training business shall remain closed during business hours, except to allow individuals to enter and exit the facility.
7. No outdoor play, exercise, training, or boarding of dogs shall occur in the parking lot, driveway areas, or adjacent neighborhood.
8. Overnight boarding of animals is prohibited.
9. The applicant shall implement all sound control design recommendations from the project-specific acoustical sound analysis report into the tenant improvement plans submitted for building permit. The acoustical analysis must be performed by a licensed acoustical engineer approved by the City. The building envelope and all interior partitions separating abutting tenant spaces shall be designed and constructed to maintain an interior noise environment that does not exceed 50 dBA (L-eq-1hr) during all operating hours. Documentation verifying that the design meets this performance standard shall be included with the construction documents.
10. The acoustical analysis report shall be copied onto a sheet in the construction plan set submitted to the Building & Safety Division.
11. The heating, ventilation, and air conditioning system shall be adequately sized, designed, and fully operational so as to enable the doors to remain closed at all times.
12. A copy of this Resolution shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
13. In the event of verifiable complaints, as determined by the Community Development Department, additional measures concerning sound attenuation and allowable hours of operation, and any other operational issues, may be applied.

14. The dog daycare and dog training facility shall operate in full compliance with all applicable health and safety laws pertaining to animals.
15. The dog training and dog daycare business shall operate and be in full compliance with all required health and safety laws pertaining to animals.
16. Animal waste shall be disposed of in a manner that does not create discernible odors or other potential adverse impacts upon public health, safety, and welfare upon nearby land uses, and that is in full compliance with any applicable local, county, and State ordinances.
17. The applicant shall use adequate containers to hold animal waste between trash collections. Waste shall be placed in tightly sealed disposable bags and containers. The waste storage containers shall be in a safe location within the tenant space and regularly cleaned.
18. The applicant shall be responsible for periodic monitoring and disposal of pet waste in the immediate vicinity of the tenant space.
19. The interior tenant improvement shall require submittal of full architectural and structural drawings and documents to the City's Building and Safety Division for plan check. No work shall commence prior to the full approval of plans by all required City divisions with all required permits issued.
20. Signage plans shall be submitted for approval by the Planning Division under a separate permit. All signage shall comply with the commercial Sign Regulations as specified in the Zoning Code, Title 10, Chapter 2, Article 6.
21. Construction work shall occur only between the hours of 7 a.m. and 6 p.m. Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays or observance of holidays.
22. The Community Development Department is authorized to approve minor changes.
23. 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.
24. The Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.

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

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

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

PASSED, APPROVED AND ADOPTED this 16<sup>th</sup> day of April, 2026.

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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. 2026-04-PCR-XX was duly passed, approved, and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 16<sup>th</sup> day of April, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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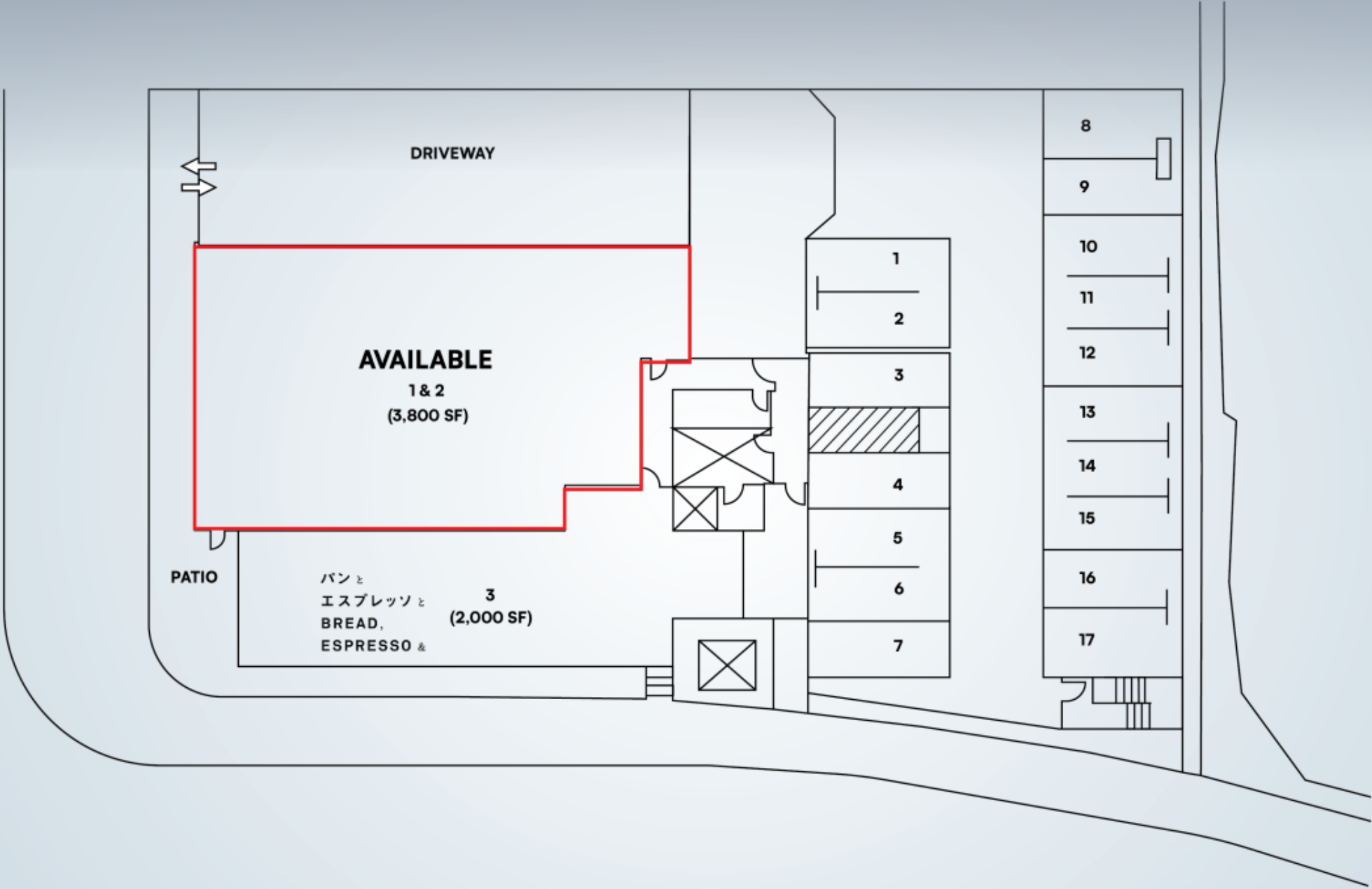
Sean Scully  
Planning Manager

APPROVED AS TO FORM:

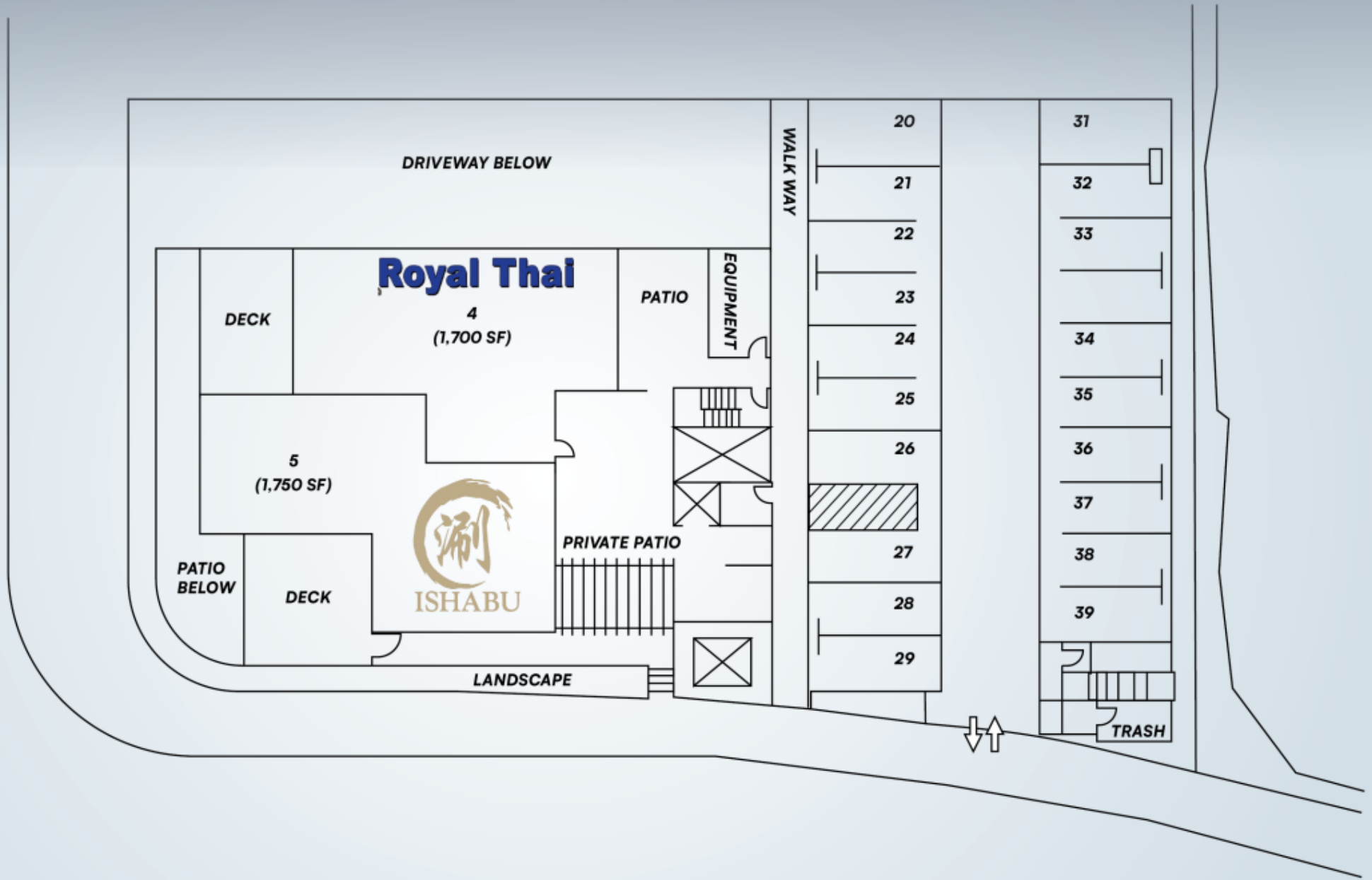
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City Attorney's Office

# Site Plan



# Site Plan



## SECOND FLOOR

# K9 Concepts (dba Love Ur K9)



1212 S. Pacific Coast Hwy, Redondo Beach 90277

# Business Plan – K9 Concepts (dba Love Ur K9)

**Location:** 1212 South Pacific Coast Hwy, Redondo Beach, Ca

## Executive Summary

K9 Concepts (“Love Ur K9”) is a well-established dog training business with over 10 years of experience. We are seeking to provide and expand by launching a small daycare service along with the current dog training services we currently offer. This is designed to meet the growing demand for quality pet care in the South Bay area. Our expansion aims to provide standard care, safety and training that will help to build a better community through pets.

## Company Background

Love Ur K9 has built a strong reputation for effective, humane dog training. Our experienced trainers have worked with 1000 plus dogs in the South Bay and surrounding area for over 10 years. Love Ur K9 developed our expertise in canine behavior and positive reinforcement methods. Our commitment to animal welfare and customer satisfaction has resulted in a loyal client base and numerous referrals. With our current foundation, we are well-positioned to be a trusted provider of dog training and daycare services.

## Market Analysis

The local pet care market is in high demand, driven by a high concentration of dog owners looking for reliable daytime care and training. While there are a few competitors in the surrounding South Bay area offering either daycare or training, none provide both services like Love Ur K9 will offer. Our demographics include working professionals, families and senior living within a 10-mile radius. By combining our established training services and a new daycare option we will attract both new and existing clients. Reaching out to local veterinarians, groomers and pet supply stores will also enhance our marketing presence.

## Services Offered

Dog Daycare: Will be opened 7 days (Sundays depending on demand) a week. Full and half day daycare will be available. Capacity is for 50 dogs, separated by age maturity and size.

Dog Training: Offered 5 days a week Monday-Friday. Capacity of 10-12 dogs per month (included in the total capacity number) will be walked Monday-Friday for training purposes.

## Operations Plan:

Daycare: 6 to 7 days a week depending on demand. Operating hours will be 7:00a – 8:00p

Dog Training: 5 days a week depending on demand. Operating hours will be 7:00a – 5:00p

Staffing plan:



- Daycare: 2 staff members in the large dog area; 1-2 staff members in the small dog area depending on attendance; and 1 staff member for puppies. All staff members will be responsible to keep their area clean and noise managed.
- Training: 2-3 training handlers depending on attendance
- Administration: 2 administrative assistants for client communication and scheduling of dog daycare and training.
- 1 maintenance staff member who will keep the play spaces clean during the day.

Daily routine: Each day will be structured playtimes, rest and feeding times, training reinforcement and periodic health checks.

## Health & Safety Protocol

- Love Ur K9 will strictly enforce the CDC-recommended vaccinations (Rabies, Distemper, Bordetella), requiring proof before attending daycare. Also encouraging the optional vaccinations Leptospirosis & Influenza.

- Facility will be cleaned and sanitized multiple times daily, with all the play and rest areas disinfected. A deep cleaning will be done in the evening after closing.
- Walked dogs will be cleaned up after by use of spray water bottles with soap and poop bags to ensure cleanliness outside of our building. Waste will be disposed of in our designated trash cans that are picked up on Mondays and Thursdays weekly.

## Site Plan & Facilities

- Doors will remain closed during business hours. A wall will separate the play area and lobby for an added layer of safety.
- Secure vinyl fencing around all play areas, to contain play space and prevent escape.
- Controlled access points with secure gates and surveillance cameras that will monitor all entries and exits as well as play and training areas.
- Ample amount of parking is available for clients in our parking structure, as well as street parking, with clear signage and safe drop off/pick-up zones
- Indoor spaces will be equipped with non-slip surfaces and climate control.



## Interior Plan:

- Two Large play areas. One space is 840 sq ft the other is 432 sq ft for smaller dogs.
- Office one will be used for a small play pen for puppies.
- Open floor plan for the training area is in the back of the space at 389 sq ft.
- Lobby and Reception area is 315 sq ft.

See Below.

## Noise Management

- Behavioral Training: Ongoing training and enrichment reduce excessive barking.
- Neighboring Businesses: The surrounding restaurants in our buildings do not open for business until 5:30p. Surrounding business will not be affected by the low amount of barking.
- Walking routines: Staggered outdoor breaks limit large group excitement and help keep noise levels manageable. As well as keeping the neighborhoods cleanliness intact by picking up after our dogs.

## Marketing Strategy

- Community Outreach: Direct mail, flyers and open houses to introduce our services to the local residents. Offering free group class.
- Veterinary Partnerships: Offering referrals and possible co-hosted events to teach the importance of training, vaccinations, and dog safety.
- Grooming & Pet Stores: Cross-promotions and referral programs.
- Digital Presences: Active social media, website and online reviews to attract and retain clients.



## Conclusion

Love Ur K9 is set up for sustainable growth through the expansion into dog daycare services. Along with our status in the dog community within the South Bay community and surrounding areas, our commitment to safety, quality and community will help us to stay a leading provider in the South Bay.