



Administrative Report

, File # PC25-0710

Meeting Date: 5/15/2025

TO: PLANNING COMMISSION

FROM: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit, to allow for general food/snack sales use, inclusive of the sale of beer, wine, and liquor for off-site consumption within an existing multi-tenant building on property located at 2706 Artesia Boulevard in the Commercial (C-2) zone.

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Adopt the attached resolution by title only, waiving further reading:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR GENERAL FOOD/SNACK SALES USE, INCLUSIVE OF THE SALE OF BEER, WINE, AND LIQUOR FOR OFF-SITE CONSUMPTION WITHIN AN EXISTING MULTI-TENANT BUILDING ON PROPERTY LOCATED AT 2706 ARTESIA BOULEVARD IN THE COMMERCIAL (C-2) ZONE. (CASE NO. 20250021)

EXECUTIVE SUMMARY

The applicant is requesting approval of a Conditional Use Permit to allow the operation of a liquor store in an existing multi-tenant building. The business would occupy the first-floor of the building, which will replace an existing 1,425 square foot space that was previously occupied by a flower-shop. The second floor of the building consists of 1,825 square feet of office space which is not proposing any changes as a part of this application.

The proposed liquor store will offer the sale of beer, wine, liquor, soft drinks, snacks, and other convenience items, and will operate from 8:00am - 11:00pm Monday through Sunday. There will be a maximum of four (4) employees on site at any given time.

BACKGROUND

Existing Site, Surroundings, Zoning, and Project Description

The subject site is located on the southwest corner of Artesia Boulevard and Inglewood Avenue. The site is currently developed with an approximately 3,260 square foot two-story commercial building. The properties to the north, west, and east are zoned Commercial (C-2) and the properties to the south are zoned Low Density Multi-family Residential (R-3). The properties to the north and west are developed with single-story commercial buildings. The property to the south is developed with a two-story residential building. The properties to the east, across Inglewood Avenue, is developed with a Mobil gas station.

The proposed project would consist of the remodeling the interior of the first floor to allow for shelving, walk in refrigerators, and new counters. No construction is proposed on the exterior of the building or on the second-floor offices of the building. The site currently has two (2) separate parking areas. A two-way driveway that is accessible from Artesia Boulevard that provides access to the front parking area of the building, includes a loading zone, 1 parking space and 1 ADA accessible parking space. Another two-way driveway that is accessible from Inglewood Avenue provides access to an additional 9 parking spaces and the trash enclosure to the south of the existing building. The project site currently has a total of 11 spaces. Per the City's zoning ordinance parking regulations, a total of 12 spaces are required for the existing and proposed uses on the subject property, however pursuant to RBMC § 10-2.1702(d) a reduction in the total number of otherwise required spaces is allowed if necessary to upgrade existing parking facilities to accommodate accessible parking spaces. This property was originally designed with 12 parking spaces but has since upgraded the front parking lot to accommodate an accessible parking space. No changes to the driveways or parking areas are proposed.

ANALYSIS

In accordance with Section 10-2.1600 and Section 10-2.620 of the Redondo Beach Municipal Code, liquor stores require a Conditional Use Permit in the Commercial (C-2) 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 the operation of a liquor store are nuisance complaints.

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Section 10-2.620, the proposed liquor store use requires approval of a Conditional Use Permit by the Planning Commission. 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 liquor store is located within the Artesia and Aviation Corridors Area Plan

(AACAP). No new construction is proposed for the existing two-story commercial building other than a tenant improvement to the ground floor to convert the prior retail use, "flower shop", to the new proposed retail use, "liquor store with general food retail goods". The second-floor office use will continue as is, with no changes proposed. Per the AACAP there is a clear intention to provide neighborhood serving versus commuter serving uses and professional office is identified as a "preferred use". The liquor store will include a large proportion of its inventory for the sale of convenience food and general merchandise items which provide support to the surrounding residential neighborhood. Additionally, the project maintains the second-floor office uses. As maintained and proposed this project is consistent with the "intent" of the AACAP.

The proposed use is also in conformity with the General Plan land use designation of Commercial (C-2) which allows for a mix of retail, professional office, and similar uses which principally provide for the needs of nearby residents. The proposed liquor store complies with all requirements for setbacks, fencing, parking, and landscaping. Although per the RBMC parking requirements the proposed and existing uses require a total of 12 spaces, pursuant to RBMC § 10-2.1702(d), the parking lot was upgraded to accommodate an accessible space and is therefore compliant with respect to parking.

- a) 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 Artesia Boulevard, a major arterial street, and Inglewood Avenue. The site would be accessed by 2 two-way driveways that complies with RBMC driveway standards. Pedestrian access would be provided by the existing public sidewalk on Artesia Boulevard and Inglewood Avenue to an entry door facing Artesia Boulevard.

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

The proposed liquor store with convenience merchandise will be replacing a flower shop and will operate entirely within the existing tenant space. The rear of the building is setback approximately 60 feet from the nearest residentially zoned properties. Adequate parking exists on site for the proposed liquor store and no other exterior changes are planned. Loading will be accommodated from the parking lot adjacent to Artesia Boulevard and will be approximately 120 feet from the nearest residences and separated by the building and will therefore not impact adjacent residences south of the property.

- c) 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 proposed rear setback of 60 feet complies with applicable RBMC development standards and provides an additional buffer to the residentially zoned properties to the south.*
- b. Provision of fences and walls;

- i. Not applicable, no new fences or walls are proposed as part of this project scope. An existing six (6) foot high cement block wall separates the rear parking lot from the adjacent residences to the south.*
- c. Street dedications and improvements, including service roads and alleys;
 - i. The land use itself does not trigger street dedications. The existing right-of-way is 100 feet for both Artesia Boulevard and Inglewood Avenue which is consistent with their current required full width right-of-way per the City's Circulation Element.*
- d. The control of vehicular ingress, egress, and circulation;
 - i. The existing two two-way access driveway on Artesia Boulevard and Inglewood Avenue complies with Zoning Ordinance and Public Works standards.*
- e. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
 - i. Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.*
- f. Provision of landscaping and the maintenance thereof;
 - i. Existing compliant landscaping is proposed to remain.*
- g. The regulation of noise, vibration, odor and the like;
 - i. The proposed use is entirely indoors and will not produce any excessive noise, vibration, or odor.*
- h. Requirements for off-street loading facilities;
 - i. Off-street loading can be accommodated by the loading zone at the front of the business.*
- i. A time period within which the proposed use shall be developed;
 - i. The proposed tenant improvement will comply with required building construction and inspection days/hours.*
- j. Hours of permitted operation and similar restrictions;
 - i. The proposed hours of operation are Monday through Sunday from 8:00am to 11:00pm.*
- 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.
 - ii. The conditions of approval address all noted issues of concern, namely potential parking 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.*

Pursuant to Redondo Beach Municipal Code Section 10-2.1600 Special Use Regulations, the proposed liquor store use requires the Planning Commission to make the additional findings for approval of the Conditional Use Permit. The following italicized text is the specific response to the individual criteria:

- a) The proposed use is a sufficient distance from residential uses and has been designed with adequate physical buffers to reduce potential noise impacts related to operation of the use, parking by employees and patrons, and pedestrian activities.

The building will be setback approximately 60 feet to the rear property line which abuts residentially zoned properties. An existing 5.5-foot-tall wall at the southern (rear) property line will screen the parking lot and any car lights from the residentially zoned properties to the south. There is also a dense landscaped barrier extending above the wall by approximately 4.5-feet making for a significant buffer of approximately 10-feet in height. Additionally, the loading area is on the north side of the building and nearly 120-feet from the residences south.

- b) The proposed hours of operation for the use are complimentary to the business district in which the use is located, and will not negatively impact residential uses.

The project site is located adjacent to commercially zoned properties on Artesia Boulevard. The existing office uses are typically closed during the peak evening hours and weekends of the proposed liquor store. The proposed hours of operation are consistent with consistent with other convenience stores and actually less than some which are open 24 hours per day.

- c) The addition of the proposed use to the mix of commercial uses in its vicinity will not create a blighting influence.

m. The site is currently developed with an existing commercial building, containing no blight on the property. The proposed liquor store will also offer a small selection of grocery items for the convenience of adjacent residents, potentially offering a late-night grocery option in the neighborhood. Additional signage requirements prohibiting consumption of alcohol on premises as well as loitering will also result in this use creating a blighting influence.

Parking

The existing site contains 11 parking spaces including 1 ADA compliant space and a loading area which are legal non-conforming. The current RBMC code requires a minimum of 12 parking spaces, for both the previous uses (flower shop and offices) and the proposed uses (liquor store and offices). The liquor store itself, requires 6 parking spaces total while the office uses also require a total of 6 spaces. However, since the previous flower shop use and the proposed liquor store requires the same amount of parking and no changes are proposed to the office's spaces on the second floor, the project may continue its legal non-conforming status with regards to parking. Additionally, pursuant to RBMC § 10-2.1702 the parking is conforming as the upgrade to include an accessible space resulted in the loss of 1 parking space making the property deficient by 1 space below what is required, which is permitted.

Based on the proposed business operation, and particularly the hours of operation, the allocated parking spaces for the liquor store should be sufficient. In furtherance of confirming that the parking in support of this commercial center could accommodate all existing and this proposed use, staff reviewed the general hours of operation from existing tenants as compared with the proposed hours

for the subject business and found that there would only be very limited overlap with the existing on-site uses. Liquor stores typically have peak times of late evenings and weekends which will not conflict with the office uses which have a more typical 8:00AM to 5:00PM business times.

Nuisance

City staff consulted with the Redondo Beach Police Department and discussed the proposed land use (convenience and liquor store). The police department confirmed that with the addition of a requirement/condition for the store operator/manager to monitor and post signage prohibiting on-site consumption and loitering their concerns were addressed.

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

ENVIRONMENTAL STATUS

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

CONCLUSION

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

Prepared by:

Approved by:

Steven Giang
Senior Planner

Marc Wiener
Community Development Director

ATTACHMENTS

1. 2706 Artesia Boulevard - Exemption Declaration
2. 2706 Artesia Boulevard - Draft Resolution
3. 2706 Artesia Boulevard - CUP Application
4. 2706 Artesia Boulevard - Plans