

CITY OF REDONDO BEACH  
PLANNING DIVISION

APPLICATION NO.

DATE REVIEWED:

APPLICATION FOR CONDITIONAL USE PERMIT

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

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 1300 Pacific Coast Hwy Redondo Beach CA 90277	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 10,11      BLOCK: 1      TRACT: 12836	ZONING: C-2 PD
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE) SITE SIZE (SQ. FT.): 11666      GROSS FLOOR AREA (SQ. FT.) 950      FLOOR AREA RATIO: .0814	
	RECORDED OWNER'S NAME: M.P.N.T.,LLC MAILING ADDRESS: 1300 S PCH RB CA 90277 TELEPHONE: 310-678-0929	AUTHORIZED AGENT'S NAME & EMAIL:  MAILING ADDRESS:  TELEPHONE:
	APPLICANT'S NAME: Masumi Furuichi MAILING ADDRESS: 20720 Anza Ave #22 Torrance Ca 90503 TELEPHONE: 424-558-1212	PROJECT ARCHITECT/FIRM/PRINCIPAL:  MAILING ADDRESS:  TELEPHONE:      LICENSE NO.
	B	REQUEST
The applicant requests a Conditional Use Permit to use the above described property for the following purposes: Dog Grooming		

C	<b>SHOWINGS:</b> Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.
	<b>1. Describe existing site improvements and their present use. If vacant, please specify.</b> Space is currently vacant and prior use was personal improvement (has current CUP for that use). The Open Floor Plan with: -one large bull pen -storage -bathroom
	<b>2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)</b> The dog grooming business use will be a great attribute to the local Community as there are no other Dog grooming businesses in proximity. The property location conforms with the development standards and zoning ordinance of Redondo Beach City Hall.
	<b>3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.</b> The property location is: .03 miles from Riviera Village and is Located on the east side of S. Pacific Coast hwy North of ave G and South of ave E

**4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.**  
The Dog Grooming business will be of great service to the local residential occupants as the location is in walking distance and close proximity for driving from Riviera village to Palos Verdes and other surrounding areas. There are also a large number of dog owners in the local area.

**5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.**  
The proposed business is consistant with the Redondo Beach General Plan.

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



# OWNER'S AFFIDAVIT

Project address: 1300 S. Pacific Coast Hwy

Project description: Dog Grooming and related services

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

Signature(s): *Masumi Furuichi*

Address: 20720 Anza Ave #22 Torrance Ca 90503

Phone No. (Res.) 424-558-1212  
(Bus.) \_\_\_\_\_

Subscribed and sworn to (or affirmed) before me this 27 day of 02, 2025  
by Masumi Furuichi, proved to me on the basis of satisfactory

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

*Andrew Jisei Toma*  
FILING CLERK OR NOTARY PUBLIC

State of California )  
County of Los Angeles ) ss

Seal

