

DISCUSSION AND POSSIBLE ACTION REGARDING
POSSIBLE UPDATES TO THE REDONDO
BEACH MUNICIPAL CODE TO STREAMLINE BUSINESS
PERMITTING REQUIREMENTS AND
ASSOCIATED LAND USE REGULATIONS

Background

- City's goal of attracting new businesses and reducing regulatory barriers
- Considering streamlining the City's various permitting processes to make it easier for new businesses to open in Redondo Beach
- Overview of the City's current business permitting requirements
- Opportunity for the City Council to give policy direction on potential amendments to Land Use Table

Use Classifications	C-2	C-2A	C-2B	C-2-PD	Additional Regulations See Section:
Commercial Uses					
Ambulance services	C	C	C	-	
Animal sales and services:					
Animal feed and supplies	P	P	P	P	
Animal grooming	C	C	C	C	
Animal hospitals	C	C	C	-	
Animal sales	C	C	C	C	
Artist's studios	P	P	P	P	
Banks and savings and loans with drive-up service	P C	P C	P C	P C	
Bars and cocktail lounges	C	C	C	C	10-2.1600
Body art studios	C	C	C	C	10-2.1630
Building material sales	C	C	C	-	
Business and trade schools	C	C	C	C	
Check-cashing businesses	C	C	C	C	10-2.1600

Business Permitting Process

- **Permit-by-Right:** A business may be approved and issued a business license as a use that is permitted-by-right. Most retail stores within the City are permitted in this manner.
- **Conditional Use Permit (CUP):** The decision to allow, conditionally allow, or deny a proposed business is rendered at a public hearing by the Planning Commission (or Harbor Commission).
 - Allows the City to apply special conditions to the business operation
 - Decision is based on subjective criteria
 - Greater uncertainty and cost (\$3,737)
 - Majority of business types in the City require a CUP (70% Inland/84% Coastal)

Business Permitting Process

- **Administrative Use Permit (AUP):** An AUP is similar in nature to the CUP in that it requires noticing, is discretionary, and allows the City to apply special conditions to the business operation
 - Decision is made by staff and is administrative
 - Greater certainty and less cost than CUP (\$1,878)
 - Is appealable to the Planning Commission and then City Council

Proposed Amendments

- While the CUP process provides the City with greater discretion over business applications and the ability to impose special conditions on the operation, it also comes with significant added cost and uncertainty, which can act as a barrier when considering opening a business
- In staff's opinion, several could be downgraded to require either an AUP or be evaluated as permitted-by-right
- Examples:
 - Personal Improvement Services (Pilates studio, Dance Studio, Art and Music Lessons)
 - Assembly Uses (social gathering spaces, small event spaces, child day care centers)
 - Animal Grooming Businesses
 - Restaurants larger than 2,000 SF

Focus Areas

- **Artesia and Aviation Corridors Area Plan (AACAP)**
 - Create a separate land use table for the AACAP
 - Incentivize desired uses by making them permit-by-right or AUP (restaurants, drinking establishments, experiential/entertainment uses)
 - Consider disallowing or restricting certain uses (liquor stores, massage, auto repair, drive thru restaurants)
 - Update approval criteria for uses that do require a CUP
- **Coastal Commercial Zone**
 - 84% of uses require a CUP
 - Consider relaxing the business permitting requirements



RECOMMENDATIONS

1. Receive and file report;
2. Provide feedback and policy direction to staff; and
3. Consider utilizing the Economic Development Subcommittee to further review the suggested modifications.