

RESOLUTION NO. PC 2-26

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING THE MODIFICATION TO AMEND CONDITIONAL USE PERMIT #9-04 AND ENVIRONMENTAL ASSESSMENT #13-25 TO ALLOW THE SALES OF BEER, WINE, AND DISTILLED SPIRITS FOR OFF-SITE CONSUMPTION AND ON-SITE INSTRUCTIONAL TASTINGS IN THE GENERAL COMMERCIAL (C-3) ZONE AT 2169 WEST REDONDO BEACH BOULEVARD, AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301 (CLASS 1 – EXISTING FACILITY)

**2169 WEST REDONOD BEACH BOULEVARD
(APN: 4063-014-020)**

THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. RECITALS

A. On September 17, 2025, the Target Corporation submitted an application for a modification of its existing conditional use permit (CUP) to allow the sale of beer, wine, and distilled spirits for off-site consumption and instructional tastings ancillary to an existing retail store (the “Project”) known as Target, located at 2169 West Redondo Beach Boulevard, (the “Property”).

B. The General Plan Land Use Plan designation of the Property is Commercial, and the zoning is C-3 (Commercial).

C. The Property is bounded by Commercial (C-2) properties to the west, Medium Density Multifamily Residential (R-3) and C-3 properties to the north, C-3 properties to the east, and the City of Torrance to the south.

D. On January 8, 2026, a public hearing was duly noticed for Planning and Environmental Quality Commission meeting for January 20, 2026, at 7 PM.

E. On January 20, 2026, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time it considered all material and evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code (GMC).

SECTION 2. MODIFICATION OF CONDITIONAL USE PERMIT #9-04 FINDINGS

The modification of Conditional Use Permit #9-04 to allow the sale of beer, wine, and distilled spirits for off-site consumption and instructional tastings ancillary to an existing

retail store, located in the C-3 zone, is hereby approved based on the following findings and is subject to the conditions attached hereto as Exhibit 1 and as shown on the plans presented to the Planning and Environmental Quality Commission on January 20, 2026, attached hereto as Exhibit 2.

1. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter;

Pursuant to Section 18.32.030.B of the GMC, a CUP is required for any establishment selling or serving alcoholic beverages for on or off-premises consumption in the General Commercial (C-3) zone. The request for the Type 21 and Type 86 licenses from the California Department of Alcohol Beverage Control (ABC), will allow the sale of beer, wine, and spirits for off-site consumption and on-site instructional tasting in a retail store. The subject property is zoned C-3; therefore, the application for a CUP is deemed proper and will authorize the applicant to sell beer, wine, and distilled spirits for off-site consumption and host instructional tastings within the subject retail store with an approved CUP and Type 21 and Type 86 licenses from ABC.

2. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses, is in harmony with the general plan, is not detrimental to the surrounding properties, existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located, and will not be detrimental to the public health, safety, or welfare;

The proposed use is consistent with the General Commercial (C-3) zone. The retail store is a use allowed by right in the C-3 zone per GMC.18.32.020 and approval of the CUP would permit the sale of beer, wine, and distilled spirits and instructional tastings on the premises. The project is consistent with the following General Plan Goals and Policies:

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.

There is no evidence that any detrimental effects such as: noise, litter, or other nuisances would occur. The sale of beer, wine, and distilled spirits and instructional tastings will be in conjunction with the operation of a retail store. The building is

existing, and no additional square footage would be added to the building. With appropriate conditions of approval, the proposed Type 21 and Type 86 ABC licenses for an existing retail store use will not be detrimental to the health, safety, peace, or general welfare of surrounding residents or business owners. The conditions of approval regulate the use to have minimal impacts.

- 3. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood;**

Target is in an existing retail store within a larger commercial property which was developed circa 1969. The applicant's request for the modification to add distilled spirits and instructional tasting does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. The addition of distilled spirits and instructional tastings do not cause a need for site alteration for the existing commercial building, thus adequate in size and shape to accommodate the off-site consumption of beer, wine, and distilled spirits and instructional tasting.

- 4. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type of quantity of traffic generated or to be generated by the proposed use;**

The project site is located within an existing commercial property that serves the retail store. Target has one parking lot area east of the building. The inclusion of adding distilled spirits for off-site consumption as a product sold in the retail store and occasional instructional tastings on-site does not change the land-use of the commercial property and no additional parking requirements are triggered. Pedestrian access to the subject property is provided by sidewalks along Redondo Beach Boulevard. Vehicle access to the subject property is provided by four (4) driveway entrances: One (1) entrance on the intersection of Manhattan Beach Boulevard and Van Ness Avenue, one (1) driveway on the northeast corner of West Redondo Beach Boulevard and Van Ness Avenue for employee parking, and two (2) driveways on the northern side of West Redondo Beach Boulevard between Van Ness Avenue and Gramercy Place

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan designates Redondo Beach Boulevard as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principal urban thoroughfares connecting activity centers with adjacent communities. Van Ness Avenue is designated as a major collector street

and is designed to serve as an intermediate route to carry traffic between collector roadways and arterial roadways. Similar roadways in most cities are designated to carry moderate levels of traffic. The applicant's request to sell beer, wine, and distilled spirits and instructional tastings as part of a retail store within the commercial property is not expected to attract excess traffic that would ultimately affect the circulation in the area as the expanded selection of alcohol products will be complimentary to the primary retail store. In addition, the applicant is not proposing any expansion of the subject property's footprint; therefore, the site will continue to meet the parking requirements, as previously approved. Staff do not foresee any adverse traffic impacts.

5. That the conditions stated in the decisions are deemed necessary to protect the public health, safety, and general welfare.

The following conditions of approval have been added for the modification of Conditional Use Permit #9-04 (Exhibit 1) to ensure that the operations of Target with the sale of beer, wine, and distilled spirits and instructional tastings will be compatible with and not detrimental to the surrounding uses in the vicinity:

- The applicant is required to adhere to all operational conditions set forth by the ABC. Any breach of the regulations established by ABC regarding the sale of alcoholic beverages may lead to the revocation of this CUP.
- All activities are required to occur within the confines of the enclosed building. Loitering in the vicinity of the tenant suite is strictly prohibited.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT (EA #13-25)

The project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to the following exemption:

- A. Section 15301 Class 1, Existing Facilities - the building in which the retail store is operating is existing. Allowing the sales of beer, wine, and distilled spirits for off-site consumption and on-site instructional tastings in conjunction with an allowed-by-right retail store does not qualify as an expansion of use.
- B. The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of the incidental sale of alcoholic beverages for off-site consumption and on-site instructional tastings in a retail store is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The building where the sale of alcohol is taking place is not considered a significant historical structure by any governmental body. Staff do not expect any significant impacts or unusual circumstances related to the approval of this project.

C. Staff are hereby directed to file a Notice of Exemption.

SECTION 4. PUBLIC CONVENIENCE OR NECESSITY DETERMINATION

The Planning and Environmental Quality Commission finds that the request to modify the CUP to allow the sales of distilled spirits in addition to beer and wine for off-site consumption within an existing retail store that sells groceries and household items is a public convenience. Per the California Department of Alcoholic Beverage Control (ABC), based on the population ratio within the County and the Census Tract, the project site is located in an area of undue concentration for alcohol licenses. Although the Census Tract has an over-concentration of licenses, the proposed use will provide for public convenience. The applicant is a current Type 20 ABC license holder and the application for a Type 21 will not change the amount of licenses issued within the Census Tract. Target is a retail store that sells groceries and household items. The sales of beer, wine, and distilled spirits will offer the same convenience for purchasing alcohol as other retailers in the area. Alcohol is a small percentage of Target's overall sales; allowing such sales decreases the need and reduces vehicular trips that require customers to go to a separate store. There is no evidence that the use will be detrimental to public health, safety, and general welfare when operating in compliance with the conditions of approval. As such, the finding for public convenience or necessity could be made.

SECTION 5. APPEAL

The approvals granted by this Resolution may be appealed within 10 calendar days from adoption of this Resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal. The City Council may also call this matter for review within the same time period.

SECTION 6. RECORD

Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 7. CUSTODIAN OF RECORD

The Custodian of Record for the proceedings relating to the Project is Greg Tsujiuchi, Community Development Director, City of Gardena, 1700 West 162nd Street, Gardena, California 90247. Mr. Tsujiuchi's email is gtsujiuchi@cityofgardena.org and his phone number is (310) 217-9530.


SECTION 8. EFFECTIVE DATE

This Resolution shall take effect immediately, subject to Section 4 above.

SECTION 9. CERTIFICATION

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 20th day of January 2026.



RONALD WRIGHT-SCHERR, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:



GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Attachments:

- Exhibit 1: Conditions of Approval
- Exhibit 2: Project Plans

CERTIFICATION

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 20 day of January, 2026, by the following vote of the Planning and Environmental Quality Commission.

AYES: Wright-Scherr, Kanhan and Sherman

NOES: None

ABSENT: Langley and Henderson

Certification by: 

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

EXHIBIT 1

CITY OF GARDENA

CONDITIONS OF APPROVAL AMENDMENT TO MODIFY CONDITIONAL USE PERMIT #9-04

GENERAL CONDITIONS

- GC 1. The Applicant accepts all conditions of approval set forth in this document and shall sign the acknowledgment, prior to building permit and business license issuance.
- GC 2. The Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at the time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 3. The Applicant shall reimburse the City for all attorney's fees spent in processing the project application, including a review of all documents required by these conditions of approval prior to the issuance of a final building permit.
- GC 4. The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the Applicant is the real party in interest in the action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the Applicant of any obligation under this condition, including the payment of attorneys' fees.
- GC 5. The costs and expenses of any enforcement activities, including, but not limited to attorney's fees, caused by the Applicant's violation of any condition imposed by this approval or any provision of the Gardena Municipal Code shall be paid by the Applicant.

CONDITIONAL USE PERMIT

- CUP1. Modification of Conditional Use Permit #9-04 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal

Code (GMC). Utilization shall mean the issuance of an Alcoholic Beverage License by the California Department of Alcoholic Beverage Control.

PLANNING

- PL1. The Applicant is permitted to sell beer, wine, and distilled spirits and host instructional tastings as part of its retail operations with the condition that it will obtain a State of California Alcoholic Beverage Control License Type 21 and Type 86.
- PL2. The Applicant shall provide a copy of this modification to conditional use permit to the local office of the Department of Alcoholic Beverage Control and obtain the appropriate license referenced in this permit.
- PL3. The Applicant shall comply with all operating conditions of the California Department of Alcoholic Beverage Control. Any violation of the regulations of the Department of Alcoholic Beverage Control, as they pertain to the sale of alcoholic beverages, may result in the revocation of this conditional use permit.
- PL4. The display of beer, wine, and distilled spirits and instructional tastings of alcohol shall be conducted in the respective areas designated in the floor plans shown to the Planning and Environmental Quality Commission on January 20, 2026. Minor modifications to the display or tasting area shall be determined, reviewed, and approved by the Community Development Director. Major modifications in the floor plan require a modification of the approved conditional use permit.
- PL5. The Applicant shall maintain a physical barrier by way of a rope, cable, cord, chain, fence, or other temporary barrier to ensure only drinking aged individuals (21+) may enter the instructional tasting area.
- PL6. The Applicant shall prominently display signage that persons under the age of 21 may not enter the instructional tasting area.
- PL7. The Applicant shall ensure that no customers are permitted to leave the instructional tasting area with an open container of alcohol.
- PL8. The Applicant shall not display advertising or signage that promotes the sale of alcohol at the site outdoors or as their predominant signage within the store.
- PL9. If the business operation results in excessive issues or complaints at any time, the Director of Community Development shall initiate a review of the CUP by the Planning and Environmental Quality Commission. The Planning and Environmental Commission shall determine if additional restrictions,

- conditions, or physical changes are needed in order to address the issues or concerns.
- PL10. Per Gardena Municipal Code Section 18.46.080, if the sale of beer, wine, and distilled spirits is discontinued for a period of one hundred eighty (180) days, the permit shall be deemed to have lapsed and shall be null and void.
- PL11. The Conditional Use Permit may be revoked, amended, and suspended by the Planning and Environmental Quality Commission under the provisions of Section 18.46.050 of the Gardena Municipal Code.
- PL12. The hours of operation of the business shall be from 7:00 AM to 11:59 PM.
- PL13. The Applicant shall only conduct the alcoholic instructional tastings on Saturdays or Sundays, between the hours of 11:00 AM to 7:00 PM, with a maximum of three (3) hours per tasting.
- PL14. No special events shall be held at the project site without the Applicant obtaining a temporary event permit from the City and pay all appropriate fees. Temporary events are those that meet the intent and purpose of Gardena Municipal Code Section 18.60.010.
- PL15. The Applicant shall comply with all provisions outlined in the City's Noise Ordinance as specified in Gardena Municipal Code Chapter 8.36.
- PL16. All operations shall be conducted completely within the retail building. Storage of products, equipment, or cleaning of equipment outdoors shall be prohibited. All storage, equipment, and machines shall be relocated within an enclosed building.
- PL17. The parking lot shall be maintained at all times free from all weeds, trash, and debris and outside storage of equipment, products, etc.
- PL18. All perimeter walls and building walls shall be maintained at all times free and clear of litter, rubbish, debris, weeds, and graffiti. Graffiti shall be removed within 24 hours and if paint is used to cover the graffiti, it shall be of the same color and texture as the building.
- PL19. The Applicant shall post these conditions of approval in a location adjacent to the ABC posting.
- PL20. Alcohol sales shall not exceed forty percent of total gross revenue per year. The business shall maintain records of gross revenue sources which shall be available for inspection by City staff or the California Department of Alcoholic Beverage Control.

GARDENA POLICE DEPARTMENT

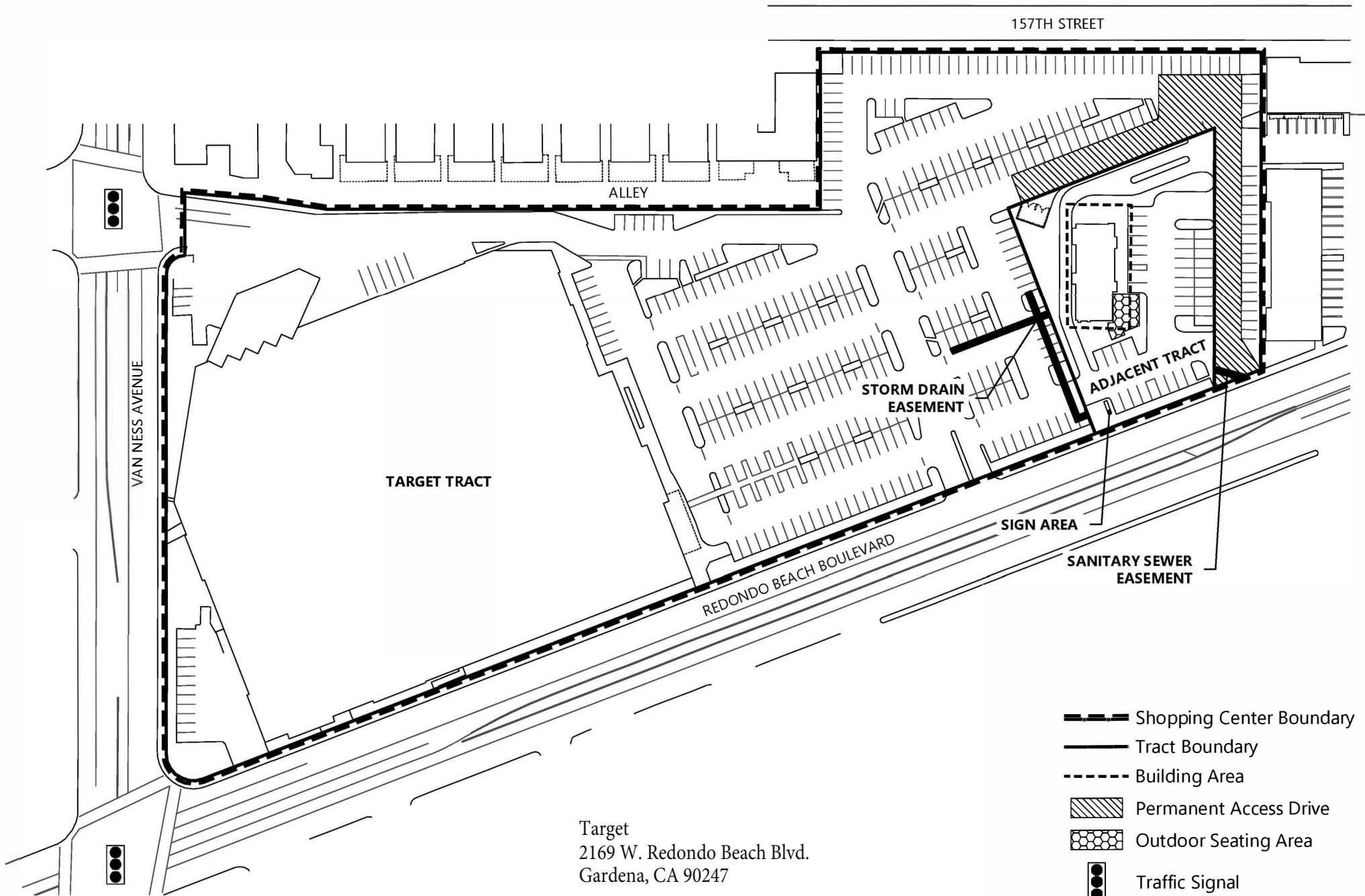
- PD1. In the tasting area, the alcoholic supplier shall ensure that only a maximum of 1 – 2 persons are participating at a time during the event.
- PD2. The supplier’s representative shall be the only person dispensing the sample alcohol and shall always display their California Responsible Beverage Server Certificate during the instructional tasting.
- PD3. Sample amounts of alcohol shall be dispensed by the representative of the supplier and will be limited to a single type of alcoholic beverage per instructional tasting event.
- PD4. The dispensed beer amount shall be limited to eight (8) ounces per person.
- PD5. The dispensed wine amount shall be limited to one (1) ounce per person.
- PD6. The dispensed distilled spirits amount shall be limited to one-fourth (1/4) of an ounce per person.
- PD7. All people sampling alcohol shall be identified by the supplier’s representatives, who shall be aged 21 or older.
- PD8. Identification and activity shall be monitored by the supplier’s representatives.
- PD9. A store manager shall be on hand to ensure that the supplier representative is equipped to conduct and manage the tasting event.
- PD10. The Applicant shall be subject to random inspections conducted by code enforcement during instructional tastings.

Target Corporation certifies that he/she/it has read, understood, and agrees to the Project Conditions listed herein.







Target Corporation, Representative

By

Date



Target
 2169 W. Redondo Beach Blvd.
 Gardena, CA 90247

-  Shopping Center Boundary
-  Tract Boundary
-  Building Area
-  Permanent Access Drive
-  Outdoor Seating Area
-  Traffic Signal



T-0290 Gardena, CA

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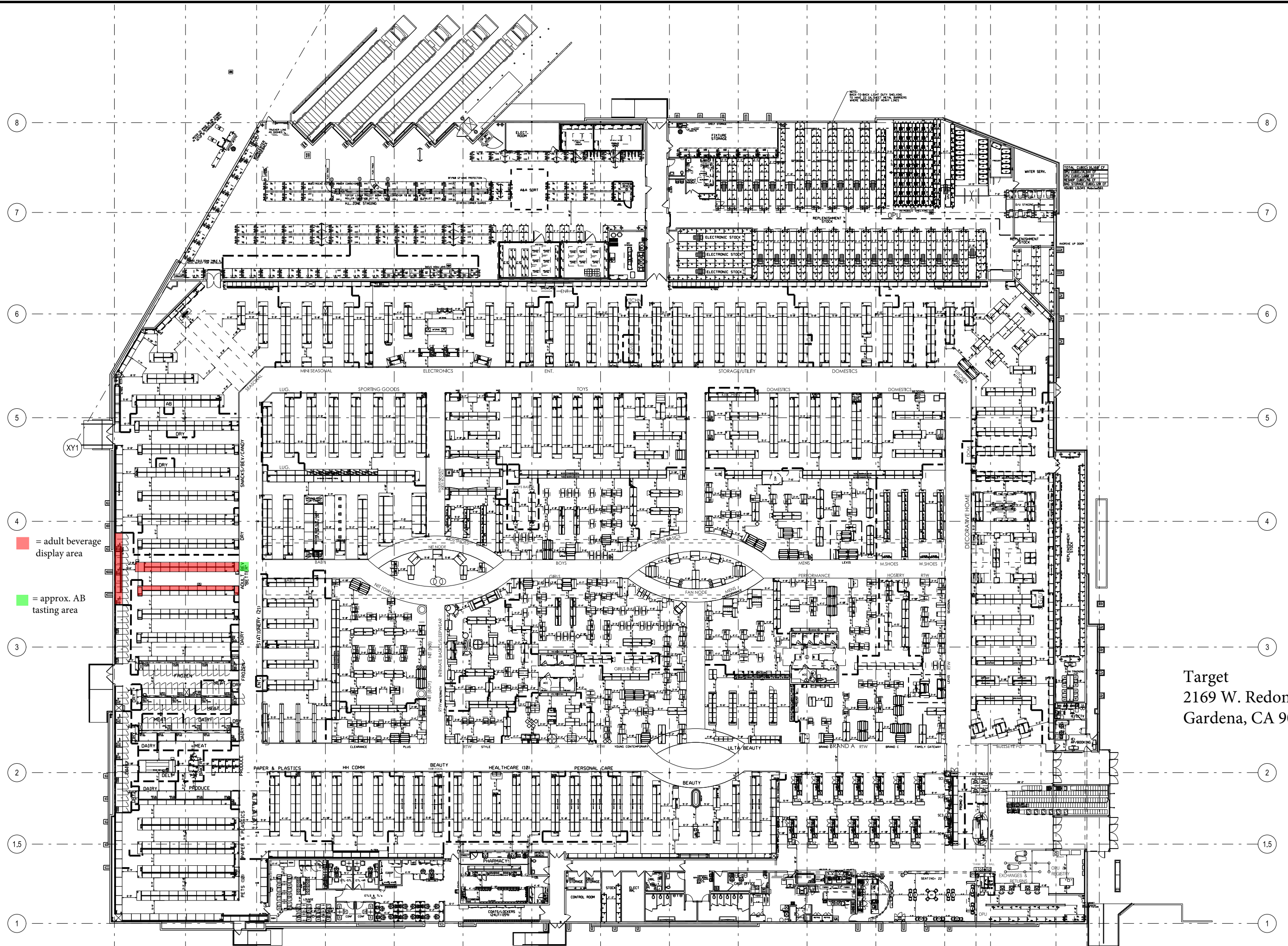
Exhibit X Site Plan

CEILING HEIGHT

A & A: 13'-10"
Hardlines: 13'-10"
Stockroom: 15'-10"

*USE HEIGHT TO BOTTOM OF STRUCTURE

Seismic: Yes



■ = adult beverage display area
■ = approx. AB tasting area

Target
2169 W. Redondo Beach Blvd.
Gardena, CA 90247

EXISTING



ISSUE DATE:
PLOT DATE: 07-FEB-2023 12:35
PLANNER:
SCALE: 1/40"=1'-0"
PROJECT

NAME Gardena, CA
STORE NO. T-0290
TITLE FIXTURE PLAN

PLAN TYPE SHEET NO.
GEM P18 FZ1