

RESOLUTION NO. 6730

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, APPROVING AN AMENDMENT TO MODIFY CONDITIONAL USE PERMIT #9-04 TO ALLOW THE SALES OF BEER, WINE, AND DISTILLED SPIRITS FOR OFF-SITE CONSUMPTION AND ON-SITE INSTRUCTIONAL TASTINGS WITHIN AN EXISTING RETAIL STORE LOCATED AT 2169 WEST REDONDO BEACH BOULEVARD IN THE GENERAL COMMERCIAL (C-3) ZONE.

RECITALS

WHEREAS, in September 2025, the Applicant, the Target Corporation, represented by Beth Aboulafia, submitted an application for an amendment to modify Conditional Use Permit #9-04 to allow the sales of beer, wine, and distilled spirits for off-site consumption and on-site instructional tastings (the "Project") within the existing retail store addressed at 2169 West Redondo Beach Boulevard, (the "Subject Property")

WHEREAS, the General Plan Land Use Plan and Zoning designation of the Property is Commercial and General Commercial (C-3) Zone, respectively. 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.

WHEREAS, on January 20, 2026, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time it considered all the material and evidence presented by staff, the applicant, and the public, whether written or oral and adopted Resolution No. PC 2-26, approving the Project.

WHEREAS, on January 27, 2026, Council Member Paulette Francis called the decision of the Planning Commission for review, which was seconded by Council Member Love; and

WHEREAS, on March 10, 2026, the City Council held a duly noticed public hearing on the Project, at which time it considered all evidence presented, both oral and written.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. 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 City Council on May 10, 2026, attached hereto as Exhibit 2.

A. 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.

B. 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:

- 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.

C. 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.

D. 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.

E. The conditions stated in the decision 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 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS.

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

- A. Class 1—Section 15301 - 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 is hereby directed to file a Notice of Exemption.

SECTION 3. PUBLIC CONVENIENCE OR NECESSITY DETERMINATION.

The City Council 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 4. Custodian of 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. The documents and materials that constitute the record of proceedings on which these findings and approval are based are located in the Community Development Department at City Hall, 1700 W. 162nd Street, Gardena, California 90247. The Custodian of Records is Greg Tsujiuchi, Community Development Director who can be reached at 310/217-9546 or gtsujiuchi@cityofgardena.org.

SECTION 5. Effective Date. This Resolution shall be effective immediately.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 10th day of March, 2026.

Tasha Cerda, Mayor

TASHA CERDA, Mayor

ATTEST:

Mina Semenza

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

Carmen Vasquez

CARMEN VASQUEZ, City Attorney

Exhibits:

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