

**CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Thursday, August 20, 2026**

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

THE COMMISSION PUBLIC MEETINGS ARE CONDUCTED IN THE COUNCIL CHAMBER UNLESS OTHERWISE NOTICED BEFOREHAND. MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM, eCOMMENT OR EMAIL.

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

Planning Commission meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41. Live streams and indexed archives of meetings are available via internet. Visit the City's office website at www.Redondo.org/rbtv.

TO WATCH MEETING LIVE ON CITY'S WEBSITE:

<https://redondo.legistar.com/Calendar.aspx>

*Click "In Progress" hyperlink under Video section of meeting

TO WATCH MEETING LIVE ON YOUTUBE:

<https://www.youtube.com/c/CityofRedondoBeachIT>

TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

https://redondo.zoomgov.com/webinar/register/WN_GikHDB7kQBKhf_sQY4PWag#/registration

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:

Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under the relevant agenda item. PlanningRedondo@redondo.org

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG AND INVOCATION

D. APPROVE ORDER OF AGENDA

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

E.1. [RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda](#)

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Chair or any Commission Member may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by Commissioner for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

F.1. [APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF AUGUST 20, 2026.](#)

F.2. [APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF JUNE 18, 2026.](#)

G. EXCLUDED CONSENT CALENDAR ITEMS

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Chair and Commission. Each speaker will be permitted to speak only once.

H.1. [RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS](#)

I. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.

J. PUBLIC HEARINGS

J.1. [DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND VARIANCE TO EXCEED THE 30-FOOT MAXIMUM BUILDING HEIGHT REQUIREMENT FOR THE INSTALLATION OF FOUR \(THREE INITIALLY\)](#)

BULK CRYOGENIC STORAGE TANKS WITH A PROPOSED HEIGHT OF APPROXIMATELY 38 FEET AT AN EXISTING MANUFACTURING FACILITY ON PROPERTY LOCATED WITHIN AN INDUSTRIAL-COMMERCIAL (IC-1) ZONE.

RECOMMENDATION

1. Open public hearing, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff, applicant, and the public and deliberate;
3. Close public hearing;
4. Adopt a Resolution by title only approving an Exemption Declaration and granting a Variance to exceed the 30-foot maximum building height requirement for the installation of four bulk cryogenic storage tanks with a proposed height of approximately 38 feet at an existing manufacturing facility on property located within an Industrial-Commercial (IC-1) Zone.

J.2. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT FOR THE OPERATION OF A NEW MASSAGE BUSINESS WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED AT 2706 ARTESIA BOULEVARD IN A COMMERCIAL (C-2) ZONE.

RECOMMENDATION:

1. Open public hearing, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff, applicant, and the public and deliberate;
3. Close public hearing;
4. Adopt a Resolution by title only approving an Exemption Declaration and Conditional Use Permit for the operation of a new massage business within an existing commercial building on property located in a Commercial (C-2) zone.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

N. COMMISSION REFERRALS TO STAFF

O. ADJOURNMENT

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on September 17, 2026, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the City Clerk.



Administrative Report

E.1., File # PC26-1007

Meeting Date: 8/20/2026

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda



Administrative Report

E.1., File # PC26-1007

Meeting Date: 8/20/2026

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda



Administrative Report

F.1., File # PC26-1008

Meeting Date: 8/20/2026

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF AUGUST 20, 2026.



Administrative Report

F.1., File # PC26-1008

Meeting Date: 8/20/2026

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF AUGUST 20, 2026.



Community Development
Planning Division

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

tel 310 318-0637
fax 310 372-8021

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body Planning Commission

Posting Type Regular Meeting Agenda

Posting Locations 415 Diamond Street, Redondo Beach, CA 90277
 ✓ Bulletin Board Adjacent to Council Chambers
 ✓ City Clerk's Office, Door 1

Meeting Date & Time Thursday August 20, 2026 6:30 p.m.

As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Daisy Canales, Planning Technician

Date: August 14, 2026



Administrative Report

F.2., File # PC26-1011

Meeting Date: 8/20/2026

TITLE

APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF JUNE 18, 2026.



Administrative Report

F.2., File # PC26-1011

Meeting Date: 8/20/2026

TITLE

APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF JUNE 18, 2026.



Minutes Regular Meeting
Planning Commission
June 18, 2026

**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, June 18, 2026**

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

A regular meeting of the Planning Commission, held in the Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California was called to order by Chair Craig at 6:30 p.m.

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Gaddis, Hazeltine, Light (arrived at 6:45 p.m.), Chair Craig

Commissioners Absent: Young

Officials Present: John Ciampa, Senior Planner
Jamaal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Conroy led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, the order of the agenda, as presented.

The motion carried, 5-0-2, with Commissioners Light and Young absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Planning Analyst Brown referenced an email in response to an inquiry from Commissioner Gaddis.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, the to receive and file all Blue Folder Items.

The motion carried, 5-0-2, with Commissioners Light and Young absent.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF JUNE 18, 2026.

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF APRIL 16 AND MAY 21, 2026.

There were no public comments regarding the Consent Calendar.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, the Consent Calendar, as presented.

The motion carried, 5-0-2, with Commissioners Light and Young absent.

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

H.1. RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Chair Craig invited public comments.

There were no public comments.

I. EX PARTE COMMUNICATION - None

J. PUBLIC HEARINGS

J.1. Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow for the operation of a gymnastics company (Fit Kids Gymnastics Center) for children and teenagers ages 2-18 within an existing 18,186 square foot industrial space on property located at 2605 Manhattan Beach Boulevard in the Industrial IC-1 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 THE OPERATION OF A GYMNASTICS COMPANY (FIT KIDS GYMNASTICS CENTER, INC.) FOR CHILDREN AND TEENAGERS AGES 2-18 WITHIN AN EXISTING 18,168 SQUARE FEET INDUSTRIAL SPACE ON PROPERTY LOCATED AT 2605 MANHATTAN BEACH BOULEVARD IN THE INDUSTRIAL (IC-1) ZONE (CASE NO. 20260288)

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to open the public hearing.

The motion carried, 5-0-2, with Commissioners Light and Young absent.

Senior Planner Ciampa narrated a PowerPoint presentation with details of the proposed project; addressed background, business hours, number of participants in groups, low amplified music, floorplan, parking, proposed parking demand by operational period, noise, details of the CUP, project-specific conditions of approval and recommendations.

Commissioner Light arrived at 6:45 p.m.

Commissioner Conroy commented on a discrepancy in the square footage and Senior Planner Ciampa confirmed that the correct number is 119,000 square feet; addressed operating hours and talked about fencing the construction area (Condition No. 7) and summer camp capacity restrictions.

Commissioner Light noted the project is near his neighborhood; expressed concerns regarding busy intersection and egress and ingress.

Senior Planner Ciampa presented the site plan and addressed exits and entrances and parking spaces.

Chair Craig invited the applicant to address the Planning Commission and administered the oath.

Chris Olsen, Founder, Fit Kids Gymnastics Center, Inc., responded to questions from the Commission regarding the background check process for employees and required training for staff.

Chair Craig invited public comments.

Evelyn Gomez spoke in support of the CUP for Fit Kids Gymnastics Center; shared her experience as both of her children have attended the facility; mentioned how expanding the facility will benefit more children in the community and urged the Commission to approve the CUP.

There were no other public comments on this item.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to close the public hearing.

The motion carried, 6-0-1, with Commissioner Young absent.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to adopt 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 the operation of a gymnastics company (Fit Kids Gymnastics Center, Inc.) for children and teenagers ages 2-18 within an existing 18,168 square feet industrial space on property located at 2605 Manhattan Beach Boulevard in the Industrial (IC-1) Zone (Case No. 20260288).

The motion carried, 6-0-1, with the following roll call vote:

AYES: Boswell, Conroy, Gaddis, Hazeltine, Light, Chair Craig
NOES: None
ABSENT: Young

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF

Senior Planner Ciampa reported that City Council will begin reviewing General Plan update in July and announced the Article 27 analysis has been posted to the City's website.

Discussion followed regarding the Planning Commission's request for separate considerations of Artesia and Aviation under the AACAP.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS - None

O. ADJOURNMENT – 7:00 p.m.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, and approved by voice vote, to adjourn the meeting at 7:00 p.m.

The motion carried, 6-0-1, with Commissioner Young absent.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on July 16, 2026, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted,

John Ciampa
Senior Planner



Administrative Report

H.1., File # PC26-1009

Meeting Date: 8/20/2026

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



Administrative Report

H.1., File # PC26-1009

Meeting Date: 8/20/2026

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS

PUBLIC RECORD DOCUMENT

August 14, 2026

To: Redondo Beach and Torrance Planning Commissions, Planning Departments and City Attorneys

From: Mark Nelson on behalf of StopBCHD.com

Subject: In the matter of the Demolition of Publicly-owned Facilities and Subsequent Redevelopment of Private Facilities on 514 N Prospect Ave, Redondo Beach CA

I am a 4-year volunteer on the Beach Cities Health District Community Working Group (CWG) and a 40-year veteran of engineering, planning, permitting, development, and expert testimony. I provide this document and analysis on behalf of the neighborhood coalition.

This document provides verified background facts to be entered in the record of the CUP, FEIR Amendments, and PCDR process for ANY project at the 514 N Prospect Ave site.

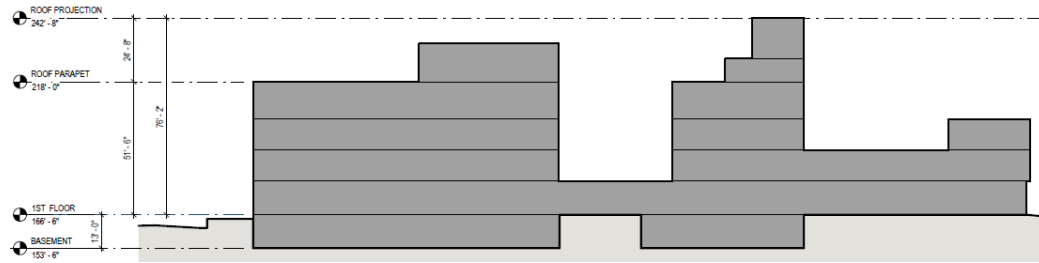
FACT: BCHD HAS REPEATEDLY MISLED THE PUBLIC REGARDING THE BUILDING HEIGHT

1. In 2022, BCHD filed a preliminary Conditional Use Permit (CUP) application with the City of Redondo Beach for the so-called Healthy Living Campus (HLC). The document was sponsored by **CEO Tom Bakaly** and **CEO Bakaly was listed as both the project owner and contact.**

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVENUE, REDONDO BEACH, CA 90277
OWNER CONTACT: BEACH CITIES HEALTH DISTRICT | TOM BAKALY | TEL: 310.374.3426, x118 | WWW.BCHD.ORG

2. On page 13/35 of the design drawing set submitted by Bakaly (dated 2/2/2022) the diagram clearly states and demonstrates a **51.5-foot height to the top of the Roof Parapet of the 4-story Hospital wings**. Thus, the 4-story buildings are 51.5-ft tall by statement of BCHD, its engineers and architects, and its pre-CUP filing. Further, its engineers and architects correctly declare the building to be 51.5-feet and the roof projections of mechanical rooms (<1% of floorspace) to be projections which cannot establish the height of the building.



3. In a July 3, 2025 EasyReader News story, **CEO Bakaly was quoted as providing the statement that the 4-story hospital building stood 60-feet tall.** That is false and contradicts CEO Bakaly's own permit filing to the City of Redondo Beach.
<https://easyreadernews.com/bchd-seeks-expressions-of-interest-for-campus-site>
4. In a June 8, 2026 EasyReader News story, **CEO Bakaly admitted that he did not know the height of the 4-story hospital wings** when asked by the reporter.
<https://easyreadernews.com/beach-cities-health-district-board-chooses-sunrise-to-evict-silverado-residents-in-one-year>

FACT: CURRENT BCHD FAR IS 0.58

5. The City Planning Department reported to the Council on January 20, 2026 that the FAR of the BCHD site was 0.58 <https://youtu.be/ZCVcP8UMvrg?t=12072>

FACT: THE BCHD PENTHOUSE IS ONLY 0.3% OF THE SITE'S ABOVE GROUND BUILDINGS

6. BCHD responded in a California Public Records response that the penthouse is 952-sqft. BCHD's Notice of Intent to file an EIR for the HLC stated that BCHD's site contained 312,900 sqft of buildings. By simple math, $952/312,900 \times 100\%$ is 0.3%.

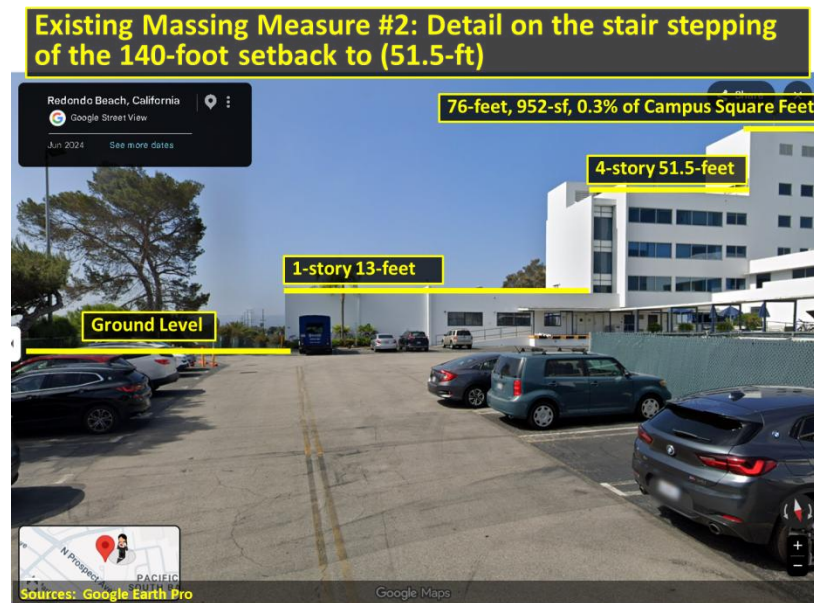
FACT: CURRENT SETBACKS FROM THE 51.5-FT TALL, 4-STORY HOSPITAL ARE 120-140 FEET

7. Using public resources, the distance from the nearest point of the 514 building's 4-story, 51.5-ft tall hospital wings exceeds 120-feet from the nearest BCHD lot line adjoining residential neighborhoods and extends to as much as 140 feet.



FACT: CURRENT BUILDINGS ARE STAIR STEPPED (WEDDING CAKE EFFECT) TO REDUCE MASS

8. The existing campus buildings are stair-stepped away from residential neighborhoods. Note the 0.3%, 952-sf penthouse. Even BCHD architect and engineering consultants refer to it as a “projection”, not a building height.



FACT: SEPARATE BUILDINGS ARE ALSO STAIR STEPPED TO REDUCE MASS

9. Separate buildings are also stair stepped, with shortest ones reducing perimeter mass.

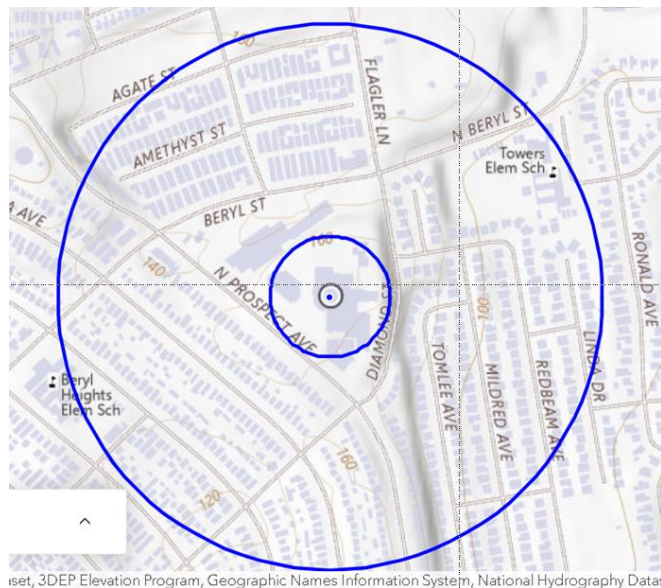
Existing Massing Measure #3: Detail on the stair stepping of the 120-foot setback (to 51.5-ft)

Despite the fact the 3-story 510 building is set nearly at the front lot line across from R-1 zoning, the building is built on a declining grade demonstrating attention to massing. Only 2-stories are visible against the 51.5-foot former hospital south tower.



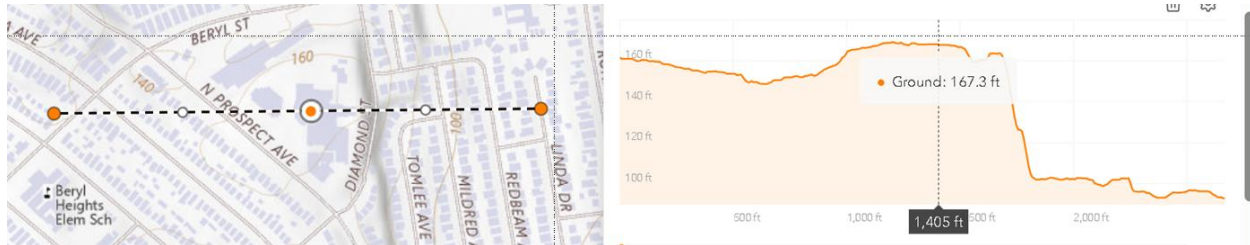
FACT: THE CERTIFIED FEIR REQUIRES CONSTRUCTION NOTICE OF ONE-FOURTH MILE DUE TO TOXIC EXHAUST/DUST AND UNMITIGATED NOISE IN EXCESS OF FEDERAL TRANSIT ADMINISTRATION MAXIMUM

10. Throughout the demolition and construction period, BCHD FEIR declares a noise profile exceeding FTA maximums. The FEIR also mandates a one-quarter mile area of public notice. See Table ES-1 of BCHD FEIR. The one-quarter mile zone is taken from USGS National Map and is the outermost ring.



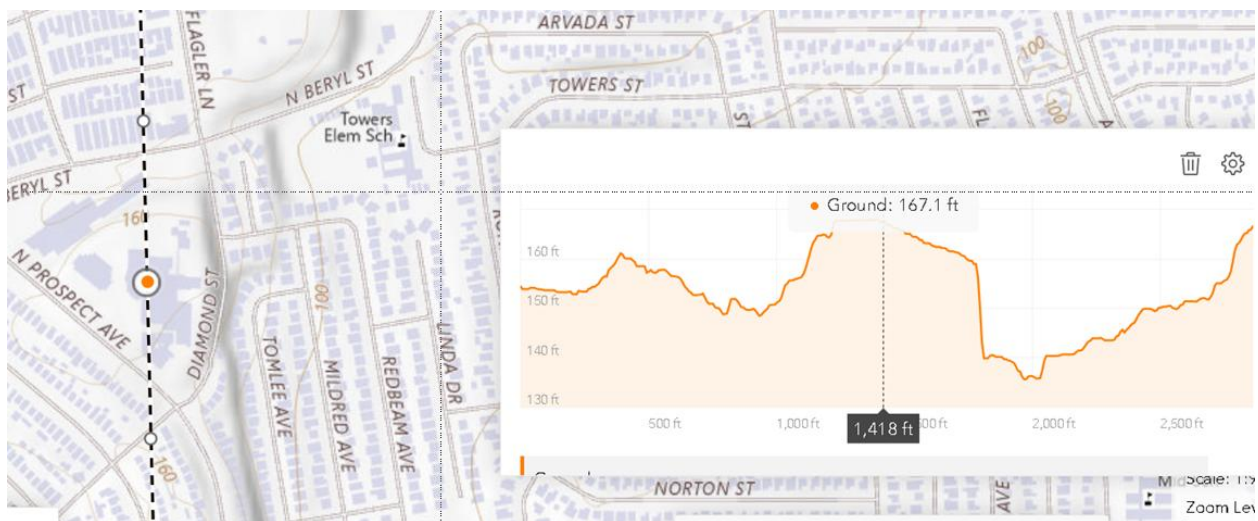
FACT: THE NATURAL TERRAIN OF THE SITE IS HIGHLY ELEVATED ABOVE THE SURROUNDING RESIDENTIAL HOUSING – THEREBY INCREASING NOISE TRANSMISSION AND PRIVACY LOSS

11. The elevated terrain of the site has an approximately 75-foot base height elevation above the Torrance residential zoned neighborhoods. Based on the BCHD provided information, that would make the 60-foot tall buildings approximately 135-feet above Torrance residential dwellings to the east. Note: “Ground” represents the BCHD base height of the 514 Building.



FACT: THE NATURAL TERRAIN OF THE SITE IS HIGHLY ELEVATED OVER THE SURROUNDING RESIDENTIAL HOUSING – THEREBY INCREASING NOISE TRANSMISSION AND PRIVACY LOSS

12. The elevated terrain of the site has an approximately 30-foot base height elevation above Redondo Beach residential zoned neighborhoods to the north, and a 20-foot base height elevation above Redondo Beach residential to the south. Based on the BCHD provided information, that would make the 60-foot tall buildings approximately 80-feet to 90-feet above Redondo Beach residential dwellings. Note: the steep drop off on the elevation curve is Beryl Street on the north and Diamond Street on the south.



FACT: “THE LOCATION OF THE BUILDINGS AND STRUCTURES SHALL RESPECT THE NATURAL TERRAIN OF THE SITE” (RBMC § 10-2.2502 (b)(2))

13. The “natural terrain” is an elevated site, with demonstrated steep drop off to surrounding residential properties. As demonstrated using USGS datasets above, the site is 20-feet above Redondo Beach property on the south and 30-feet above Redondo Beach property to the north. As also demonstrated, the site is up to 75-feet above Torrance property on the east and southeast. That area is commonly characterized by the streets Tomlee, Towers, Mildred, Deelane, Redbeam, Linda and Norton. The currently proposed 60-foot, 5-story buildings would be up to 135-feet above the Torrance properties and up to 90-feet above Redondo Beach properties.

FACT: “Purpose. Planning Commission Design Review is established to ensure compatibility ... to protect property values...” (RPMC § 10-2.2502 (a))

14. The property surrounding BCHD demonstrates a diminished value based on hedonic price modeling, the gold standard of litigation property valuation. It is the same methodology used by the major real estate price modeling companies such as CoreLogic (now Cotality). The “BCHD impact” is estimated at a nearly \$70M reduction of the surrounding property estimated value within one-quarter mile. The total property value within one-quarter mile of BCHD is nearly \$1.2B. The BCHD impact is a nearly 6% diminishment in value. As expected, property values closest to BCHD are reduced the most. The value reduction diminishes with increasing distance from BCHD.

The full expert report will be entered into the record at a future time.

Note: this devaluation impact near BCHD is based on the status quo – the current buildings, setbacks, heights, uses, etc. The proposed larger, taller, closer to the lot line development will very likely further diminish property values based on the literature and historic performance.

Property Value Summary (0.25-mile radius)			
Value	\$ 1,189,678,000		
BCHD Proximity Value Reduction (0.25mi)	\$ 69,849,822	5.9%	
SOURCES:			
Property Value: MelissaData (preferred vendor of BCHD's Market Study)			
BCHD Proximity Value Reduction: Expert-developed Hedonic Price Model using over 6,000 surrounding property values			

Title 10. Planning and Zoning

Chapter 2. ZONING AND LAND USE

Article 12. Procedures

§ 10-2.2502. Planning Commission Design Review.

(a) Purpose. Planning Commission Design Review is established to ensure compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of developments in the community. The provisions of this section will serve to protect property values, prevent the blight and deterioration of neighborhoods, promote sound land use, encourage design excellence, and protect the overall health, safety, and welfare of the City. The Planning Commission shall review:

(1) New construction, in all zones except for the W Waterfront and CC Catalina Corridor zones.

a. Any new commercial, industrial, mixed use or public development of any size on a vacant site involving more than 10,000 square feet of land;

b. Any new multi-family residential development containing 16 or more units on any lot and/or any new multi-family residential development do not meet the requirements of Section 10-2.2500(a).

(2) Addition, nonresidential. Any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to an existing commercial, industrial, mixed use, or public development, on a site involving more than 10,000 square feet of land area.

(3) Addition, multi-family residential. Any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to a multi-family residential development containing four or more units.

(4) Other. Other developments as referenced in Title 10, which due to their unique nature, require Planning Commission Design Review, or Harbor Commission Design Review as described in Section 10-5.2512.

(5) Waterfront zone, appealable area. Any development that is in the portion of the W Waterfront zone within the "appealable area" for Coastal Permits as defined in Section 10-5.2204(a)(1) and not exempt from Coastal Permit requirements pursuant to Section 10-5.2208(a).

(6) Waterfront and CC Catalina Corridor zones. Any new development in the W Waterfront Zone or in the CC Catalina Corridor zone on a site of two or more acres in area.

(7) Industrial flex (IF) overlay zone. Any new development in the Industrial flex (IF) zone. This excludes Affordable Housing Projects – Housing Element that meet the requirements of Section 10-2.2500(a).

(b) Criteria. The following criteria shall be used in determining a project's consistency with the intent and purpose of this section:

(1) User impact and needs. The design of the project shall consider the impact and the needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns.

(2) Relationship to physical features. The location of buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of existing trees, where feasible.

(3) Consistency of architectural style. The building or structure shall be harmonious and consistent within the proposed architectural style regarding roofing, materials, windows, doors, openings, textures, colors, and exterior treatment.

(4) Balance and integration with the neighborhood. The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of surrounding properties.

(5) Building design. The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solution. All architectural elevations shall be designed to eliminate the appearance of flat façades or boxlike construction:

a. The front façade shall have vertical and horizontal offsets to add architectural interest to the exterior of the building and where possible, bay windows and similar architectural projections shall be used.

b. The roof planes of the building, as well as the building shape, shall be varied where feasible, and a visible and significant roof line shall be used to soften the vertical mass.

c. Harmonious variations in the treatment or use of wall materials shall be integrated into the architectural design.

(6) Signs. Signs and sign programs shall meet the criteria established in Sign Regulation Criteria, Section **10-2.1802**.

(7) Consistency with residential design guidelines. The project shall comply with the Objective Residential Standards adopted by resolution of the City Council.

(8) Consistency with the Artesia and Aviation Corridors Area Plan. The project shall be consistent with the intent of the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council.

(9) Conditions of approval. 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. Changes to the design of buildings and structures;

b. Additional setbacks, open spaces, and buffers;

c. Provision of fences and walls;

d. Street dedications and improvements, including service roads and alleys;

e. The control of vehicular ingress, egress, and circulation;

f. Sign requirements or a sign program, consistent with the sign regulations criteria in Section **10-2.1802**;

g. Provision of landscaping and the maintenance thereof;

h. The regulation of noise, vibration, odor and the like;

i. Requirements for off-street loading facilities;

j. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(B);

k. 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 the City Council, and the General Plan.

(c) Application.

(1) The applicant shall file with the Community Development Department a completed application in a form provided by the Community Development Department.

(2) The owner of record of the lot or parcel of property which is to be affected by the application shall file an affidavit authorizing the application on a form provided by the Community Development Department.

(3) Upon the filing of an application, the applicant shall pay a fee, as set forth by resolution of the City Council.

(d) Contents of application. In addition to the application and fee, a site plan, floor plan, and elevations of the project drawn to scale and dimensioned shall be submitted which include the following information as applicable:

(1) Existing topography and proposed grading;

(2) Existing trees with a trunk diameter of six inches or greater;

(3) All buildings and structures, and the uses within each room;

(4) Improvements in the public right-of-way, including location of sidewalk, parkway, curb, gutter, street width to centerline, and dedications;

(5) Exterior lighting;

(6) Easements;

(7) Off-street parking areas, including the stall striping, aisles, and driveways;

(8) The lot dimensions;

(9) Setbacks and spaces between buildings;

(10) Walls, fences, and landscaping and their location, height, and materials;

- (11) Landscaping areas;
- (12) Trash and recycling facilities;
- (13) The architectural elevations of all sides of all structures depicting design, color, materials, textures, ornaments, or other architectural features;
- (14) The location, dimensions, and design of all signs;
- (15) A section of the building as it relates to the existing topography and proposed grading where the slope of the site is greater than four feet;
- (16) Such other data as may be required to demonstrate that the project meets the criteria.
- (e) Setting hearings. All applications shall be set for at least one public hearing before the Planning Commission in a timely fashion.
- (f) Notice of public hearing before the Planning Commission. Notice of public hearing before the Planning Commission to consider an application for Planning Commission Design Review shall be given as follows:
 - (1) By publication at least once in a weekly newspaper of general circulation in the City not less than 10 calendar days prior to the date of the public hearing; and
 - (2) By mailing a written notice thereof, not less than 10 days prior to the date of such hearing to the applicant, to the owner of the subject property and to the owners of properties within 300 feet of the exterior boundary of the subject property or properties; such notices shall be sent by first class mail, with postage prepaid, using the addresses from the last adopted tax roll, if available; and
 - (3) By posting such notice in at least one prominent place on or about each parcel which is the subject of the proposed action, or upon utility poles or sticks along or about the street line of such parcel. In the event more than one parcel is the subject of such hearing, and such parcels comprise 200 or more feet of street frontage, at least one such notice shall be posted on or about the street line at intervals of not less than 200 feet, starting at either end of the subject properties where the property line intersects the street line.
- (g) Appeal of decision of the Planning Commission. Decisions by the Planning Commission for the approval or denial of an application for Planning Commission Design Review shall be final and conclusive unless, by 5:00 p.m. of the tenth (10th) day following such decision (or of the next working day if the tenth (10th) day falls on a weekend or holiday):
 - (1) A written appeal on the form designated by the City is filed by any interested party with the City Clerk requesting a public hearing before the City Council stating the grounds for the appeal and all required fees for said appeal are paid in full; or
 - (2) The Mayor or a member of the City Council requests a public hearing before the City Council stating the grounds for the appeal. Provided however that the City Council member or Mayor requesting the appeal shall disqualify him or herself from hearing the appeal unless he or she can certify in writing that the appeal is being requested as a result of public interest in the decision to be reviewed and he or she has no predisposition against or in favor of the project. The City Council as a whole shall be prohibited from voting to appeal any matter in which they will sit as the reviewing body.Such appeal, or City Council request for a public hearing, shall be set for a public hearing by the City Clerk in a timely fashion.
- (h) Notice of public hearing before the City Council. Notice of public hearing before the City Council to consider an appeal of the decision of the Planning Commission shall be given pursuant to subsection (f) of this section.
- (i) Decision of the City Council. The decision of the City Council on all applications shall be final and conclusive.
- (j) Expiration. An approval granted pursuant to Planning Commission Design Review shall become null and void unless vested within 36 months after the date of the public hearing at which the vote was taken. Such time limits may be extended by the Planning Commission at a public hearing with notice given pursuant to subsection (f) of this section, upon the written request of the applicant and payment of a fee as set forth by resolution of the City Council. The request shall be filed with the Community Development Department prior to the expiration of the approval and shall include presentation of proof of an unusual hardship not of the applicant's own making. If an established

time limit for development expires, and no extension has been granted, the approval, and all rights and privileges established therein, shall be considered null and void.

(k) Revocation. After notice to the applicant and public hearing, the Planning Commission, subject to appeal to the City Council, may revoke or modify any Planning Commission Design Review issued on one or more of the following grounds:

(1) That the approval was obtained by fraud or misrepresentation;

(2) That the use for which such approval was granted has ceased for a period of at least 18 consecutive calendar months;

(3) That changed circumstances have rendered exercise of the approval as originally granted infeasible or inimical to the health, safety and welfare of the community;

(4) That there has not been substantial compliance with the terms and conditions of the approval;

(5) That exercise of the approval violates any State, Federal or local statute or regulation;

(6) That exercise of the rights under the approval is detrimental to the health, safety and welfare of the community;

(7) That exercise of the rights under the approval constitutes a nuisance.

At any hearing on revocation or modification the permittee and any other person whose property rights are affected by revocation, modification, or continuance of the exercise of rights under the approval, shall have the right to produce any arguments and introduce any evidence in support of their position.

(Ord. 2756 c.s., eff. January 18, 1996, as amended by Ord. 2812 c.s., eff. December 4, 1997; § 7, Ord. 2884 c.s., eff. May 2, 2002; § 6, Ord. 2911 c.s., eff. October 16, 2003, § 13, Ord. 2917 c.s., eff. October 21, 2003, § 5, Ord. 2957 c.s., eff. February 17, 2005, § 1, Ord. 3108 c.s., eff. February 8, 2013, § 5, Ord. 3188 c.s., eff. May 16, 2019, § 3, Ord. 3257 c.s., eff. August 17, 2023, Ord. 3259-23 c.s., eff. October 19, 2023, Ord. 3282-24 c.s., eff. December 12, 2024, and Ord. 3311-26 c.s., eff. June 11, 2026)

From: [Aileen Pavlin](#)
To: [Gale S. Hazeltine](#); [Jason Conroy](#); [Wayne Craig](#); [Douglas Boswell](#); [Roger K. Light](#); [Robert Gaddis](#); [Julie Young](#); [Sean Scully](#); [Joy Ford](#); [Marc Wiener](#)
Subject: Fwd: Public Comment Redondo Beach Planning Commission: Non-Agenda Item
Date: Friday, August 14, 2026 10:06:49 AM
Attachments: [Background Fact Document for BCHD Demolition and Private Development vF.pdf](#)

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From: Stop BCHD <stop.bchd@gmail.com>
Date: Fri, Aug 14, 2026 at 10:01 AM
Subject: Public Comment Redondo Beach Planning Commission: Non-Agenda Item
To: Stop BCHD <StopBCHD@gmail.com>

Please Email to: CityClerk@redondo.org, gale.hazeltine@redondo.org,
jason.conroy@redondo.org, wayne.craig@redondo.org, douglas.boswell@redondo.org,
roger.light@redondo.org, robert.gaddis@redondo.org, julie.young@redondo.org,
sean.scully@redondo.org, joy.ford@redondo.org, marc.wiener@redondo.org

Planning Commissioners, Planning Department, City Attorney:

Request for Public Participation Before Review of the Sunrise CUP

At the July 2026 BCHD Board meeting, BCHD CEO Tom Bakaly stated that based on BCHD's discussions with Sunrise, he understood that Sunrise planned to submit its Conditional Use Permit (CUP) application in September 2026. Bakaly also indicated that he believed Sunrise would conduct a public input process, but only after the application had been submitted.

BCHD Board meeting video (for Bakaly remarks): <https://youtu.be/ExlSZYuT-9U?t=1200>

That sequence is a concern for the surrounding neighborhoods. It means the first opportunity for meaningful public input will come only after Sunrise has developed and submitted a project plan - a plan that is currently undefined and unknown to the public.

For that reason, our neighborhood is providing the Cities of Redondo Beach and Torrance with documented information regarding the existing buildings, heights, setbacks, and other site conditions. This information is intended to establish an accurate factual baseline before the City of Redondo Beach begins reviewing any future Sunrise application.

Our neighborhood comments were prepared by an experienced expert witness and are fully cited so that the factual statements can be independently reviewed and verified.

I support the neighborhood comments and respectfully request that the Planning Commission establish a process for meaningful public participation before positions on the

private development become fixed around a submitted plan.

The surrounding community has suffered 65 years of noise, emissions, traffic, and property devaluation caused by the District. It deserves an opportunity to provide input on the proposed 99-year PRIVATE PROJECT on our PUBLICLY-OWNED LAND. The City should not accept any application until the project proposal has been fully disclosed to residents and input has been provided to the City and private developer.

I have attached a copy of our neighborhood comments for the record of the Redondo Beach Planning Commission, Planning Department, and City Attorney. Please review our comments and consider establishing an ongoing public participation program beginning prior to the submission of the Conditional Use Permit application by Sunrise.

Thank you for your consideration.

From: [Joan Hardy](#)
To: [CityClerk](#); [Gale S. Hazeltine](#); [Jason Conroy](#); [Wayne Craig](#); [Douglas Boswell](#); [Roger K. Light](#); [Robert Gaddis](#); [Julie Young](#); [Sean Scully](#); [Joy Ford](#); [Marc Wiener](#)
Subject: Fwd: Public Comment Redondo Beach Planning Commission: Non-Agenda Item
Date: Friday, August 14, 2026 11:29:00 AM
Attachments: [Background Fact Document for BCHD Demolition and Private Development vF.pdf](#)

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<https://youtu.be/ExISZYt-9U?t=1200>

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Thank you for your consideration.

From: [jonathan.cole](#)
To: [CityClerk](#); [Gale S. Hazeltine](#); [Jason Conroy](#); [Wayne Craig](#); [Douglas Boswell](#); [Roger K. Light](#); [Robert Gaddis](#); [Julie Young](#); [Sean Scully](#); [Joy Ford](#); [Marc Wiener](#)
Subject: Fw: Public Comment Redondo Beach Planning Commission: Non-Agenda Item
Date: Friday, August 14, 2026 2:41:51 PM
Attachments: [Background Fact Document for BCHD Demolition and Private Development vF.pdf](#)

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----- Forwarded Message -----

From: Stop BCHD <stop.bchd@gmail.com>
To: Stop BCHD <stopbchd@gmail.com>
Sent: Friday, August 14, 2026 at 10:01:23 AM PDT
Subject: Public Comment Redondo Beach Planning Commission: Non-Agenda Item

Planning Commissioners, Planning Department, City Attorney:

Request for Public Participation Before Review of the Sunrise CUP

At the July 2026 BCHD Board meeting, BCHD CEO Tom Bakaly stated that based on BCHD's discussions with Sunrise, he understood that Sunrise planned to submit its Conditional Use Permit (CUP) application in September 2026. Bakaly also indicated that he believed Sunrise would conduct a public input process, but only after the application had been submitted.

BCHD Board meeting video (for Bakaly remarks): <https://youtu.be/ExISZYuT-9U?t=1200>

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Thank you for your consideration.

From: [Marcia Gehrt](#)
To: [Gale S. Hazeltine](#); [Jason Conroy](#); [Wayne Craig](#); [Douglas Boswell](#); [Roger K. Light](#); [Robert Gaddis](#); [Julie Young](#); [Sean Scully](#); [Joy Ford](#); [Marc Wiener](#); [CityClerk](#)
Subject: Request for Public Participation Before Review of the Sunrise CUP
Date: Friday, August 14, 2026 2:05:25 PM
Attachments: [Background Fact Document for BCHD Demolition and Private Development vF.pdf](#)

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At the July 2026 BCHD Board meeting, BCHD CEO Tom Bakaly stated that based on BC understood that Sunrise planned to submit its Conditional Use Permit (CUP) application indicated that he believed Sunrise would conduct a public input process, but only after the

BCHD Board meeting video (for Bakaly remarks): <https://youtu.be/ExISZYuT-9U?t=12>

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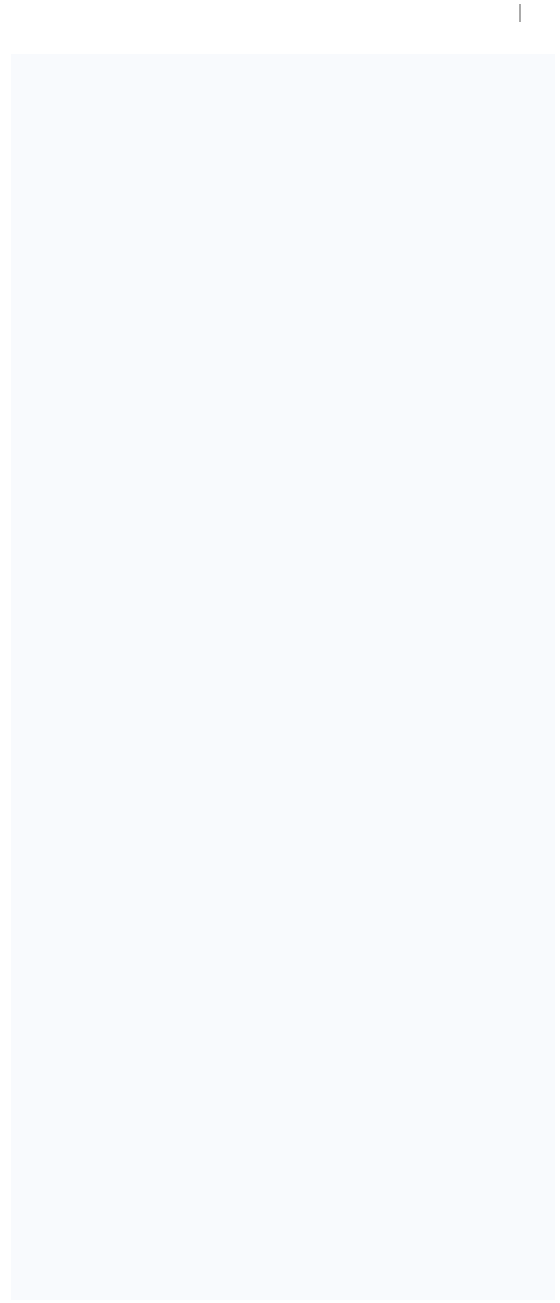
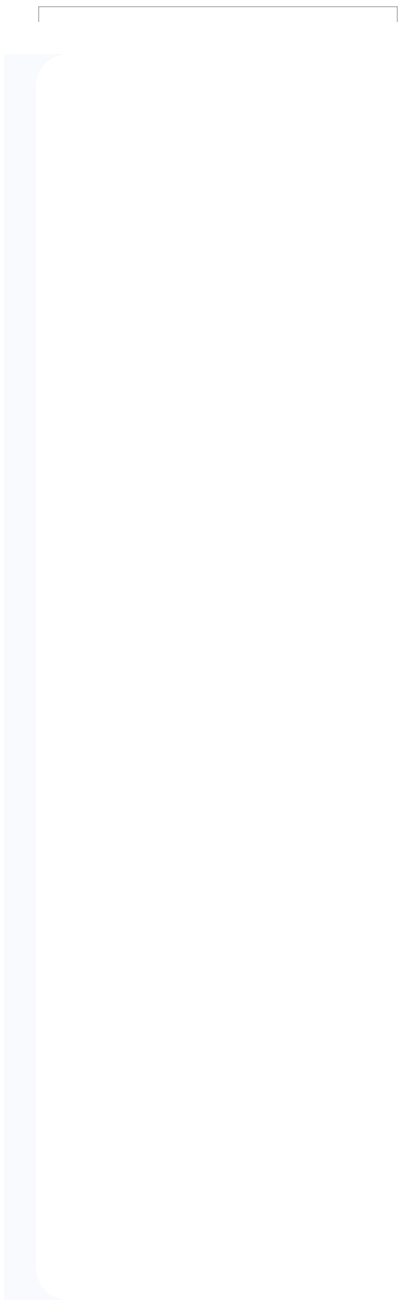
The surrounding community has suffered 65 years of noise, emissions, traffic, and proper deserves an opportunity to provide input on the proposed 99-year PRIVATE PROJECT of City should not accept any application until the project proposal has been fully disclosed to provided to the City and private developer.

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Thank you for your consideration.

2 Attachments • Scanned by Gmail

Preview YouTube video R



From: mdgapg@verizon.net
To: [CityClerk](#); [Gale S. Hazeltine](#); [Jason Conroy](#); [Wayne Craig](#); [Douglas Boswell](#); [Roger K. Light](#); [Robert Gaddis](#); [Julie Young](#); [Sean Scully](#); [Joy Ford](#); [Marc Wiener](#)
Subject: Fw: Public Comment Redondo Beach Planning Commission: Non-Agenda Item
Date: Friday, August 14, 2026 12:40:28 PM
Attachments: [Background Fact Document for BCHD Demolition and Private Development vF.pdf](#)

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BCHD's actions are a classic example of overreach ! See message below.
Marty and Ann Gallagher,
Residents of the adversely affected neighborhood

Request for Public Participation Before Review of the Sunrise CUP

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BCHD Board meeting video (for Bakaly remarks): <https://youtu.be/ExISZYuT-9U?t=1200>

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Thank you for your consideration.

From: [MONIKA OLMOS](#)
To: [CityClerk](#); [Gale S. Hazeltine](#); [Jason Conroy](#); [Wayne Craig](#); [Douglas Boswell](#); [Roger K. Light](#); [Robert Gaddis](#); [Julie Young](#); [Sean Scully](#); [Joy Ford](#); [Marc Wiener](#)
Subject: Public Comment Redondo Beach Planning Commission: Non-Agenda Item
Date: Friday, August 14, 2026 11:12:33 AM
Attachments: [Background Fact Document for BCHD Demolition and Private Development vF.pdf](#)

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BCHD Board meeting video (for Bakaly remarks): <https://youtu.be/ExlSZYuT-9U?t=1200>

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Thank you for your consideration.

Monika Olmos
Redondo Beach Resident
Sent from my iPhone

From: [Stop BCHD](#)
To: [CityClerk](#); [Gale S. Hazeltine](#); [Jason Conroy](#); [Wayne Craig](#); [Douglas Boswell](#); [Roger K. Light](#); [Robert Gaddis](#); [Julie Young](#); [Sean Scully](#); [Joy Ford](#); [Marc Wiener](#)
Subject: Public Comment: Planning Commission Non-Agenda Item, Planning Department, City Attorney
Date: Friday, August 14, 2026 8:02:56 AM
Attachments: [Background Fact Document for BCHD Demolition and Private Development vFinal.pdf](#)

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The surrounding neighborhoods have been notified by BCHD's CEO that we will have no input or visibility into Sunrise's 99-year private development plan for our publicly-owned land. As a result, we developed a fact sheet regarding the current conditions on the BCHD site that have caused tens of millions in lost property value to surrounding property owners.

The fact sheet memorializes heights, FAR, setbacks, massing, stair-stepping and financial damages to surrounding neighbors and places them firmly in the City record. All of our material is submitted with citations and can be easily reviewed.

Our preference would be to have a Planning Commission established process for the surrounding residents' participation to assure representation in this privatization development on our land.

We are actively discussing our options and will be in contact prior to the September meeting when Bakaly asserts Sunrise will file its CUP application.

Thank you for your consideration and this and the attachment are formal comments for non-agenda items at the Planning Commission.

--

StopBCHD.com (StopBCHD@gmail.com) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages

From: [Warren Croft](#)
To: [CityClerk](#); [Gale S. Hazeltine](#); [Jason Conroy](#); [Wayne Craig](#); [Douglas Boswell](#); [Roger K. Light](#); [Robert Gaddis](#); [Julie Young](#); [Sean Scully](#); [Joy Ford](#); [Marc Wiener](#)
Subject: Fwd: Public Comment Redondo Beach Planning Commission: Non-Agenda Item
Date: Friday, August 14, 2026 3:10:55 PM
Attachments: [Background Fact Document for BCHD Demolition and Private Development vF.pdf](#)

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Sent from my iPhone

Begin forwarded message:

From: Stop BCHD <stop.bchd@gmail.com>
Date: August 14, 2026 at 10:01:21 AM PDT
To: Stop BCHD <StopBCHD@gmail.com>
Subject: Public Comment Redondo Beach Planning Commission: Non-Agenda Item

Planning Commissioners, Planning Department, City Attorney:

Request for Public Participation Before Review of the Sunrise CUP

At the July 2026 BCHD Board meeting, BCHD CEO Tom Bakaly stated that based on BCHD's discussions with Sunrise, he understood that Sunrise planned to submit its Conditional Use Permit (CUP) application in September 2026. Bakaly also indicated that he believed Sunrise would conduct a public input process, but only after the application had been submitted.

BCHD Board meeting video (for Bakaly remarks):

<https://youtu.be/ExlSZYuT-9U?t=1200>

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Thank you for your consideration.

From: [William Shanney](#)
To: [CityClerk](#); [Gale S. Hazeltine](#); [Jason Conroy](#); [Wayne Craig](#); [Douglas Boswell](#); [Roger K. Light](#); [Robert Gaddis](#); [Julie Young](#); [Sean Scully](#); [Joy Ford](#); [Marc Wiener](#)
Subject: Fw: Public Comment Redondo Beach Planning Commission: Non-Agenda Item
Date: Friday, August 14, 2026 10:33:15 AM
Attachments: [Background Fact Document for BCHD Demolition and Private Development vF.pdf](#)

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From: Stop BCHD <stop.bchd@gmail.com>
To: Stop BCHD <StopBCHD@gmail.com>
Sent: Friday, August 14, 2026 at 10:00:00 AM PDT
Subject: Public Comment Redondo Beach Planning Commission: Non-Agenda Item

Please Email to: CityClerk@redondo.org, gale.hazeltine@redondo.org, jason.conroy@redondo.org, wayne.craig@redondo.org, douglas.boswell@redondo.org, roger.light@redondo.org, robert.gaddis@redondo.org, julie.young@redondo.org, sean.scully@redondo.org, joy.ford@redondo.org, marc.wiener@redondo.org

Planning Commissioners, Planning Department, City Attorney:

Request for Public Participation Before Review of the Sunrise CUP

At the July 2026 BCHD Board meeting, BCHD CEO Tom Bakaly stated that based on BCHD's discussions with Sunrise, he understood that Sunrise planned to submit its Conditional Use Permit (CUP) application in September 2026. Bakaly also indicated that he believed Sunrise would conduct a public input process, but only after the application had been submitted.

BCHD Board meeting video (for Bakaly remarks): <https://youtu.be/ExISZYuT-9U?t=1200>

That sequence is a concern for the surrounding neighborhoods. It means the first opportunity for meaningful public input will come only after Sunrise has developed and submitted a project plan - a plan that is currently undefined and unknown to the public.

For that reason, our neighborhood is providing the Cities of Redondo Beach and Torrance with documented information regarding the existing buildings, heights, setbacks, and other site conditions. This information is intended to establish an accurate factual baseline before the City of Redondo Beach begins reviewing any future Sunrise application.

Our neighborhood comments were prepared by an experienced expert witness and are fully cited so that the factual statements can be independently reviewed and verified.

I support the neighborhood comments and respectfully request that the Planning Commission establish a process for meaningful public participation before positions on the private development become fixed around a submitted plan.

The surrounding community has suffered 65 years of noise, emissions, traffic, and property devaluation caused by the District. It deserves an opportunity to provide input on the proposed 99-year PRIVATE PROJECT on our PUBLICLY-OWNED LAND. The City should not accept any application until the project proposal has been fully disclosed to residents and input has been provided to the City and private developer.

I have attached a copy of our neighborhood comments for the record of the Redondo Beach Planning Commission, Planning Department, and City Attorney. Please review our comments and consider establishing an ongoing public participation program beginning prior to the submission of the Conditional Use Permit application by Sunrise.

Thank you for your consideration.

William and Vivian Shanney



Administrative Report

J.1., File # PC26-1012

Meeting Date: 8/20/2026

To: **PLANNING COMMISSION**

From: **DANIEL BESINAIZ, ASSOCIATE PLANNER**

TITLE

DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND VARIANCE TO EXCEED THE 30-FOOT MAXIMUM BUILDING HEIGHT REQUIREMENT FOR THE INSTALLATION OF FOUR (THREE INITIALLY) BULK CRYOGENIC STORAGE TANKS WITH A PROPOSED HEIGHT OF APPROXIMATELY 38 FEET AT AN EXISTING MANUFACTURING FACILITY ON PROPERTY LOCATED WITHIN AN INDUSTRIAL-COMMERCIAL (IC-1) ZONE.

RECOMMENDATION

1. Open public hearing, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff, applicant, and the public and deliberate;
3. Close public hearing;
4. Adopt a Resolution by title only approving an Exemption Declaration and granting a Variance to exceed the 30-foot maximum building height requirement for the installation of four bulk cryogenic storage tanks with a proposed height of approximately 38 feet at an existing manufacturing facility on property located within an Industrial-Commercial (IC-1) Zone.

BACKGROUND

An application for a Variance to exceed the height limit of 30 feet for the installation of four (4) Cryogenic bulk storage tanks with a proposed height of approximately 38 feet at 2477 Manhattan Beach Boulevard was submitted by Michael Gillway on behalf of Impulse Space on June 23, 2026.

The subject property is located at 2477 Manhattan Beach Boulevard, between Redondo Beach Avenue and Inglewood Avenue. The lot is approximately 4.43 acres in size with lot dimensions of 501 feet in width and 385 feet in depth. The zoning of the subject property is Industrial-Commercial (IC-1) as is the adjacent property immediately west of the subject property and also fronting Manhattan Beach Boulevard. The properties immediately adjacent to and north and further west of the subject property are zoned Industrial (I-1) and the properties south of the subject property and across Manhattan Beach Boulevard are zoned Single-Family Residential (R-1).

Impulse Space is an aerospace manufacturing company headquartered in Redondo Beach. Impulse manufactures space craft for the delivery of satellites into orbit. In addition to the subject location Impulse also has a similar facility located immediately east at 2651 Manhattan Beach Boulevard. The subject location at 2477 Manhattan Beach Boulevard will be used for manufacturing, assembly, integration, warehousing, and office operations associated with the development of spacecraft.

Primarily the facility will be used to manufacture, assemble and test components. Below is an area breakdown of the operations at 2477 Manhattan Beach Boulevard.

- Office: 52,240 SF
- Storage/IT Infrastructure/Restrooms: 20,520 SF
- Manufacturing: 126,580 SF
- Kitchen/Walkways: 51,260 SF
- Total: 250,600 SF

The applicant is proposing to install four cryogenic storage tanks required to support the existing manufacturing operations on site. The tanks will be used to store liquid nitrogen and liquid argon using vacuum-insulated double-wall designed tanks. The proposed tanks are specialized industrial equipment whose dimensions are determined by required storage capacity, engineering design, and safety standards associated with bulk cryogenic systems. The height and location of these vessels cannot be materially reduced or relocated without impacting their intended function, required access, and compliance with applicable safety requirements.

Because the height of the tanks is driven by technical, operational, and regulatory requirements rather than design preference, the applicant is requesting a variance to exceed the 30-foot maximum building height requirement for the installation of four bulk cryogenic storage tanks. The existing manufacturing structure conforms to the height regulations. The requested variance would allow the proposed storage tanks to exceed the maximum height requirement by 8 feet.

In addition to the standard “criteria” required for the issuance of a Variance as presented within the City’s zoning ordinance (§ 10-2.2510) staff identified two (2) additional potential issues of concern with the proposal which are discussed below, “Safety” and “Noise”.

Safety

The proposed storage of liquid nitrogen, liquid argon, and liquid oxygen utilizes established cryogenic storage technology that has been widely implemented in industrial, medical, manufacturing, and research settings. The tanks are designed with multiple layers of containment and safety controls, including vacuum insulation, double-wall construction, and automatic pressure-relief systems. The proposed installation would be subject to applicable industry and regulatory standards governing the design, construction, installation, and operation of cryogenic storage systems. These tanks are manufactured to ASME BPVC Section VIII, Division 1 (BPVC.VIII.1) standards, pressure relief devices are certified to CGA S-1.2 (11th Edition, 2024), and the installation will comply fully with NFPA 55, OSHA 29 CFR 1910.101, and all applicable local building and fire codes.

The materials proposed for storage present hazards that are well documented and can be effectively managed through appropriate equipment, operational procedures, and emergency response measures. The use of standardized engineering controls and regulatory requirements provides safeguards against potential releases, pressure-related incidents, and other foreseeable hazards. Given the established use of this technology and the regulatory framework governing its installation and operation, the proposed tanks can be safely accommodated subject to compliance with all applicable codes, standards, and permit requirements. Attached to this Administrative Report is a “Safety & Compliance Report” that includes additional information demonstrating that these tanks are

safe when installed and managed per industry standards. Below is a summary of the site-specific safety measures that have been added to the conditions of approval within the attached resolution.

Physical Safeguards

- Vehicle impact protection around all cryogenic storage equipment as required
- Positive grading/drainage from storage pad - prevents ponding of cryogenic liquids or water
- NFPA 704 hazard diamond signage at all access points per applicable code requirements
- Perimeter fencing with locked access gate - prevents unauthorized access

11.2 Operational Controls

- Written operating procedures developed and posted at the storage area
- Written established safety procedures for all filling and transfer operations

11.3 First Responder Coordination

- Local fire department notified of cryogenic installation and provided a copy of this document
- Facility addresses and cryogenic storage location clearly marked for emergency vehicle access
- 24-hour emergency contact number posted at facility entrance
- Site map showing vessel locations, exclusion zones, and access routes available at facility entrance

Staff has also consulted with the City's Fire Department and their assessment of the potential safety issues related to this project are consistent with the conclusions presented in this report. A representative from the Fire Department will be present at this public hearing if additional questions concerning safety are raised.

Noise

The proposed cryogenic storage tanks are expected to generate minimal noise during normal operation. Noise associated with periodic tank filling would primarily result from the delivery vehicle and transfer equipment, with deliveries anticipated approximately once per week and lasting about one hour. The tanks shall also be equipped with silencers on the pressure-relief valves, which will further reduce potential operational noise. Given the infrequency and limited duration of deliveries, and the facility's location near the building which is roughly 130 feet away from Manhattan Beach Boulevard where vehicle and commercial activity are already present, the anticipated noise is not expected to be an issue or impactful on any adjacent properties.

ANALYSIS

Variance

Section 10-2.2510 of the Zoning Ordinance permits the Planning Commission to grant variances from development standards contained within the Ordinance in those instances where it is demonstrated that there are special circumstances applicable to the property including the size, shape, topography, location, or surroundings such that the strict application of the zoning provisions deprives such property of privileges enjoyed by other property in the vicinity and under identical zone designation;

and where the variance does not constitute a grant of special privileges.

In this instance, a Variance is being requested to exceed the maximum allowable building height requirement of 30 feet with the installation of cryogenic storage tanks at a height of approximately 38 feet. There are a number of special circumstances applicable to the project property including the following:

- The proposed tanks are specialized industrial equipment whose dimensions are determined by required storage capacity, engineering design, and safety standards associated with bulk cryogenic systems.
 - The height and location of these vessels cannot be materially reduced or relocated without impacting their intended function, required access, and compliance with applicable safety requirements.
- Due to the existing development of the site, required circulation patterns, utility infrastructure, fire department access, and safety clearances, no feasible location has been identified to install the required bulk cryogenic storage system while complying with the existing height limitation.
 - Without the requested variance, the property would be unable to utilize essential industrial support infrastructure commonly used by similar industrial facilities in the surrounding area.
- Nearby industrial properties with an industrial designation that allows the same uses as the subject property, including the adjacent Northrop Grumman facility located approximately 350 feet from the property boundary, utilize bulk storage tanks that exceed the height of the proposed installation.
 - An adjacent data center located approximately 150 feet from the property line contains rooftop mechanical equipment exceeding the height of the proposed bulk storage tanks.
- Nearby properties with similar industrial general plan and zoning designations and uses have similar bulk storage tanks and buildings that exceed far exceed the 30' height limit of the subject property.

More specifically, the height maximum makes it difficult to continue operations on the subject property according to the development standards for properties within the IC-1 zone. As per the Zoning Ordinance, if the applicant were to maintain the required 30-foot maximum height limit, it would inhibit the existing development to continue operations in a safe, well-regulated process.

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) There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of the zoning provisions deprives such property of privileges enjoyed by other property in the vicinity and under identical zone designation

The subject property's current use, and General Plan and Zoning land use designations illustrate unique inconsistencies not faced by other industrial parcels in the surrounding industrial neighborhood with a General Plan land use designation that allows the exact same uses. The subject properties General Plan land use designation (I-3) allows for the same "industrial uses" as the surrounding I-1 (Industrial) uses. Additionally, the actual use on the

subject property, aerospace manufacturing, is the same as the uses of many of the surrounding Industrial properties. The “special circumstances” applicable to this project are created due to the properties use and General Plan allowed uses which are the same as most of the surrounding industrial properties, however the Zoning development standards for the subject property are significantly more restrictive than those of all the surrounding industrial uses with a General Plan designation that allows for the exact same manufacturing/industrial uses. The surrounding industrial uses are allowed at heights of over 100’ where the subject property’s uses are limited to a height of 30’. Strict adherence to the zone district’s 30-foot height limit would eliminate the ability of the property owner to use the property for the existing manufacturing facility, while nearby similarly zoned properties (with a General Plan designation that allows for the exact same uses) are permitted at much greater heights. These physical hardships justify relief from the standard height restriction to afford the property the same development privileges as nearby properties with a similar zoning designation and a General Plan land use designation that permits the same uses. Additionally, the technical requirements of this required infrastructure in support of this aerospace manufacturing operation (permitted use) cannot be accommodated at a lesser height without resulting in significantly more frequent deliveries which have the potential for the greatest impact on the adjacent residential neighborhood south the subject property.

- b) The Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

The variance does not constitute a special privilege, as it allows development consistent with the existing industrial use and maintains compliance with the intent of the zoning district. The adjustment only allows for critical infrastructure with technical requirements that cannot be significantly altered that is common for the allowed use and that is required for some aerospace manufacturing operations without granting development rights unavailable to other similarly situated properties with similar General Plan and Zoning designations.

- c) The granting of a Variance shall not be contrary to the objectives of the Comprehensive General Plan.

Granting this variance supports the General Plan’s objectives of responsible economic development (Policy LU-6.1) and business retention and expansion (Policy LU-6.12). By allowing the existing business to install the proposed bulk cryogenic storage tanks, the City is supporting the business with specialized industrial support infrastructure necessary for the permitted industrial activities. Further, the granting of this variance supports the General Plan’s objective to maintain existing employers within the North Redondo Tech District (SPA-1). Thus, the variance aligns with, and does not conflict with the Comprehensive General Plan.

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

PUBLIC CORRESPONDENCE

Staff received one public comment with concerns citing changes to the property such as the number of employees and public safety concerns. A copy of the public comment is attached. Additionally,

Staff did organize a meeting between the applicant and this concerned neighbor to further discuss and clarify the operations and safety associated with the business and the tanks.

ENVIRONMENTAL STATUS

Staff has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15301 (Existing Facilities) of the California Guidelines for Implementation of the CEQA. Specifically, the project includes installation of equipment necessary for the permitted manufacturing existing on the subject property.

CONCLUSION

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

ATTACHMENTS

Attachment 1 - Draft Resolution

Attachment 2 - Site Plan

Attachment 3 - Project Renderings

Attachment 4 - Bulk Cryogenic Storage Safety & Compliance Presentation

Attachment 5 - CEQA Exemption Declaration

Attachment 6 - Public Comment



Administrative Report

J.1., File # PC26-1012

Meeting Date: 8/20/2026

To: **PLANNING COMMISSION**

From: **DANIEL BESINAIZ, ASSOCIATE PLANNER**

TITLE

DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND VARIANCE TO EXCEED THE 30-FOOT MAXIMUM BUILDING HEIGHT REQUIREMENT FOR THE INSTALLATION OF FOUR (THREE INITIALLY) BULK CRYOGENIC STORAGE TANKS WITH A PROPOSED HEIGHT OF APPROXIMATELY 38 FEET AT AN EXISTING MANUFACTURING FACILITY ON PROPERTY LOCATED WITHIN AN INDUSTRIAL-COMMERCIAL (IC-1) ZONE.

RECOMMENDATION

1. Open public hearing, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff, applicant, and the public and deliberate;
3. Close public hearing;
4. Adopt a Resolution by title only approving an Exemption Declaration and granting a Variance to exceed the 30-foot maximum building height requirement for the installation of four bulk cryogenic storage tanks with a proposed height of approximately 38 feet at an existing manufacturing facility on property located within an Industrial-Commercial (IC-1) Zone.

BACKGROUND

An application for a Variance to exceed the height limit of 30 feet for the installation of four (4) Cryogenic bulk storage tanks with a proposed height of approximately 38 feet at 2477 Manhattan Beach Boulevard was submitted by Michael Gillway on behalf of Impulse Space on June 23, 2026.

The subject property is located at 2477 Manhattan Beach Boulevard, between Redondo Beach Avenue and Inglewood Avenue. The lot is approximately 4.43 acres in size with lot dimensions of 501 feet in width and 385 feet in depth. The zoning of the subject property is Industrial-Commercial (IC-1) as is the adjacent property immediately west of the subject property and also fronting Manhattan Beach Boulevard. The properties immediately adjacent to and north and further west of the subject property are zoned Industrial (I-1) and the properties south of the subject property and across Manhattan Beach Boulevard are zoned Single-Family Residential (R-1).

Impulse Space is an aerospace manufacturing company headquartered in Redondo Beach. Impulse manufactures space craft for the delivery of satellites into orbit. In addition to the subject location Impulse also has a similar facility located immediately east at 2651 Manhattan Beach Boulevard. The subject location at 2477 Manhattan Beach Boulevard will be used for manufacturing, assembly, integration, warehousing, and office operations associated with the development of spacecraft.

Primarily the facility will be used to manufacture, assemble and test components. Below is an area breakdown of the operations at 2477 Manhattan Beach Boulevard.

- Office: 52,240 SF
- Storage/IT Infrastructure/Restrooms: 20,520 SF
- Manufacturing: 126,580 SF
- Kitchen/Walkways: 51,260 SF
- Total: 250,600 SF

The applicant is proposing to install four cryogenic storage tanks required to support the existing manufacturing operations on site. The tanks will be used to store liquid nitrogen and liquid argon using vacuum-insulated double-wall designed tanks. The proposed tanks are specialized industrial equipment whose dimensions are determined by required storage capacity, engineering design, and safety standards associated with bulk cryogenic systems. The height and location of these vessels cannot be materially reduced or relocated without impacting their intended function, required access, and compliance with applicable safety requirements.

Because the height of the tanks is driven by technical, operational, and regulatory requirements rather than design preference, the applicant is requesting a variance to exceed the 30-foot maximum building height requirement for the installation of four bulk cryogenic storage tanks. The existing manufacturing structure conforms to the height regulations. The requested variance would allow the proposed storage tanks to exceed the maximum height requirement by 8 feet.

In addition to the standard “criteria” required for the issuance of a Variance as presented within the City’s zoning ordinance (§ 10-2.2510) staff identified two (2) additional potential issues of concern with the proposal which are discussed below, “Safety” and “Noise”.

Safety

The proposed storage of liquid nitrogen, liquid argon, and liquid oxygen utilizes established cryogenic storage technology that has been widely implemented in industrial, medical, manufacturing, and research settings. The tanks are designed with multiple layers of containment and safety controls, including vacuum insulation, double-wall construction, and automatic pressure-relief systems. The proposed installation would be subject to applicable industry and regulatory standards governing the design, construction, installation, and operation of cryogenic storage systems. These tanks are manufactured to ASME BPVC Section VIII, Division 1 (BPVC.VIII.1) standards, pressure relief devices are certified to CGA S-1.2 (11th Edition, 2024), and the installation will comply fully with NFPA 55, OSHA 29 CFR 1910.101, and all applicable local building and fire codes.

The materials proposed for storage present hazards that are well documented and can be effectively managed through appropriate equipment, operational procedures, and emergency response measures. The use of standardized engineering controls and regulatory requirements provides safeguards against potential releases, pressure-related incidents, and other foreseeable hazards. Given the established use of this technology and the regulatory framework governing its installation and operation, the proposed tanks can be safely accommodated subject to compliance with all applicable codes, standards, and permit requirements. Attached to this Administrative Report is a “Safety & Compliance Report” that includes additional information demonstrating that these tanks are

safe when installed and managed per industry standards. Below is a summary of the site-specific safety measures that have been added to the conditions of approval within the attached resolution.

Physical Safeguards

- Vehicle impact protection around all cryogenic storage equipment as required
- Positive grading/drainage from storage pad - prevents ponding of cryogenic liquids or water
- NFPA 704 hazard diamond signage at all access points per applicable code requirements
- Perimeter fencing with locked access gate - prevents unauthorized access

11.2 Operational Controls

- Written operating procedures developed and posted at the storage area
- Written established safety procedures for all filling and transfer operations

11.3 First Responder Coordination

- Local fire department notified of cryogenic installation and provided a copy of this document
- Facility addresses and cryogenic storage location clearly marked for emergency vehicle access
- 24-hour emergency contact number posted at facility entrance
- Site map showing vessel locations, exclusion zones, and access routes available at facility entrance

Staff has also consulted with the City's Fire Department and their assessment of the potential safety issues related to this project are consistent with the conclusions presented in this report. A representative from the Fire Department will be present at this public hearing if additional questions concerning safety are raised.

Noise

The proposed cryogenic storage tanks are expected to generate minimal noise during normal operation. Noise associated with periodic tank filling would primarily result from the delivery vehicle and transfer equipment, with deliveries anticipated approximately once per week and lasting about one hour. The tanks shall also be equipped with silencers on the pressure-relief valves, which will further reduce potential operational noise. Given the infrequency and limited duration of deliveries, and the facility's location near the building which is roughly 130 feet away from Manhattan Beach Boulevard where vehicle and commercial activity are already present, the anticipated noise is not expected to be an issue or impactful on any adjacent properties.

ANALYSIS**Variance**

Section 10-2.2510 of the Zoning Ordinance permits the Planning Commission to grant variances from development standards contained within the Ordinance in those instances where it is demonstrated that there are special circumstances applicable to the property including the size, shape, topography, location, or surroundings such that the strict application of the zoning provisions deprives such property of privileges enjoyed by other property in the vicinity and under identical zone designation;

and where the variance does not constitute a grant of special privileges.

In this instance, a Variance is being requested to exceed the maximum allowable building height requirement of 30 feet with the installation of cryogenic storage tanks at a height of approximately 38 feet. There are a number of special circumstances applicable to the project property including the following:

- The proposed tanks are specialized industrial equipment whose dimensions are determined by required storage capacity, engineering design, and safety standards associated with bulk cryogenic systems.
 - The height and location of these vessels cannot be materially reduced or relocated without impacting their intended function, required access, and compliance with applicable safety requirements.
- Due to the existing development of the site, required circulation patterns, utility infrastructure, fire department access, and safety clearances, no feasible location has been identified to install the required bulk cryogenic storage system while complying with the existing height limitation.
 - Without the requested variance, the property would be unable to utilize essential industrial support infrastructure commonly used by similar industrial facilities in the surrounding area.
- Nearby industrial properties with an industrial designation that allows the same uses as the subject property, including the adjacent Northrop Grumman facility located approximately 350 feet from the property boundary, utilize bulk storage tanks that exceed the height of the proposed installation.
 - An adjacent data center located approximately 150 feet from the property line contains rooftop mechanical equipment exceeding the height of the proposed bulk storage tanks.
- Nearby properties with similar industrial general plan and zoning designations and uses have similar bulk storage tanks and buildings that exceed far exceed the 30' height limit of the subject property.

More specifically, the height maximum makes it difficult to continue operations on the subject property according to the development standards for properties within the IC-1 zone. As per the Zoning Ordinance, if the applicant were to maintain the required 30-foot maximum height limit, it would inhibit the existing development to continue operations in a safe, well-regulated process.

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) There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of the zoning provisions deprives such property of privileges enjoyed by other property in the vicinity and under identical zone designation

The subject property's current use, and General Plan and Zoning land use designations illustrate unique inconsistencies not faced by other industrial parcels in the surrounding industrial neighborhood with a General Plan land use designation that allows the exact same uses. The subject properties General Plan land use designation (I-3) allows for the same "industrial uses" as the surrounding I-1 (Industrial) uses. Additionally, the actual use on the

subject property, aerospace manufacturing, is the same as the uses of many of the surrounding Industrial properties. The “special circumstances” applicable to this project are created due to the properties use and General Plan allowed uses which are the same as most of the surrounding industrial properties, however the Zoning development standards for the subject property are significantly more restrictive than those of all the surrounding industrial uses with a General Plan designation that allows for the exact same manufacturing/industrial uses. The surrounding industrial uses are allowed at heights of over 100’ where the subject property’s uses are limited to a height of 30’. Strict adherence to the zone district’s 30-foot height limit would eliminate the ability of the property owner to use the property for the existing manufacturing facility, while nearby similarly zoned properties (with a General Plan designation that allows for the exact same uses) are permitted at much greater heights. These physical hardships justify relief from the standard height restriction to afford the property the same development privileges as nearby properties with a similar zoning designation and a General Plan land use designation that permits the same uses. Additionally, the technical requirements of this required infrastructure in support of this aerospace manufacturing operation (permitted use) cannot be accommodated at a lesser height without resulting in significantly more frequent deliveries which have the potential for the greatest impact on the adjacent residential neighborhood south the subject property.

- b) The Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

The variance does not constitute a special privilege, as it allows development consistent with the existing industrial use and maintains compliance with the intent of the zoning district. The adjustment only allows for critical infrastructure with technical requirements that cannot be significantly altered that is common for the allowed use and that is required for some aerospace manufacturing operations without granting development rights unavailable to other similarly situated properties with similar General Plan and Zoning designations.

- c) The granting of a Variance shall not be contrary to the objectives of the Comprehensive General Plan.

Granting this variance supports the General Plan’s objectives of responsible economic development (Policy LU-6.1) and business retention and expansion (Policy LU-6.12). By allowing the existing business to install the proposed bulk cryogenic storage tanks, the City is supporting the business with specialized industrial support infrastructure necessary for the permitted industrial activities. Further, the granting of this variance supports the General Plan’s objective to maintain existing employers within the North Redondo Tech District (SPA-1). Thus, the variance aligns with, and does not conflict with the Comprehensive General Plan.

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

PUBLIC CORRESPONDENCE

Staff received one public comment with concerns citing changes to the property such as the number of employees and public safety concerns. A copy of the public comment is attached. Additionally,

Staff did organize a meeting between the applicant and this concerned neighbor to further discuss and clarify the operations and safety associated with the business and the tanks.

ENVIRONMENTAL STATUS

Staff has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15301 (Existing Facilities) of the California Guidelines for Implementation of the CEQA. Specifically, the project includes installation of equipment necessary for the permitted manufacturing existing on the subject property.

CONCLUSION

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

ATTACHMENTS

Attachment 1 - Draft Resolution

Attachment 2 - Site Plan

Attachment 3 - Project Renderings

Attachment 4 - Bulk Cryogenic Storage Safety & Compliance Presentation

Attachment 5 - CEQA Exemption Declaration

Attachment 6 - Public Comment

RESOLUTION NO. 2026-08-PCR-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND VARIANCE TO EXCEED THE 30-FOOT MAXIMUM BUILDING HEIGHT REQUIREMENT FOR THE INSTALLATION OF FOUR BULK CRYOGENIC STORAGE TANKS WITH A PROPOSED HEIGHT OF APPROXIMATELY 38 FEET AT AN EXISTING MANUFACTURING FACILITY ON PROPERTY LOCATED WITHIN AN INDUSTRIAL-COMMERCIAL (IC-1) ZONE.

WHEREAS, a Variance is requested under Redondo Beach Municipal Code Section 10-2.2510 to allow the proposed cryogenic storage tanks to exceed the 30-foot maximum building height requirement with a proposed height of approximately 38 feet; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to State law and local ordinances by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property;

WHEREAS, the subject lot is approximately 4.43 acres in area with approximate dimensions of 501 feet in width and 385 feet in depth with an existing ±250,000 square foot manufacturing structure) consisting of office, storage, IT infrastructure, restrooms, manufacturing (aerospace), kitchen space, and walkways/hallways; and

WHEREAS, the surrounding industrial uses west, north, and east have similar industrial zoning and allow for aerospace manufacturing (use on the subject property) but allow for significantly higher development than the subject property; and

WHEREAS, the project is Categorically Exempt from CEQA under Section 15301 (Existing Facilities) of the CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 20th day of August, 2026, with respect thereto.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND:

1. In accordance with Section 10-2.2510 of the Redondo Beach Municipal Code, the applicant's request for a Variance is consistent with the criteria set forth therein for the following reasons:
 - a) There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of the zoning provisions deprives such property of privileges enjoyed by other property in the vicinity and under identical zone designation

The subject property's current use, and General Plan and Zoning land use designations illustrate unique inconsistencies not faced by other industrial parcels in the surrounding industrial neighborhood with a General Plan land use designation that allows the exact same uses. The subject properties General Plan land use designation (I-3) allows for the same "industrial uses" as the surrounding I-1 (Industrial) uses. Additionally, the actual use on the subject property, aerospace manufacturing, is the same as the uses of many of the surrounding Industrial properties. The "special circumstances" applicable to this project are created due to the properties use and General Plan allowed uses which are the same as most of the surrounding industrial properties, however the Zoning development standards for the subject property are significantly more restrictive than those of all the surrounding industrial uses with a General Plan designation that allows for the exact same manufacturing/industrial uses. The surrounding industrial uses are allowed at heights of over 100' where the subject property's uses are limited to a height of 30'. Strict adherence to the zone district's 30-foot height limit would eliminate the ability of the property owner to use the property for the existing manufacturing facility, while nearby similarly zoned properties (with a General Plan designation that allows for the exact same uses) are permitted at much greater heights. These physical hardships justify relief from the standard height restriction to afford the property the same development privileges as nearby properties with a similar zoning designation and a General Plan land use designation that permits the same uses. Additionally, the technical requirements of this required infrastructure in support of this aerospace manufacturing operation (permitted use) cannot be accommodated at a lesser height without resulting in significantly more frequent deliveries which have the potential for the greatest impact on the adjacent residential neighborhood south the subject property.

- b) The Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

The variance does not constitute a special privilege, as it allows development consistent with the existing industrial use and maintains compliance with the

intent of the zoning district. The adjustment only allows for critical infrastructure with technical requirements that cannot be significantly altered that is common for the allowed use and that is required for some aerospace manufacturing operations without granting development rights unavailable to other similarly situated properties with similar General Plan and Zoning designations.

- c) The granting of a Variance shall not be contrary to the objectives of the Comprehensive General Plan.

Granting this variance supports the General Plan's objectives of responsible economic development (Policy LU-6.1) and business retention and expansion (Policy LU-6.12). By allowing the existing business to install the proposed bulk cryogenic storage tanks, the City is supporting the business with specialized industrial support infrastructure necessary for the permitted industrial activities. By allowing modest additions that generally maintain the existing building envelope the project furthers the goals of healthy, sustainable housing without adversely impacting neighborhood character or public welfare. Further, granting of this variance supports the General Plan's objective to maintain existing employers within the North Redondo Tech District (SPA-1). Thus, the variance aligns with, and does not conflict with the Comprehensive General Plan.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and grant the Variance pursuant to the plans and applications considered by the Planning Commission at its meeting of the 20th day of August, 2026.

Section 2. These permits shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is to exceed the maximum height requirement of 30 feet for the installation of 38-foot-tall cryogenic storage tanks at an existing manufacturing facility located within an Industrial-Commercial (IC-1) zone. Three (3) tanks are permitted with the initial installation and a fourth is proposed for a future installation as shown on the approved site plan and the renderings. Any additional tanks that exceed the height regulation would require a "Modification" to this "Variance".
2. A copy of this Resolution shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.

3. The site shall be fully fenced prior to the start of construction. Site is currently fully fenced.
4. The site shall be maintained in a clean and orderly condition throughout construction, with reasonable measures taken to prevent the accumulation of litter and debris.
5. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, with no work occurring on Sunday and specified holidays per RBMC Section 9-1.12.
6. The project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
7. The streets and sidewalks adjacent to the job site shall be maintained free of debris resulting from construction activities.
8. All construction shall strictly conform to the architectural drawings, floor plans, elevations, and site plan and renderings stamped "Approved" on August 20, 2026. The Planning Division shall be authorized to approve minor changes.
9. The applicant shall obtain all required demolition, building, grading, and mechanical permits and shall comply with all applicable provisions of the California Building Code, Fire Code, and City ordinances.
10. The applicant may be required to install noise mitigation equipment and measures in the event of measured noise violations of the City's noise ordinance (RBMC Title 4, Chapter 24. Noise Regulation).
11. The design shall be constructed per building and fire code requirements and include measures to minimize risks of vehicle impact.
12. The installation area shall be graded in accordance with the approved engineering design.
13. The applicant shall install and maintain NFPA 704 hazard diamond signage at all applicable access points in accordance with applicable code requirements.
14. The Impulse site will be sufficiently secured to prevent unauthorized access to the site and cryogenic storage tanks.

15. The applicant shall develop, maintain, and post written operating procedures for the cryogenic storage equipment at the storage area.
16. The applicant shall notify the local fire department of the cryogenic installation and provide the fire department with a copy of this document.
17. The applicant shall clearly mark the facility address and location of the cryogenic storage equipment to facilitate emergency vehicle access.
18. The applicant shall post and maintain a 24-hour emergency contact telephone number at the facility entrance in a readily visible location.
19. The applicant shall maintain a current site map at the facility entrance identifying the cryogenic vessel locations, designated exclusion zones, and emergency access routes.
20. The applicant shall install and maintain silencers on venting valves associated with the cryogenic storage tanks to suppress noise generated during tank venting operations.
21. The applicant shall limit deliveries of liquefied gas to normal business hours. Very limited off hour deliveries are permitted as a minor change subject to the approval of the Community Development Director.
22. The applicant shall provide a noise report measuring noise generated by tank-related operations, including delivery of gas, filling of the tanks, and tank venting, to confirm compliance with the City's Noise Ordinance. Additional noise mitigation may be required, including, but not limited to, installation of a solid wall along the Manhattan Beach Boulevard frontage.

Section 3. That the approved Variance shall become null and void if not vested within 36 months after the Planning Commission's approval.

Section 4. That, prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the appeal.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

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

Planning Commission Chair
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-08-PCR-11 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 20th day of August, 2026, by the following roll call vote:

AYES:

NOES: None

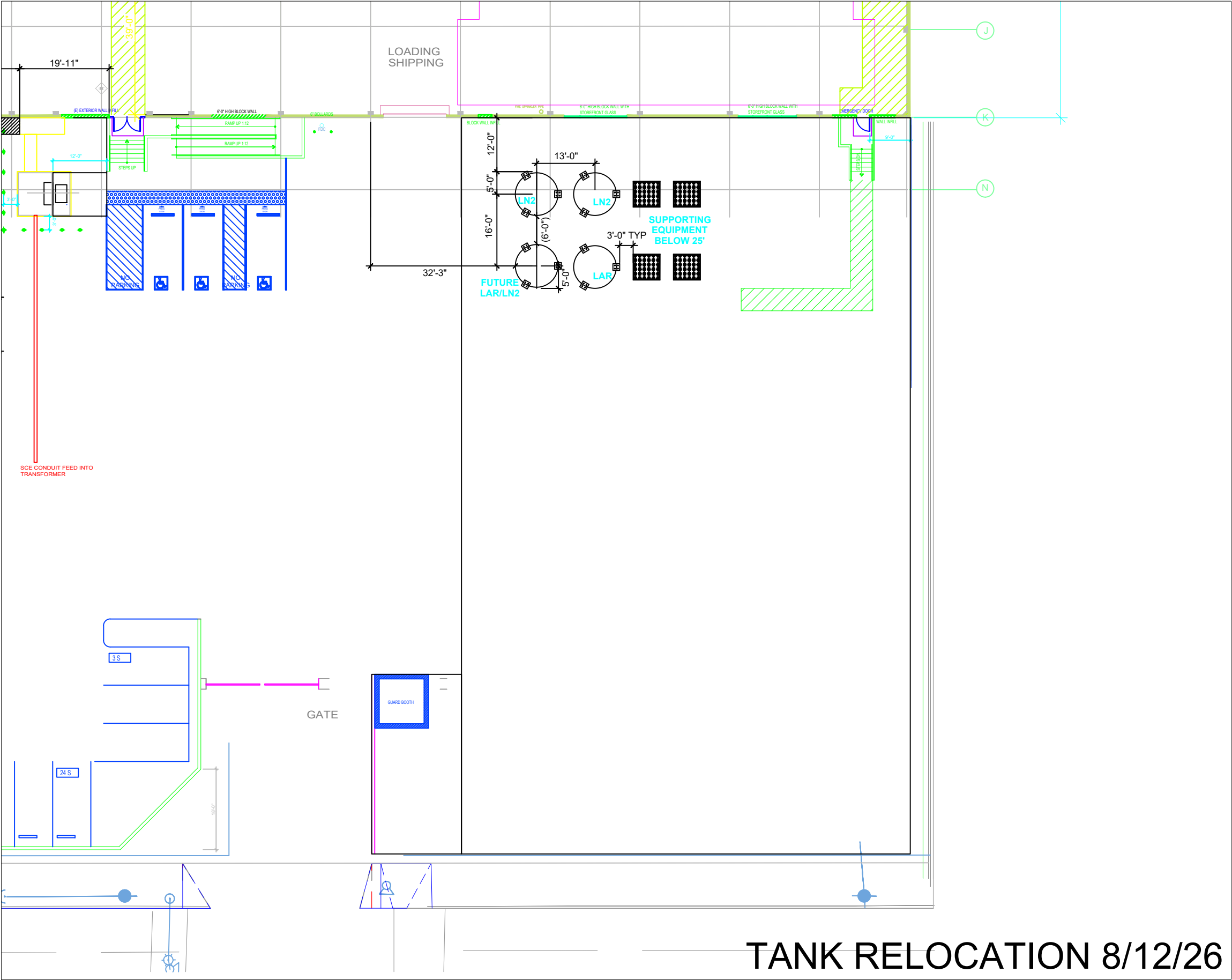
ABSTAIN: None

ABSENT: None

Marc Wiener, AICP
Community Development Director

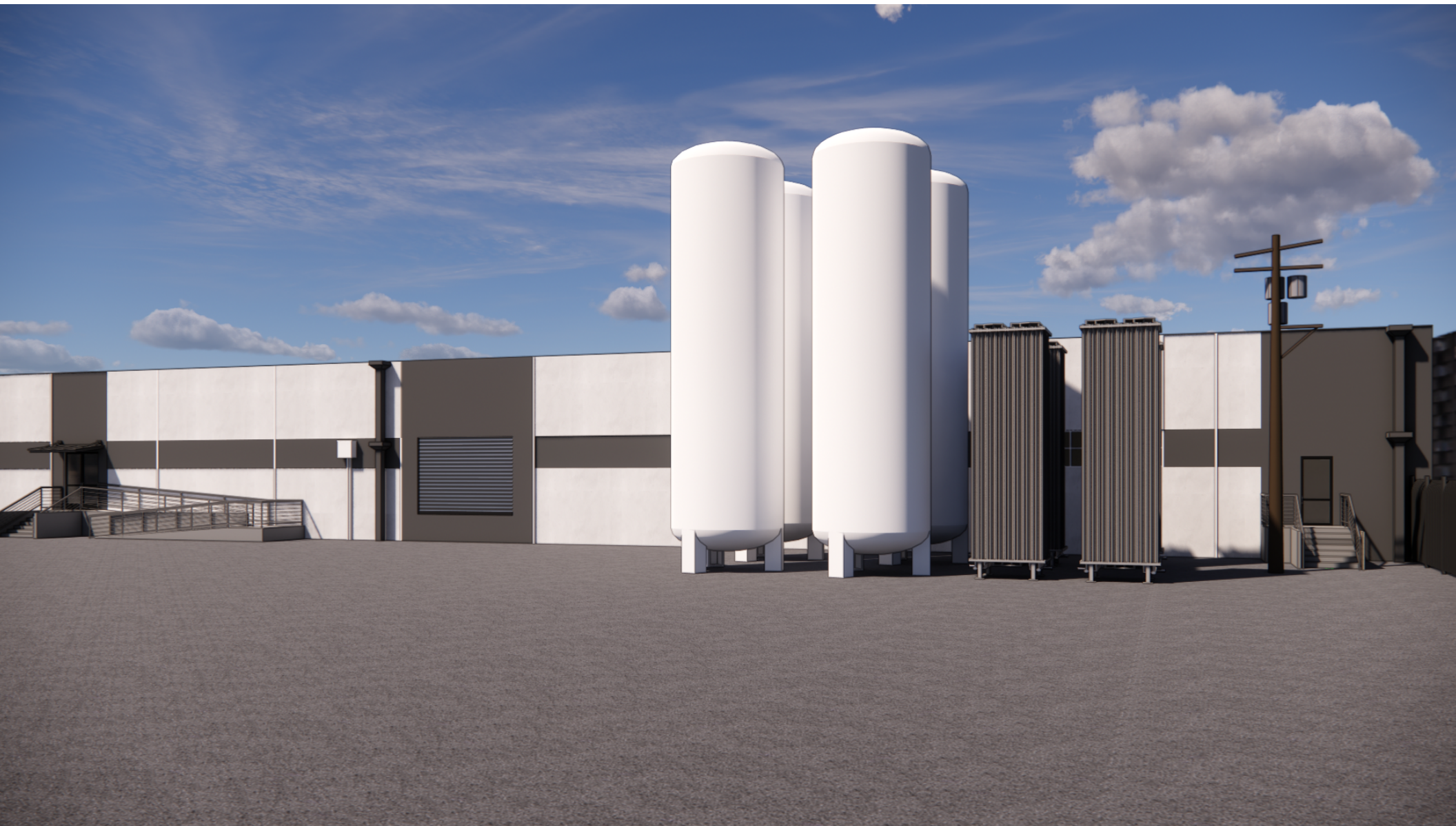
APPROVED AS TO FORM:

City Attorney's Office



TANK RELOCATION 8/12/26







BULK CRYOGENIC STORAGE SAFETY & COMPLIANCE PRESENTATION

Liquid Nitrogen (LIN), Liquid Argon (LAR)

5+ Layers of Safety	100% NFPA 55 Compliant	CGA S-1.2 PRD Certified
Engineered redundancy at every level	Meets all applicable codes & standards	11th Edition 2024 — factory verified

SUBMITTED TO THE AUTHORITY HAVING JURISDICTION (AHJ)

This presentation demonstrates that bulk cryogenic storage of LIN & LAR is a well-established, highly regulated, and engineered-safe industrial practice. The tanks proposed for this installation are among the most thoroughly tested and regulated pressure vessels in industrial use — backed by ASME, NFPA, CGA, OSHA, and DOT standards.

Prepared By:	Matheson
Facility:	Impulse Space
Site Address:	2425 Manhattan Beach
Date:	6/9/26
Revision:	1.0 — Initial AHJ Submission
Standards:	NFPA 55 · CGA S-1.2 (11th Ed.) · ASME BPVC · OSHA 29 CFR 1910.101 · 49 CFR 173.318

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1. EXECUTIVE SUMMARY — WHY THESE TANKS ARE SAFE

Bulk cryogenic storage of liquid nitrogen, liquid argon, and liquid oxygen is a mature, well-regulated industrial practice with a strong safety record spanning decades of global use across medical, industrial, manufacturing, and food processing applications. These tanks are not experimental technology — they are engineered, tested, certified, and operated under some of the most rigorous safety standards in industry.

CORE SAFETY STATEMENT

The bulk cryogenic vessels proposed for this installation are vacuum-insulated, double-walled pressure vessels designed with multiple independent, redundant safety systems. They are manufactured to ASME BPVC Section VIII, Division 1 (BPVC.VIII.1) standards, pressure relief devices are certified to CGA S-1.2 (11th Edition, 2024), and the installation will comply fully with NFPA 55, OSHA 29 CFR 1910.101, and all applicable local codes.

1.1 Key Safety Facts for the AHJ

- ✓ Cryogenic tanks of this type are in operation at thousands of facilities across the United States including hospitals, universities, manufacturing plants, and research facilities in communities similar to this one.
- ✓ The vacuum-insulated double-wall design means the outer shell never directly contacts the cryogenic liquid — the product is contained entirely within the inner vessel under controlled conditions.
- ✓ Pressure relief devices are factory-set, factory-tested, and factory-marked per CGA S-1.2. They cannot be field-adjusted and are designed to activate automatically before any unsafe pressure can develop.
- ✓ All cryogenic products — LIN & LAR — are non-toxic and non-explosive in their pure form. The hazards associated with these products are well understood, predictable, and manageable with proper procedures.
- ✓ This safety packet, the proposed installation design, and the operational policies described herein are specifically designed to give the AHJ full visibility into every hazard, every mitigation, and every emergency response procedure.
- ✓ The proposed installation will be designed, installed, and operated in full compliance with NFPA 55, the primary national code governing cryogenic fluid storage, and all other applicable standards listed in Section 10.

1.2 Industry Safety Record

Bulk cryogenic storage has one of the strongest safety records in the industrial gas industry. The Compressed Gas Association (CGA) and National Fire Protection Association (NFPA) have continuously refined their standards over decades based on operational experience, resulting in a comprehensive, proven regulatory framework. Incidents involving properly installed and maintained cryogenic bulk tanks are extremely rare and are almost always attributable to procedural non-compliance rather than equipment failure.

1.3 Purpose of This Document

This document serves two purposes: first, to demonstrate the inherent safety of modern cryogenic storage technology and the multiple layers of protection engineered into these vessels; and second, to provide the AHJ with complete transparency regarding identified hazards, emergency scenarios, and the comprehensive policies in place to prevent and respond to those scenarios. Both sections are essential — not because the tanks are dangerous, but because thorough emergency preparedness is part of what makes this installation safe.

2. PHYSICAL DESCRIPTION OF CRYOGENIC VESSELS

2.1 Overview

The bulk cryogenic storage vessels proposed for this installation are purpose-designed, engineered pressure vessels manufactured for long-term storage of cryogenic liquefied gases under pressure. All vessels are manufactured to ASME BPVC Section VIII, Division 1 (BPVC.VIII.1) requirements and operate from 5 PSI (0.4 kg/cm²) up to the Maximum Allowable Working Pressure (MAWP) stamped on the vessel nameplate.

DESIGN PHILOSOPHY

These vessels are engineered around a single principle: keep the cryogenic product safely contained under all foreseeable conditions. The double-wall vacuum design, redundant pressure relief systems, and factory-sealed insulation all exist to ensure the product never contacts the outside world except through controlled, designed pathways.

2.2 Physical Description

A cryogenic vessel is designed for long-term storage of cryogenic liquefied gases under pressure in the range of 5 PSI (0.4 kg/cm²) to the MAWP (Maximum Allowable Working Pressure). While hardware may vary slightly from model to model, each unit essentially performs the same functions.

The vessel is comprised of an alloy steel inner tank encased in an outer carbon steel vacuum shell. The insulation system between the inner and outer containers consists of super insulation and high vacuum to ensure long holding time. The insulation system designed for long-term vacuum retention is permanently sealed at the factory to ensure vacuum integrity. The units have a tank pressure relief device, which is set at the factory. As a secondary pressure relief device, the container is further protected from over-pressurization by a rupture disc. The bursting disc will rupture completely to relieve inner tank pressure in the event the tank relief valve fails and pressure exceeds the rupture disc setting. The vacuum space is protected from over-pressurization by use of a tank annulus rupture disc assembly. Pressure relief devices used on cryogenic vessels designed for the U.S. specifications meet the requirements of CGA Pamphlet S1.2, "Pressure Relief Device Standards, Part 2, for Cargo and Portable Tanks for Compressed Gases."

2.3 Key Design Features

Feature	Description & Safety Significance
Inner Tank Material	Alloy steel — engineered specifically for cryogenic temperature service down to -320°F
Outer Shell Material	Carbon steel vacuum shell — never in direct contact with cryogenic liquid
Insulation System	Super insulation with high vacuum — permanently sealed at factory. Zero maintenance required for insulation integrity
Vacuum Integrity	Factory-permanently sealed — eliminates field maintenance as a failure mode
Primary PRV	Factory-set spring-loaded pressure relief valve — auto-opens and reseats at predetermined pressure. Set at ≤110% of design pressure per CGA S-1.2
Secondary PRD	Factory-set rupture disc — activates only if primary PRV fails. Total secondary flow capacity ≤150% design pressure per CGA S-1.2
Vacuum Space Protection	Tank annulus rupture disc — prevents outer vessel over-pressurization
PRD Standard	CGA Pamphlet S-1.2, 11th Edition (2024) — Pressure Relief Device Standards, Part 2
ASME Compliance	Manufactured per ASME BPVC Section VIII, Division 1 (BPVC.VIII.1) — Rules for Construction of Pressure Vessels. Confirm specific Division against vessel nameplate as some vessels may be built to Division 2 (Alternative Rules)
DOT Compliance	Designed per DOT specifications and 49 CFR 173.318 for cryogenic liquid service
Pressure Range	5 PSI (0.4 kg/cm ²) to MAWP as factory-stamped on vessel nameplate

2.4 ASME Certification, U-Stamp & Vessel Documentation

Every bulk cryogenic vessel manufactured to ASME BPVC Section VIII, Division 1 (BPVC.VIII.1) carries a mandatory set of certifications, documentation, and physical markings that verify the vessel was designed, fabricated, inspected, and tested in full compliance with the code. The following documentation is available for inspection by the AHJ upon request.

U-STAMP CERTIFICATION

The ASME 'U' stamp is the manufacturer's official certification mark that the vessel was designed, built, inspected, and hydrostatic tested per ASME BPVC Section VIII, Division 1. A vessel cannot legally carry the U-stamp unless it has been fabricated under an ASME-authorized quality control program and inspected by an Authorized Inspector (AI) from an ASME-accredited inspection agency. The U-stamp is physically stamped or engraved on the vessel nameplate.

2.4.1 ASME U-Stamp — What It Means

Item	Requirement & Significance
U-Stamp Marking	The letter 'U' stamped on the vessel nameplate certifies the manufacturer holds a valid ASME Certificate of Authorization and that the vessel was fabricated under an approved Quality Control (QC) program
ASME Certificate of Authorization	Manufacturer must hold a valid ASME Certificate of Authorization to apply the U-stamp. Certificate is issued by ASME and renewed on a regular inspection cycle
Authorized Inspector (AI)	All ASME U-stamp vessels must be inspected by an Authorized Inspector employed by or representing an ASME-accredited inspection agency — typically an insurance company holding National Board accreditation
National Board Registration	U-stamped vessels are typically registered with the National Board of Boiler and Pressure Vessel Inspectors (NB). The NB registration number appears on the vessel nameplate and U-1 Data Report
Nameplate Information	The vessel nameplate will show: manufacturer name, serial number, U-stamp, MAWP (psig), design temperature (°F), shell material specification, year built, National Board number, and ASME code edition
Division Confirmation	The vessel nameplate confirms whether the tank was manufactured to Division 1 (standard rules) or Division 2 (alternative rules). The AHJ should verify this against the nameplate on the specific vessels installed

2.4.2 Manufacturer's Data Report — Form U-1

Every ASME U-stamp vessel is accompanied by a Manufacturer's Data Report, designated Form U-1. This is the vessel's official birth certificate and contains the complete design and fabrication record. A copy of the U-1 form for each vessel at this installation is available for AHJ review upon request.

U-1 Form Field	Description
Vessel Description	Tank type, service, orientation (vertical/horizontal), and overall dimensions
Design Pressure & Temperature	MAWP (psig) and minimum/maximum design temperature — critical for cryogenic service rating
Shell & Head Materials	Specific ASME material specification numbers (e.g., SA-240 Type 304 stainless, SA-553 Type 1 nickel alloy) confirming materials are code-approved for cryogenic temperatures
Joint Efficiency	Weld joint efficiency factor used in design calculations — confirms weld quality and inspection level
Hydrostatic Test Pressure	The actual test pressure applied at the factory — must be at minimum 1.3x MAWP per BPVC.VIII.1. Recorded on the U-1 form with date and result
Heat Treatment	Documents whether post-weld heat treatment (PWHT) was performed — required for certain materials and thicknesses
Radiographic Examination	Documents X-ray or radiographic inspection of welds — confirms weld integrity
Authorized Inspector Certification	AI signature and stamp certifying the vessel was fabricated and inspected per ASME BPVC Section VIII, Division 1
National Board Registration	NB number assigned upon registration — cross-references with nameplate marking

2.4.3 Material Specifications — Cryogenic Service

ASME BPVC Section VIII, Division 1 requires that all pressure-retaining materials be selected from approved specifications listed in ASME Section II — Materials. For cryogenic service, the inner vessel materials must maintain adequate toughness and ductility at operating temperatures as low as -320°F (-196°C). Common ASME-approved materials for cryogenic inner vessels include:

ASME Material Spec	Common Name	Cryogenic Suitability
SA-240 Type 304 / 304L	Austenitic Stainless Steel	Suitable to -425°F (-254°C) — widely used for LIN & LAR inner vessels
SA-240 Type 316 / 316L	Austenitic Stainless Steel (Mo)	Suitable to -425°F — enhanced corrosion resistance
SA-553 Type 1	9% Nickel Steel	Suitable to -320°F (-196°C) — used for larger high-pressure cryogenic vessels
SA-304 / SA-312	Stainless Steel Pipe & Tube	Used for cryogenic piping and connections on the inner vessel
Outer Shell — Carbon Steel	SA-516 or equivalent	Outer vessel only — not in contact with cryogenic liquid. Standard carbon steel grades

2.4.4 Hydrostatic Test Certification

Per ASME BPVC Section VIII, Division 1, every pressure vessel must pass a hydrostatic pressure test before leaving the manufacturer's facility. This test is one of the most important safety certifications a pressure vessel carries.

Hydrostatic Test Item	Requirement
Test Pressure	Minimum 1.3x MAWP (Maximum Allowable Working Pressure) — per ASME BPVC.VIII.1 UG-99
Test Medium	Water (or other suitable liquid) — conducted at ambient temperature before cryogenic insulation is applied
Duration	Vessel held at test pressure for sufficient time for full inspection of all welds, joints, and connections
Acceptance Criteria	No leakage, no permanent deformation, no visible distortion at any point on the vessel
Authorized Inspector Witness	AI must witness and certify the hydrostatic test — recorded on Form U-1
Documentation	Test date, actual test pressure applied, and AI certification recorded permanently on the U-1 Data Report
Significance for AHJ	The hydrostatic test confirms the vessel can safely contain pressure at 130% of its rated MAWP — providing a substantial safety margin above any operating pressure

AHJ DOCUMENTATION REQUEST

Upon request, the facility operator will provide the AHJ with the following for each vessel installed at this site: (1) Copy of ASME Form U-1 Manufacturer's Data Report, (2) Vessel nameplate photograph showing U-stamp and MAWP, (3) National Board registration number, (4) Manufacturer's Certificate of Conformance, (5) Current certificate of inspection if required by the jurisdiction.

3. PRESSURE RELIEF DEVICE STANDARDS — CGA S-1.2 (11TH EDITION, 2024)

This section details the applicable requirements of CGA Pamphlet S-1.2, Pressure Relief Device Standards — Part 2: Cargo and Portable Tanks for Compressed Gases, 11th Edition (2024). All pressure relief devices installed on cryogenic vessels at this facility comply fully with CGA S-1.2 requirements. This standard is incorporated by reference into OSHA 29 CFR 1910.101(c) and referenced in 49 CFR 173.318.

WHY CGA S-1.2 MATTERS

CGA S-1.2 is the definitive standard for pressure relief device design, sizing, installation, marking, and inspection on cryogenic portable tanks. Every PRD on these vessels has been factory-verified and factory-marked per this standard — meaning an independent, third-party-validated safety system is already built into the vessel before it arrives at this site.

3.1 Scope & Purpose

CGA S-1.2 establishes minimum requirements for pressure relief devices on cargo and portable tanks for compressed gases including cryogenic liquids such as LIN and LAR. The standard applies to tanks with water capacity exceeding 1,000 pounds that comply with DOT specifications. The 11th Edition (2024) added improved guidance for ambient temperature effects on secondary PRD systems, updated inlet/outlet pressure drop requirements for spring-loaded PRVs, and enhanced equations for emergency temperature conditions at the PRD inlet.

3.2 PRD Types & Application

Device Type	How It Works	Application on These Vessels
Spring-Loaded PRV (Primary)	Automatically opens and closes at factory-set pressure. Reseats after pressure is relieved — no manual intervention required	Required primary PRD. Set to discharge at ≤110% of tank design pressure per 49 CFR 173.318 and CGA S-1.2. Activates and reseats automatically
Rupture Disc (Secondary)	One-time bursting disc that ruptures completely when PRV fails or is insufficient. Provides full flow relief	Required secondary PRD. Activates only if the PRV fails. Total secondary flow capacity at ≤150% of design pressure. Vessel removed from service after activation
Vacuum Annulus Disc	Protects the vacuum jacket space between inner and outer vessels from over-pressurization	Specific to vacuum-insulated cryogenic vessels — protects outer vessel integrity

Thermal Expansion Valve	Relieves pressure from liquid trapped between isolation valves in piping	Required on all piping sections that can isolate cryogenic liquid. Sized per CGA S-1.2 formulas. Added in 10th/11th Editions
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3.3 Set Pressure & Flow Capacity Requirements

Primary Relief System:

- **Set Pressure:** PRV set to discharge at no higher than 110% of tank design pressure — factory-set, factory-stamped, non-adjustable in the field.
- **Automatic Operation:** PRVs auto-open and auto-close at predetermined pressures. No operator action required or permitted.
- **Cryogenic Design Temperature:** Every PRD is designed and constructed for pressure at or exceeding tank design pressure at the coldest expected temperature — critical for LIN/LAR service ranging from -183°C to -196°C.
- **Inlet/Outlet Pressure Drop:** CGA S-1.2 (11th Ed.) specifies inlet and outlet pressure drop requirements for spring-loaded PRVs to ensure accurate set pressure operation under all flow conditions.

Secondary Relief System:

- **Flow Capacity:** Secondary PRD total flow capacity at pressure not exceeding 150% of tank design pressure — ensures adequate relief if primary PRV fails under any condition.
- **LIN & LAR Service:** Flow capacity meets or exceeds CGA S-1.2 formula calculations for both non-fire and fire exposure conditions.

3.4 Manufacturer Verification, Marking & Labeling

Per CGA S-1.2 and 49 CFR 173.318, all PRDs on these vessels carry factory-verified markings:

- Flow capacity and rating verified and marked by the manufacturer — field-marking is not permitted under any circumstances
- Set pressure (psig) stamped or permanently marked on PRV body
- Temperature rating confirming suitability for cryogenic service
- CGA S-1.2 compliance marking on all devices
- Manufacturer identification and model number for full traceability

3.5 Inspection & Maintenance Requirements (CGA S-1.2)

Inspection Item	Requirement & Frequency
Daily Visual	Inspect PRV and rupture disc for frost, icing, damage, or leakage — frost on PRV body may indicate weeping
PRV Reseating	After any activation: confirm full reseal. Continuous venting after pressure normalizes = failed PRV — remove from service
Rupture Disc Status	Inspect for bulging, corrosion, or damage — a ruptured disc means an overpressure event occurred — remove from service, do not refill
Vacuum Annulus Disc	Inspect vent for signs of activation — activation indicates vacuum loss — remove from service immediately
PRV Replacement Interval	Per manufacturer and CGA S-1.2 — typically every 5 years for cryogenic service
Thermal Relief Valve	CGA S-1.2 (11th Ed.) added specific inspection requirements — inspect per manufacturer schedule
Documentation	All PRD inspections, activations, replacements, and service events documented on-site — available to AHJ upon request
Field Modification	STRICTLY PROHIBITED — any PRD that has activated or shows damage must be replaced by authorized service personnel only

3.6 CGA S-1 Series — Standard Applicability

Standard	Covers	This Installation
CGA S-1.1	PRDs for cylinders for compressed gases	Applies to portable cylinders used with the system
CGA S-1.2 — PRIMARY	PRDs for cargo & portable tanks for cryogenic gases	PRIMARY REFERENCE for all bulk cryogenic vessels at this facility
CGA S-1.3	PRDs for stationary storage containers	May also apply — AHJ and supplier to confirm applicable edition

4. LAYERS OF PROTECTION — ENGINEERED SAFETY SYSTEMS

Modern bulk cryogenic vessels employ a defense-in-depth approach to safety. No single system is relied upon to prevent an incident — instead, multiple independent, redundant layers of protection are engineered into the vessel and the installation. The failure of any single layer does not result in an incident because the next layer is already in place.

DEFENSE IN DEPTH

These tanks are designed so that multiple independent safety systems would have to fail simultaneously before any hazardous condition could develop. In practice, properly maintained cryogenic bulk tanks have an exceptional safety record precisely because of this layered approach.

#	Layer	Protection Provided
1	Inner Vessel Design	ASME-code alloy steel inner vessel engineered for full operating pressure at cryogenic temperatures. This is the primary containment — the inner tank holds the product under all normal operating conditions.
2	Vacuum Insulation Jacket	Permanently sealed high-vacuum super-insulation jacket isolates the inner vessel from ambient temperature. Slows any heat ingress to a predictable, manageable rate — no sudden pressure spikes from insulation failure.
3	Primary Pressure Relief Valve	Factory-set, spring-loaded PRV automatically vents pressure before the vessel can reach unsafe pressure levels. Compliant with CGA S-1.2 — set at $\leq 110\%$ of design pressure. Auto-reseats after pressure is relieved.
4	Secondary Rupture Disc	If the primary PRV fails to activate or reseal, a factory-set rupture disc provides complete pressure relief. Set at a higher pressure than the PRV — ensures full flow relief. Compliant with CGA S-1.2 at $\leq 150\%$ of design pressure.
5	Vacuum Annulus Rupture Disc	Protects the outer vessel from over-pressurization in the event of inner vessel leak into the vacuum jacket space. Independent of the inner vessel relief system.
6	Secondary Containment (Site)	Site-installed containment berm or dike — sized to contain 110% of the largest vessel capacity. Prevents any spilled product from reaching drains, waterways, or adjacent structures.
7	Atmospheric Monitoring	Fixed and portable oxygen monitors with alarm setpoints provide early warning of any atmospheric change — alerting personnel before conditions become hazardous.

8	Operational Policies & Training	Written procedures, trained operators, restricted access, and regular inspections ensure human error is minimized as a failure mode.
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5. PRODUCT DESCRIPTIONS — LIN, LAR

The following section describes the physical, chemical, and safety properties of each product. Understanding these properties allows for precise hazard identification and targeted emergency response planning.

5.1 Liquid Nitrogen (LIN)

Property	Value / Description
Chemical Formula	N ₂
Boiling Point	-320°F (-196°C) at atmospheric pressure
Liquid Density	50.4 lb/ft ³ (807 kg/m ³)
Expansion Ratio	1 liter of liquid expands to approximately 694 liters of gas at ambient temperature
Color / Odor	Colorless liquid — odorless gas
Flammability	Non-flammable — non-reactive
Primary Hazard	Asphyxiation — displaces oxygen in confined or low-lying spaces
Secondary Hazard	Cryogenic burns and frostbite on direct contact
IDLH Threshold	Oxygen below 19.5% is oxygen-deficient — below 16% causes loss of consciousness
DOT Classification	Refrigerated Liquid (Cryogenic), Non-Flammable Gas

5.2 Liquid Argon (LAR)

Property	Value / Description
Chemical Formula	Ar
Boiling Point	-303°F (-186°C) at atmospheric pressure
Liquid Density	87.0 lb/ft ³ (1393 kg/m ³)
Expansion Ratio	1 liter expands to approximately 841 liters of gas at ambient temperature
Color / Odor	Colorless liquid — colorless, odorless gas
Density vs. Air	38% heavier than air — settles and accumulates in pits, trenches, and low areas
Flammability	Non-flammable — chemically inert

Primary Hazard	Severe asphyxiation — heavier than air with no sensory warning
IDLH Threshold	Oxygen below 19.5% is immediately dangerous — argon provides zero warning
DOT Classification	Refrigerated Liquid (Cryogenic), Non-Flammable Gas

6. HAZARD IDENTIFICATION & RISK CONTEXT

The following section identifies the hazard categories associated with bulk cryogenic storage. These hazards are well understood, predictable, and manageable through the safety systems, policies, and procedures described in this document. The identification of these hazards does not indicate that the installation is inherently dangerous — rather, it demonstrates that every hazard has been anticipated and addressed.

6.1 Asphyxiation Hazard (LIN & LAR)

MANAGED RISK — ASPHYXIATION (LIN / LAR)

LIN and LAR are colorless and odorless. A large release can displace ambient oxygen. This hazard is managed through atmospheric monitoring systems with automatic alarms, restricted access zones, and personnel training. Properly operating vessels with intact relief systems will not release product under normal conditions.

- Releases can displace ambient oxygen — oxygen monitors with automatic alarms are required
- Argon is heavier than air — accumulates in low areas and confined spaces — no oxygen-deficient entry without atmospheric monitoring and SCBA
- Oxygen levels below 19.5% trigger evacuation alarm — well before dangerous concentrations occur
- Properly maintained tanks have factory-sealed vacuum insulation — normal evaporation through relief valves is minimal and expected

6.2 Cryogenic Contact Hazard (All Products)

- Direct skin contact with cryogenic liquids or cold equipment surfaces causes immediate frostbite — PPE requirements prevent contact
- Appropriate PPE (cryogenic gloves, face shield, apron) eliminates this hazard for trained, equipped personnel
- Cryogenic liquids evaporate quickly at ambient temperature — spill pools are temporary and self-resolving

6.3 Pressure Hazard

- All vessels operate under pressure — redundant PRDs (CGA S-1.2 certified) prevent unsafe pressure buildup
- Rapid phase change (liquid to gas) generates pressure — managed by factory-sized, factory-set PRDs that vent automatically
- PRDs are the safety system designed specifically for this hazard — they work automatically without human intervention

7. EMERGENCY RESPONSE PROCEDURES

The following emergency response procedures are established for all personnel at this facility. These procedures are documented, posted on-site, and form the basis of annual training for all employees. First responders should consult this document upon arrival at the facility. A copy of this document is provided to the local fire department as part of the facility's hazardous materials notification.

GENERAL EMERGENCY PRINCIPLE

In any cryogenic emergency: (1) Protect people first — evacuate. (2) Call 911. (3) Identify the product and communicate it to responders. (4) Do not re-enter until atmospheric conditions are confirmed safe by calibrated monitor. Equipment can be replaced — people cannot.

7.1 Small Liquid Spill — Less than 10 Gallons

Item	Detail
Likely Cause	Valve connection leak, hose failure during fill, operator error
Immediate Actions (ALL Products)	(1) Stop spill source if safe. (2) Clear area — 25-foot minimum. (3) Don appropriate PPE. (4) Allow liquid to evaporate naturally. (5) Monitor O ₂ levels before re-entry. (6) Document and report to supervisor.
Re-Entry Criteria	O ₂ confirmed 19.5%–23.5% by calibrated monitor
Required PPE	Cryogenic gloves, face shield, cryogenic apron, insulated safety footwear

7.2 Large Liquid Release — Greater than 10 Gallons

LARGE RELEASE — LIFE SAFETY EMERGENCY

A large cryogenic release is a life-safety emergency. Evacuate first. Call 911 and wait for trained HAZMAT response. Provide responding units with this document and wind direction upon arrival.

IMPORTANT — AHJ CONTEXT ON EVACUATION DISTANCES

The isolation and evacuation distances below are taken directly from the DOT Emergency Response Guidebook 2024 (ERG 2024), published by PHMSA. These are worst-case

precautionary isolation distances measured from the spill source for a large, uncontrolled release — they are NOT automatic neighborhood evacuation orders. The site design, secondary containment, and monitoring systems at this installation are specifically engineered to prevent a release from reaching this scale. First responders reference these distances as initial planning figures, not mandatory perimeters in all scenarios.

LIN (Liquid Nitrogen) — ERG 2024, Guide 120: Gases — Inert (Including Refrigerated Liquids)

Scenario	ERG 2024 Guide 120 Distance
Spill / Leak — Immediate Precautionary	Isolate spill or leak area for at least 100 meters (330 feet) in all directions
Large Spill — Downwind Evacuation	Consider initial downwind evacuation for at least 100 meters (330 feet)
Fire Involving Tank	ISOLATE for 800 meters (1/2 mile) in all directions — consider initial evacuation for 800 meters (1/2 mile)
ERG Source	DOT ERG 2024, Guide 120 — verified at: https://cameochemicals.noaa.gov/chemical/4069

LAR (Liquid Argon) — ERG 2024, Guide 120: Gases — Inert (Including Refrigerated Liquids)

Scenario	ERG 2024 Guide 120 Distance
Spill / Leak — Immediate Precautionary	Isolate spill or leak area for at least 100 meters (330 feet) in all directions
Large Spill — Downwind Evacuation	Consider initial downwind evacuation for at least 100 meters (330 feet)
Fire Involving Tank	ISOLATE for 800 meters (1/2 mile) in all directions — consider initial evacuation for 800 meters (1/2 mile)
ERG Source	DOT ERG 2024, Guide 120 — verified at: https://cameochemicals.noaa.gov/chemical/2509

7.3 Pressure Relief Valve Activation

- PRV activation is a normal safety function — cold white vapor cloud is expected and is not an emergency condition
- Ensure PRV discharge area is clear of personnel and combustibles — this is addressed in the site design
- If PRV does not reseal after pressure normalizes — contact product supplier for emergency service. Do not attempt field repair
- Document the activation event, date, time, and conditions — report to supervisor and supplier

7.4 Fire in the Vicinity of Cryogenic Storage

- For LIN/LAR near fire: evacuate, monitor O₂ levels, prevent personnel from entering gas accumulation areas
- Provide first responders with this document and the SDS upon arrival

7.5 Vessel Damage or Structural Failure

- Any suspected vessel impact, structural damage, or vacuum jacket failure — evacuate immediately, establish minimum 330-foot isolation zone (ERG 2024 Guide 120/122) and call 911
- Loss of vacuum insulation causes accelerated pressure buildup and venting — do not approach a damaged vessel
- Call 911 and product supplier emergency line — vessel must be inspected before any return to service
- Do not attempt to assess or approach a damaged cryogenic vessel — HAZMAT response required

8. SPILL RESPONSE & CONTAINMENT PROCEDURES

8.1 Immediate Spill Response — All Products

1. Assess spill size and source from a safe distance before approaching.
2. Alert all nearby personnel — clear the immediate area.
3. Don appropriate PPE — cryogenic gloves, face shield, cryogenic apron, insulated boots.
4. Stop the source if safely possible. If not — evacuate and call 911.
5. Allow liquid to evaporate naturally — cryogenic liquids evaporate quickly at ambient temperature.
6. Ventilate any enclosed areas affected by the release.
7. Monitor oxygen levels continuously with a calibrated portable O₂ monitor.
8. Do not re-enter until O₂ is confirmed between 19.5% and 23.5%.
9. Document the event — volume (estimated), conditions, time — report to supervisor and supplier.

8.2 Cryogenic Contact (Skin/Eye)

10. Flush affected skin with large amounts of lukewarm (NOT hot) water for at least 15 minutes.
11. Remove clothing and jewelry from affected area — do not force-remove clothing frozen to skin.
12. Do not rub or massage the area — increases tissue damage.
13. For eye contact: flush with water immediately for minimum 15 minutes — call 911.
14. Seek emergency medical attention for all cryogenic contact injuries — even minor-appearing ones involve potential deep tissue damage.

9. SAFETY POLICIES & MITIGATION MEASURES

The following policies are mandatory for all personnel, contractors, and visitors at this facility. These policies collectively eliminate the most common pathways to cryogenic incidents.

9.1 Access Control

- Cryogenic storage area is a restricted access zone — unauthorized personnel prohibited
- All personnel working in or near the storage area must complete facility safety orientation before first access
- Visitors and contractors escorted by trained facility personnel at all times within the storage area
- NFPA 704 hazard diamond signage posted at all access points

9.2 Atmospheric Monitoring

Parameter	Setpoint / Requirement
Low O ₂ Warning (LIN/LAR)	19.5% — personnel alert and precautionary action
Low O ₂ Alarm / Evacuation	18.0% — mandatory evacuation of affected area
High O ₂ Warning	23.5% — eliminate ignition sources, investigate source
High O ₂ Alarm / Evacuation	25.0% — mandatory evacuation, treat as fire emergency
Monitor Calibration	Per manufacturer specifications — calibration records maintained on-site and available to AHJ
Fixed Monitoring	Required in all enclosed or semi-enclosed areas adjacent to cryogenic storage
Portable Monitoring	Required for all personnel entering areas where cryogenic gas may accumulate

9.3 PPE Requirements

Activity	Required PPE
Routine area access / observation	Safety glasses, closed-toe footwear
Working near cryogenic equipment	Cryogenic gloves, safety glasses, face shield

Tank filling / transfer operations	Cryogenic gloves, full face shield, cryogenic apron, insulated footwear
Spill response / cleanup	All of the above PLUS cryogenic suit if significant spill
Confined space near LIN/LAR	All of the above PLUS supplied air respirator (SCBA)

9.4 Inspection & Maintenance

- Daily visual inspection of vessels, PRDs, and connections by trained personnel
- PRD inspection and testing per manufacturer recommendations and CGA S-1.2
- Vacuum integrity monitored — excessive frost on outer vessel, increased product usage, or PRV venting reported to supplier immediately
- All records maintained on-site and available to AHJ upon request
- Equipment modifications and repairs only by product supplier or authorized service personnel

9.5 Emergency Preparedness

- Emergency response procedures posted at the storage area and at the facility's main entrance
- All personnel complete emergency response training upon hire and annually thereafter
- Annual emergency drill simulating cryogenic spill or release
- Copy of this document provided to local fire department
- This packet reviewed and updated annually or upon any change to storage area, product, or quantity

10. REGULATORY COMPLIANCE SUMMARY

The installation, operation, and emergency response procedures at this facility are designed to meet or exceed all applicable standards and regulations. The table below summarizes the primary regulatory framework governing this installation.

Standard / Regulation	Applicability to This Installation
NFPA 55 — Compressed Gases & Cryogenic Fluids Code	Primary code governing storage quantities, setbacks, and safety systems. All NFPA 55 requirements met or exceeded
CGA S-1.2 (11th Ed., 2024) — PRD Standards Part 2	PRIMARY PRD standard. Governs PRV set pressures (110% max), secondary flow capacity (150% max), factory marking. All vessels CGA S-1.2 compliant
CGA S-1.3 — PRD Standards Part 3	Stationary storage PRD standard — may also apply. AHJ and supplier to confirm applicable edition
CGA P-9 — Inert Gases	CGA standards for nitrogen and argon. LIN and LAR operations compliant
OSHA 29 CFR 1910.101(c)	Compressed gas PRD requirements — CGA S-1.2 incorporated by reference. Compliant
OSHA 29 CFR 1910.146	Confined space requirements — atmospheric monitoring and SCBA protocols in place
49 CFR 173.318	Cryogenic liquid cargo tank requirements — PRV set $\leq 110\%$, secondary $\leq 150\%$ design pressure. Compliant
ASME BPVC Section VIII, Division 1 (BPVC.VIII.1)	All vessels manufactured per ASME BPVC Section VIII, Division 1 — Rules for Construction of Pressure Vessels. This is the code stamped on the vessel nameplate. Confirm specific Division against the nameplate, as some vessels may be manufactured to Division 2 (Alternative Rules) depending on design pressure and manufacturer specification. Official reference: ASME BPVC.VIII.1
State & Local Fire Code	Applicable adopted edition — all permits to be obtained prior to fill

11. SITE-SPECIFIC SAFETY MEASURES

11.1 Physical Safeguards

- Vehicle impact protection (bollards or barriers) installed around all cryogenic storage equipment
- Secondary containment berms or dike walls — sized to contain 110% of the largest vessel capacity
- Positive drainage from storage pad — prevents ponding of cryogenic liquids or water
- NFPA 704 hazard diamond signage at all access points per applicable code requirements
- Perimeter fencing with locked access gate — prevents unauthorized access

11.2 Operational Controls

- Written operating procedures developed and posted at the storage area
- Minimum two-person rule for all filling and transfer operations
- Pre-operation checklist completed before every delivery and filling operation
- Emergency shutoff valve accessible from outside the exclusion zone

11.3 First Responder Coordination

- Local fire department notified of cryogenic installation and provided a copy of this document
- Facility address and cryogenic storage location clearly marked for emergency vehicle access
- 24-hour emergency contact number posted at facility entrance
- Site map showing vessel locations, exclusion zones, and access routes available at facility entrance

12. EMERGENCY CONTACTS & NOTIFICATION

IN ANY CRYOGENIC EMERGENCY — CALL 911 FIRST

Always call 911 as your first action in any life-safety emergency. Provide the dispatcher with your address, the product involved (liquid nitrogen, liquid argon, or liquid oxygen), the approximate quantity, and the nature of the incident.

12.1 Emergency Contact List

Contact	Name / Organization	Phone Number
Fire / Police / EMS	911 Dispatch	911
CHEMTREC Emergency	Chemical Emergency Response — 24 Hour	1-800-424-9300
National Response Center	CERCLA/SARA Title III Reportable Releases	1-800-424-8802
Facility Emergency Contact	Tone Conte	310-714-3688
Product Supplier (24-hr)	_____	_____
Tank Manufacturer Service	_____	_____
Local Fire Department	_____	_____
Local HAZMAT Team	_____	_____
Facility Manager	Tone Conte _____	_310-714-3688_____
Safety Officer	Mike McDermott _____	_323-605-9782_____

12.2 Notification Requirements

- Any release, spill, fire, or personal injury involving cryogenic products reported to facility manager within 1 hour
- CERCLA/SARA reportable quantities reported to National Response Center: 1-800-424-8802
- AHJ notified within 24 hours of any significant incident at this facility
- Product supplier notified within 24 hours of any equipment malfunction, unusual venting, or suspected vessel damage

REFERENCES & SOURCE DOCUMENTS

The following references were used in the preparation of this Safety & Compliance Presentation. All sources are publicly available and can be independently verified by the AHJ. Web links are provided where applicable. Where standards are subscription-based, the official publisher website is listed for procurement.

NOTE TO AHJ

All regulatory standards referenced in this document should be confirmed against the currently adopted edition in your jurisdiction. Adoption of NFPA, IFC, and other model codes varies by state and municipality. Contact your state fire marshal's office or building department to confirm which edition applies.

A. Emergency Response References

Source	Details & Access
DOT Emergency Response Guidebook 2024 (ERG 2024) Guide 120 — Gases: Inert (Including Refrigerated Liquids) Applies to: LIN, LAR	Publisher: U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration (PHMSA) Free PDF: https://www.phmsa.dot.gov/sites/phmsa.dot.gov/files/2024-04/ERG2024-Eng-Web-a.pdf Guide 120 direct: https://cameochemicals.noaa.gov/erg_guides/en/Guide_120.pdf LIN verified: https://cameochemicals.noaa.gov/chemical/4069 LAR verified: https://cameochemicals.noaa.gov/chemical/2509
Matheson Tri-Gas MSDS — Liquid Nitrogen	Independently confirms fire involving tank evacuation distance: 800 meters (1/2 mile) Source: https://www.scribd.com/document/244169919/Matheson-Tri-Gas-Liquid-Nitrogen For current Matheson SDS documents: https://www.mathesongas.com
NOAA CAMEO Chemicals Database	Chemical hazard data, ERG guide assignments, and emergency response information for LIN, LAR. Free access: https://cameochemicals.noaa.gov

B. Fire & Safety Codes

Standard	Details & Access
NFPA 55 — Compressed Gases and Cryogenic Fluids Code Current Adopted Edition	Publisher: National Fire Protection Association (NFPA) Primary code governing storage quantities, setback distances, and safety systems for all cryogenic installations Purchase/access: https://www.nfpa.org/product/nfpa-55-code/p0055code Free read-only access available at: https://link.nfpa.org/all-publications/55

International Fire Code (IFC) Chapter 55 — Cryogenic Fluids 2018 or currently adopted edition	Publisher: International Code Council (ICC) Cryogenic fluid storage and handling requirements — adopted by many jurisdictions as local fire code Access: https://codes.iccsafe.org/content/IFC2018/chapter-55-cryogenic-fluids
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C. CGA Standards

Standard	Details & Access
CGA S-1.2 — Pressure Relief Device Standards Part 2: Cargo and Portable Tanks for Compressed Gases 11th Edition, September 2024	Publisher: Compressed Gas Association (CGA) PRIMARY PRD standard for all cryogenic vessels at this facility. Governs PRV set pressures, secondary flow capacity, factory marking, and inspection Purchase: https://store accuristech.com/standards/cga-s-1-2 CGA overview: https://www.cganet.com/cga%E2%80%99s-s-1-series-what-distributors-need-to-know-about-pressure-relief-device-standards/
CGA S-1.3 — Pressure Relief Device Standards Part 3: Stationary Storage Containers for Compressed Gases	Publisher: CGA May apply to stationary bulk cryogenic storage — AHJ to confirm applicable edition Purchase: https://www.cganet.com
CGA P-9 — The Inert Gases: Argon, Nitrogen, and Helium	Publisher: CGA CGA standards for nitrogen (LIN) and argon (LAR) handling and storage Purchase/info: https://www.cganet.com

D. OSHA Regulations

Regulation	Details & Access
OSHA 29 CFR 1910.101 — Compressed Gases (General Requirements)	Incorporates CGA S-1.2 by reference for PRD requirements on all compressed gas containers Free access: https://www.osha.gov/laws-regs/regulations/standardnumber/1910/1910.101 Also: https://up.codes/s/compressed-gases-general-requirements
OSHA 29 CFR 1910.146 — Permit-Required Confined Spaces	Applies to any confined spaces adjacent to LIN/LAR storage where oxygen deficiency may develop Free access: https://www.osha.gov/laws-regs/regulations/standardnumber/1910/1910.146

E. DOT & Transportation Regulations

Regulation	Details & Access
49 CFR 173.318 — Cryogenic Liquids in Cargo Tanks	Governs cryogenic liquid cargo tank design and PRD requirements — PRV set $\leq 110\%$ design pressure, secondary system $\leq 150\%$ design pressure Free access: https://www.ecfr.gov/current/title-49/subtitle-B/chapter-I/subchapter-C/part-173/subpart-G/section-173.318

49 CFR Parts 100–185 — Hazardous Materials Transportation	DOT hazardous materials transportation regulations governing delivery of LIN & LAR to this facility Free access: https://www.ecfr.gov/current/title-49
CERCLA / SARA Title III — Emergency Planning & Community Right-to-Know	Reportable quantity requirements for accidental releases of hazardous substances National Response Center: 1-800-424-8802 EPA info: https://www.epa.gov/epcra

F. ASME Codes & Standards

Standard	Details & Access
ASME BPVC Section VIII, Division 1 (BPVC.VIII.1) Rules for Construction of Pressure Vessels PRIMARY manufacturing code for vessels at this facility	Publisher: American Society of Mechanical Engineers (ASME) Governs design, fabrication, inspection, testing, and U-stamp certification of pressure vessels operating above 15 psig Purchase: https://www.asme.org/codes-standards/find-codes-standards/bpvc-viii-1-bpvc-section-viii-rules-construction-pressure-vessels-division-1 ASME overview: https://www.asme.org
ASME BPVC Section VIII, Division 2 (BPVC.VIII.2) Alternative Rules for Construction of Pressure Vessels	Publisher: ASME Alternative rules for higher-pressure vessels using design-by-analysis methods. May apply to some vessels depending on manufacturer specification — confirm against vessel nameplate Purchase: https://www.asme.org/codes-standards/find-codes-standards/bpvc-viii-2-bpvc-section-viii-rules-construction-pressure-vessels-division-2-alternative-rules-(1)
ASME BPVC Section II — Materials	Publisher: ASME Approved material specifications for pressure vessel construction — governs inner vessel material selection for cryogenic service (SA-240, SA-553, SA-304, etc.) Purchase: https://www.asme.org
National Board of Boiler and Pressure Vessel Inspectors	Maintains the National Board Register of all ASME U-stamp pressure vessels. AHJ can verify vessel registration and manufacturer authorization Website: https://www.nationalboard.org Vessel registration lookup: https://www.nationalboard.org/index.aspx?pageID=140

G. Additional Reference Resources

Resource	Details & Access
CHEMTREC — Chemical Emergency Response	24-hour emergency chemical response hotline — available to first responders and AHJ for product-specific emergency guidance Phone: 1-800-424-9300 (US) +1-703-527-3887 (International) Website: https://www.chemtrec.com
National Response Center (NRC)	Federal reporting center for CERCLA/SARA reportable releases Phone: 1-800-424-8802 Website: https://www.nrc.uscg.mil
PHMSA — Pipeline and Hazardous Materials Safety Administration	DOT agency responsible for ERG publication, hazmat transportation regulations, and pipeline safety Website: https://www.phmsa.dot.gov ERG 2024 download:

	https://www.phmsa.dot.gov/training/hazmat/erg/emergency-response-guidebook-erg
Compressed Gas Association (CGA)	Industry association that publishes all CGA standards referenced in this document — G-4, P-9, S-1.2, S-1.3 Website: https://www.cganet.com Standards store: https://www.cganet.com/store
American Society of Mechanical Engineers (ASME)	Publisher of ASME Boiler and Pressure Vessel Code including BPVC.VIII.1 and BPVC.VIII.2 Website: https://www.asme.org Codes & Standards: https://www.asme.org/codes-standards
National Fire Protection Association (NFPA)	Publisher of NFPA 55 and NFPA 50 referenced in this document Website: https://www.nfpa.org Free read-only code access: https://link.nfpa.org

CERTIFICATION

The undersigned certifies that the information in this Safety & Compliance Presentation is accurate and complete to the best of their knowledge, and that the policies and procedures described herein are in effect or will be implemented prior to commencement of cryogenic storage operations.

Signature: _____

Printed Name: _____

Title: _____

Company: _____

Date: _____

This document is provided as a boilerplate safety reference. Verify all information with the product supplier, tank manufacturer, and qualified safety professionals prior to AHJ submission. All regulatory references should be confirmed against the currently adopted edition in the applicable jurisdiction.



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: August 20, 2026

PROJECT ADDRESS: 2477 Manhattan Beach Boulevard

PROPOSED PROJECT: Consideration of an Exemption Declaration and Variance to exceed the 30-foot maximum building height requirement for the installation of **three** bulk cryogenic storage tanks with a proposed height of approximately 38 feet at an existing manufacturing facility on property located within an Industrial-Commercial (IC-1) zone. (Case No. 2026-0595)

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

The project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15301 (Existing Facilities) of the California Guidelines for Implementation of the CEQA. Specifically, the project includes a negligible expansion of the existing residence.

Additionally, the subject site is not located within an area designated as an environmental resource of hazardous or critical concern, or within the California Coastal Zone, or within an officially designated, state scenic highway, or within a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.

Daniel Besinaiz

Daniel Besinaiz
Associate Planner

From: [Roxanne Ferebee](#)
To: [Marc Wiener](#)
Cc: [Scott Behrendt](#); [James Light](#); [Mike Witzansky](#); [Quality of Life](#); [Steven Giang](#)
Subject: Re: IMPULSE INDUSTRIES
Date: Thursday, August 6, 2026 4:34:27 PM
Attachments: [image001.png](#)

You don't often get email from nickrox.home@gmail.com. [Learn why this is important](#)

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

August 6/2026,

Good Afternoon,

I would like to follow up on your offer of scheduling a meeting, to go over some current concerns that are happening across the street from our homes.
There seems to be a lot of activity regarding Impulse Industries with no community outreach, information or any contact information.

I have looked at past City Council meetings and I can not find any early discussions on this project that appeared in our area.

It would be nice to have some knowledge and answers when we reach out to the city, when this type of construction and development is going to happen in our neighborhood. For several months I have been reaching out to the city and have been told to call/email this person, that person, and just recently I was advised to NOW reach out to the planning department. I approached our planning commissioner in district 5, and he was not aware of this project. Who in the planning department has the answers and why couldn't I have been advised to reach out to that contact months ago?

This is not just a simple business moving in after a similar business moved out.

These are major changes to the structure of the current property - walls, windows, doors, lighting and the change of the type of work that will be done at the property.
Impulse Industries clearly states they will do their hot testing (Rocket engines) in the Mojave desert, however, they also state that they will be doing testing at the new Redondo Beach 60,000 square-foot facility

The site discusses:

- Vibration testing
- Heat testing (not rocket boosters) but products being assembled to withstand extreme heat
- Cooling testing for products to withstand extreme freezing temperatures.

What about the installment of a half dozen new electrical transformers, and new grotesquely large AC units across the rooftops, visibly noticeable to accommodate the electrical surge for extreme heat and cooling testing of products. What liquids will be stored over there.

With 3 Major warehouse fires in the last few months, what precautions are being made for safety?

Warehouse fire and Garden Grove scare test CA chemical safety

Garden Grove chemical leak plant faces lawsuits, supply disruption - Los Angeles Times

And with the notice of an increase (several hundred employees), how are they going to accommodate the parking for workers.

We are now daily having numerous employees parking in the neighborhood at astonishing numbers.

As a 25 year resident, seeing 30+ extra cars parking on your residential street and dozens of strangers walking by our yards is a high alert safety concern.

Too much has been going on over at the location, with little information from the city.

Roxanne

On Mon, Jul 20, 2026 at 1:07 PM Marc Wiener <Marc.Wiener@redondo.org> wrote:

Hi Roxanne,

The City has been working closely with Impulse Space on this project. The activities at this facility will primarily consist of product and component assembly, similar to their existing facility in Redondo Beach. The rocket testing occurs at their facility in Mojave Desert and will not take place at the facility in Redondo Beach. Impulse Space is working on an information brochure that they will be circulating to the neighborhood soon. I am happy to speak with you sometime this week about the project.

Marc Wiener, AICP

Community Development Director

310.697.3185

Marc.wiener@redondo.org

We value and welcome your feedback! Please take our short survey so that we can understand how to better serve you (click [here](#)).



From: Lorena Soules <Lorena.Soules@redondo.org>
Sent: Monday, July 20, 2026 9:36 AM
To: Roxanne Ferebee <nickrox.home@gmail.com>
Cc: James Light <james.light@redondo.org>; Mike Witzansky <Mike.Witzansky@redondo.org>;
Marc Wiener <Marc.Wiener@redondo.org>; Scott Behrendt <Scott.Behrendt@redondo.org>;
Daisy Canales <Daisy.Canales@redondo.org>
Subject: RE: IMPULSE INDUSTRIES

Good morning Roxanne,

Thank you for your follow-up email and for taking the time to share your concerns regarding the construction activity and the Impulse Industries project. I appreciate your patience while I gathered information.

Regarding your concerns about employee parking and whether the project is providing adequate parking, these matters fall under the City's Planning Division and are governed by the Redondo Beach Municipal Code parking regulations. For questions regarding parking requirements, land use approvals, or conditions of approval associated with this project, please contact the Project Planner:

Steven Giang, Senior Planner

Email: Steven.Giang@redondo.org

Phone: (310) 697-3696

Mr. Giang will be able to discuss the applicable parking requirements, any planning-related approvals associated with the project, and answer questions regarding the approved land use.

If you are interested in learning more about the project, the approved construction plans are public records and are available for review at City Hall. Mr. Giang can review the approved plans with you and discuss the project, including the approved use and any applicable Planning conditions.

With respect to your concern regarding construction activity beginning at approximately 6:00 a.m., the City's permitted construction hours are enforced through Code Enforcement and the Police Department. If you observe construction occurring outside the permitted hours, I recommend contacting the Redondo Beach Police Department Non-Emergency Dispatch at (310) 379-2477 while the activity is occurring. Reporting it at the time of the occurrence allows the incident to be documented and investigated appropriately.

Regarding the construction signage, the City does require that construction projects post signage identifying the contractor and providing contact information. I appreciate your feedback that it would also be helpful for nearby residents to have contact information for the project owner or owner's representative. I will reach out to the project team and request that the primary project contact, in addition to the contractor's information, be included on the project signage to improve communication with the surrounding neighborhood.

I understand the neighborhood's interest in learning more about the future operations of the business. Questions regarding the approved use of the property, operational activities, and any Planning approvals are best directed to the Planning Division, as they oversee the land use entitlements and conditions associated with the project.

Thank you again for bringing these matters to the City's attention. We appreciate residents taking the time to report concerns so they can be directed to the appropriate department for review.

Sincerely,

Lorena Soules, CBO, CASp

Building Official

310.697.0636

Lorena.Soules@redondo.org



For further assistance contact buildingredondo@redondo.org or call 310-318-0636.

Please take our short survey so that we can understand how to better serve you ([click here](#)).

From: Roxanne Ferebee <nickrox.home@gmail.com>

Sent: Friday, July 17, 2026 4:45 PM

To: Lorena Soules <Lorena.Soules@redondo.org>

Cc: James Light <james.light@redondo.org>; Mike Witzansky <Mike.Witzansky@redondo.org>; Marc Wiener <Marc.Wiener@redondo.org>; Scott Behrendt <Scott.Behrendt@redondo.org>; Daisy Canales <Daisy.Canales@redondo.org>

Subject: Re: IMPULSE INDUSTRIES

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Hello,

I am checking back for a follow up regarding my email.

There remain numerous concerns about the ongoing construction and development across the street with the business Impulse Industries.

We remain concerned about the lack of information regarding the business, what their operations will be, the parking issues for the employees, and the massive changes to the nature of the warehouses across the street from Redondo Beach residential homes, to accommodate "space industries operations"

We still have construction being done in violation of city codes. Yesterday 7/16/2026, we had jack hammering and other construction work start at 6am. My neighbor physically walked over to the site at 615 am, looking for a supervisor. None was able to be found. She approached the security guard at the gate and asked about the sign that states "Construction hours" and she states they just shrugged their shoulders.

The work stopped until she left the site, then they started right back up.

We also are continuing to have our streets being impacted with Impulse employees parking here.

We would also like to have a better understanding what type of work will be done across the street close to our homes.

Residents here are concerned by - what we see being done to the warehouse site and the changes being made to a simple storage warehouse -to accomodate what Impulse Industries manufactures and the types of testing that is needed for their business.

Why have the residents in this neighborhood not been advised of what the situation is.

I can find no discussion to the community of this, by the city, or of any notice to the residents.

We have reached out to the city a few times and are still waiting for some information on how we can be assured we will not be victims of a massive toxic warehouse fire, as seen in the latest news, or be exposed to toxic waste, heat, vibrations and noise.

Impulse Industries own websites discusses the "testing" they will be doing at their "new RB location", and it is unclear how all the changes being done to that location and the inhouse testing expected to be done, is not going to affect the homes across the street.

Please help provide some follow up information.

Thank you

Roxanne

On Wed, Jul 1, 2026 at 4:05 PM Lorena Soules <Lorena.Soules@redondo.org> wrote:

Roxanne,

Your email is received, I will respond soon.

Thank you,

Lorena Soules, CBO, CASp

Building Official

310.697.0636

Lorena.Soules@redondo.org



For further assistance contact buildingredondo@redondo.org or call 310-318-0636.

Please take our short survey so that we can understand how to better serve you ([click here](#)).

From: Roxanne Ferebee <nickrox.home@gmail.com>
Sent: Wednesday, July 1, 2026 12:29 PM
To: Lorena Soules <Lorena.Soules@redondo.org>
Cc: James Light <james.light@redondo.org>; Mike Witzansky <Mike.Witzansky@redondo.org>; Marc Wiener <Marc.Wiener@redondo.org>; Scott Behrendt <Scott.Behrendt@redondo.org>; Daisy Canales <Daisy.Canales@redondo.org>
Subject: IMPULSE INDUSTRIES

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Good Afternoon,

I have an additional concern regarding the ongoing process of Impulse Industries located on Manhattan beach blvd in North Redondo beach.

We have begun to notice a number of additional vehicles parking in our neighborhood

that are not in - anyway - associated with the residents who live here. This is an immense concern.

It was known that on the Manhattan Beach "front street" that runs east / west between Gibson and Mcbain - had become a huge parking lot for the Impulse employees located across the street at 2651 MBBLVD.

Six months ago myself and a neighbor counted the cars parked on that side street and as a homeowner 25+ years of living and daily walking our neighborhood, we have a very strong "knowing" of who's cars belong to which houses on our streets. We counted 27 cars parked there that were not from the homes on that street.

With Impulse expanding over to the new area at 2425 MBBLVD we are NOW seeing Impulse employees parking on Sebald and walking over to the warehouses. I asked the workers if there was a problem with parking due to the ongoing construction and they said - There just is not enough parking and to contact the CEO Tom Mueller.

Doesn't the city and planning assess this during the application and permitting process. I have watched and attended enough city council meetings and watched the city express concerns and guidelines with new construction and the parking requirements.

While our streets are public, this is a safety and quality of life issue impacting our homes in Redondo Beach.

Does Impulse have no obligation to provide adequate parking for its employees and are not getting the grilling and scrutiny regarding parking concerns like many other applicants are forced to abide by.

If this is a temporary matter due to ongoing construction / remodeling work, over there - we can be patient, but 5 cars turn into 10, then 20, then 30, then 40.

Also curious why are they not obligated to put some contact information up to call, like a construction manager? owners rep?)

Also is there any information on when we can expect the construction process to be close to being somewhat completed?

Thanks for your help

Roxanne

Please note that email correspondence with the City of Redondo Beach, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt. The City of Redondo Beach shall not be

responsible for any claims, losses or damages resulting from the use of digital data that may be contained in this email.

Please note that email correspondence with the City of Redondo Beach, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt. The City of Redondo Beach shall not be responsible for any claims, losses or damages resulting from the use of digital data that may be contained in this email.



Administrative Report

J.2., File # PC26-1010

Meeting Date: 8/20/2026

To: PLANNING COMMISSION

From: DANIEL BESINAI, ASSOCIATE PLANNER

TITLE

DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT FOR THE OPERATION OF A NEW MASSAGE BUSINESS WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED AT 2706 ARTESIA BOULEVARD IN A COMMERCIAL (C-2) ZONE.

RECOMMENDATION:

1. Open public hearing, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff, applicant, and the public and deliberate;
3. Close public hearing;
4. Adopt a Resolution by title only approving an Exemption Declaration and Conditional Use Permit for the operation of a new massage business within an existing commercial building on property located in a Commercial (C-2) zone.

BACKGROUND

Existing Site, Surroundings, Zoning, and Project Description

The applicant is requesting approval of a Conditional Use Permit to allow the operation of a massage treatment center (Queen Massage) in an approximately 1,543 square foot tenant space within an existing multi-tenant commercial building located at 2706 Artesia Boulevard. The business would occupy one existing suite, which is currently vacant.

The subject site is located on the southwest corner of Artesia Boulevard and Inglewood Avenue at 2706 Artesia Boulevard, and is currently developed with a multi-tenant commercial structure. The properties to the west, north (across Artesia Boulevard), and east (across Inglewood Avenue) are zoned Commercial (C-2). The properties to the south are zoned low density multi-family residential (R-3).

The existing subject commercial building is developed with a two-story, 3,500 ft², multiple-tenant commercial building on a 6,532 ft² property. The proposed massage use would occupy one (1) existing tenant space, within an approximate area of 1,543 ft². The building is situated so that the parking is located on both sides. There are two (2) spots, including an ADA-accessible parking space in a small parking lot north of the structure, accessed from Artesia Boulevard. There are ten (10)

parking spaces in a larger parking lot south of the structure, accessed by Inglewood Avenue. The property is served by approximately 12 parking spaces at the ground level for the existing structure. Vehicular access to/from the property is off of Inglewood Avenue and Artesia Boulevard.

The proposed massage treatment center will provide foot and body massages. The hours of operation will be from 9:00am to 10:00pm seven days a week. Interior improvements are proposed to change a portion of the existing singular room gym style layout to three (3) individual massage rooms for body massages. Two of the rooms are 115.5 ft² and the third is 66 ft². The remaining area of the existing room will include a reception area, waiting area, and five (5) foot massage sofas. One (1) massage therapist will rotate between the various rooms, sometimes assisting multiple rooms at once while other clients are waiting in their respective rooms. Additionally, there will be one (1) receptionist on site for a total of two (2) employees total at any given time. No changes to the exterior of the building are proposed except for a new sign to be processed under a separate permit.

ANALYSIS

Article 4 Special Use Regulations, Section 10-2.1628 Massage Businesses

Massage businesses are subject to Article 4 Special Use Regulations, Section 10-2.1628 of the Redondo Beach Municipal Code to ensure compliance with State and City requirements regarding health and safety, and maintain the compatibility of this particularly sensitive land use with surrounding land uses, the following criteria shall be met in addition to all other applicable land use and development standards in this chapter. The following italicized text is the specific response to the individual criteria:

1. Massage businesses shall comply with all provisions of Title 6, Chapter 2 of this code.

The massage business will be required to obtain all certificates and licenses required by the State and City of Redondo Beach before being issued a valid business license to operate the business in the City as defined in Title 6 Chapter 2 (Massage/Bodyworks Businesses) of this code. The City's business license application process requires that the business owner provide State Certification verification, general business information, corporate information, and a signed statement of conduct for all employees and contractors related to the business, and inspection processes.

2. Massage business owners shall obtain and maintain compliance of all permits required by the County of Los Angeles, Department of Public Health.

The massage business will be required to obtain and maintain compliance with all permits required by the County of Los Angeles, Department of Health prior to the issuance of their Business License and all annual renewals.

3. No massage business may be operated from a location where illegal activity has occurred within three years of submission of an application for a massage business at that location.

This site has no history of infractions or illegal activity within the last three years of submission of an application at 2706 Artesia Boulevard, this criterion has been met. This information was provided by the City of Redondo Beach Police Department.

4. Massage establishment owner(s) must submit proof of a valid business registration certificate or proof of consideration of such a certificate is in process.

The massage establishment owners have begun the process for business registration with the City of Redondo Beach, this criterion has been met.

5. The minimum separation between site boundaries of properties containing massage businesses shall be 1,000 feet, except that this standard may be waived by the decision making body upon a finding that the addition of the massage business will not contribute to or create a blighting influence in its vicinity.

The proposed business has been mapped and is currently outside of the 1,000 feet buffer to the nearest other massage business. It is nearly 0.6 miles (insert number of feet) from the nearest other massage business and this criterion has been met.

6. Alcohol shall not be sold, consumed or purchased in any massage business.

The business does not propose any alcohol consumption or sales. This criterion has been met.

7. Condoms shall not be sold or purchased in any massage business.

The business does not propose any retail sales, including the retail sales of condoms, as such this criterion has been met.

Specific conditions of approval have been included in the attached Resolution to ensure compliance with the above criteria.

In addition to the specific "criteria" pursuant to Section 10-2.1628 noted above, massage businesses require the issuance of a Conditional Use Permit pursuant to Section 10-2.620 land use regulations of the Commercial (C-2) zone.

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Sections 10-2.620 and 10-2.1628, the proposed massage business requires the issuance of a Conditional Use Permit with Planning Commission approval. 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:

1. 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 personal improvement service is located within the Artesia and Aviation Corridors Area Plan. The massage business use will be housed within an existing commercial building. The proposed use is in conformity with the General Plan land use designation of Commercial (C-2) which allows various commercial uses, which include “personal services and similar uses”. Additionally, all setbacks, and the parking spaces provided comply with the minimum number required by code.

The subject project is located within the General Plan Land Use Element Artesia Boulevard (SPA-2) “Special Policy Area”, which has a “Goal” of encouraging uses that serve and support the adjacent and surrounding residential neighborhoods rather than commuter serving uses. As a local serving “service commercial use” this business is consistent with the goals and policies within the General Plan Land Use Element and specifically SPA-2.

2. 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 a signalized intersection at Inglewood Avenue and Artesia Boulevard, both major arterial streets. Access to the subject property is available from both streets. The existing driveways on Artesia Boulevard and Inglewood Avenue comply with RBMC driveway standards. Pedestrian access is also provided by an existing ADA compliant walkway from the public sidewalk on both streets.

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

The massage business will operate within an existing tenant space with a use that is inherently quiet. Additionally, there is an approximate 55-foot distance to the adjacent residentially zoned properties which will further mitigate any potential noise impacts. Adequate parking exists on site for the proposed massage business use and no other exterior changes are planned.

Special Note: The City Council recently adopted an amendment to the Zoning Ordinance that removed required parking for new businesses within the Artesia and Aviation Corridors Area Plan. Although no parking spaces are required the use per prior parking standards would be compliant with two (2) employees and up to 8 patrons simultaneously.

4. 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;

The existing rear setback complies with applicable RBMC development standards as the adjacent uses south of the site are residentially zoned and per setback requirements are greater than the required 20 feet. The front setback is compliant as its setback from Artesia Boulevard is greater than the required five (5) feet. The street side setback is legal nonconforming as it is less than the required ten (10) feet, however

there are no additions and therefor compliant with all setbacks.

- b. Provision of fences and walls;

Not applicable. No new fences or walls are proposed as a part of this project scope.

- c. Street dedications and improvements, including service roads and alleys;

A change in use does not trigger street dedications.

- d. The control of vehicular ingress, egress, and circulation;

Existing two-way access driveway 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;

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;

Existing landscaping to remain.

- g. The regulation of noise, vibration, odor and the like;

The proposed use is entirely indoors and will not produce any excessive noise, vibration, or odor.

- h. Requirements for off-street loading facilities;

As a massage business use with no retail operations, loading facilities can be accommodated by small vans that utilize the immediate adjacent ground floor parking lot.

- i. A time period within which the proposed use shall be developed;

The proposed tenant improvement will comply with required building construction and inspections days/hours.

- j. Hours of permitted operation and similar restrictions;

Hours of operation are proposed to be 9:00AM to 10:00PM. Based on the total number of parking available, there is ample parking for the proposed use. Special Note: Recent parking standards for the AACAP area do not require parking for new businesses.

- k. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and

Not applicable. No billboards are located on this subject property.

- I. 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.

The conditions of approval address all noted issues of concern, namely the acquisition of all related certificates and licenses required by the State, County of Los Angeles, and City of Redondo Beach, 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.

Additionally, the project is consistent with the Comprehensive General Plan of the City. Policy LU-6.8 Retail Goods and Services of the Land Use Element ensures a mix of retail businesses that provide the full continuum of goods and services for the community. The massage business will be of service to local residents. No additional buffers or setbacks are warranted as the use is not expected to produce additional noise and there is an existing 55-foot distance from the adjacent residential uses to the south. No dedications or easements are required. No new fences or walls are required. Proposed signage shall require a separate permit and shall be consistent with the Sign Regulations Criteria in Section 10-2.1802. No new landscaping is required. As conditioned, the massage business use is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No loading facilities are necessary for the proposed massage business use. Additional conditions of approval have been added that require the following:

- That the business obtains all necessary licenses from the State of California, County of Los Angeles Department of Health, and the City of Redondo Beach, as defined by Title 6, Chapter 2 of the RBMC.
- That the business be permitted to operate between the hours of 9:00am to 10:00pm, Seven (7) days a week;
- Maximum number of two (2) employees in the massage business at any given time; and
- The use shall occur exclusively within the interior of the tenant space.

Based on a review of the application, business operations, massage licenses, and 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 grant the Conditional Use Permit subject to the findings and conditions contained within the attached draft resolution.

ATTACHMENTS

Attachment 1 - Draft Resolution

Attachment 2 - Site Plan

Attachment 3 - Floor Plan

Attachment 4 - CEQA Exemption Declaration



Administrative Report

J.2., File # PC26-1010

Meeting Date: 8/20/2026

To: PLANNING COMMISSION

From: DANIEL BESINAI, ASSOCIATE PLANNER

TITLE

DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT FOR THE OPERATION OF A NEW MASSAGE BUSINESS WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED AT 2706 ARTESIA BOULEVARD IN A COMMERCIAL (C-2) ZONE.

RECOMMENDATION:

1. Open public hearing, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff, applicant, and the public and deliberate;
3. Close public hearing;
4. Adopt a Resolution by title only approving an Exemption Declaration and Conditional Use Permit for the operation of a new massage business within an existing commercial building on property located in a Commercial (C-2) zone.

BACKGROUND

Existing Site, Surroundings, Zoning, and Project Description

The applicant is requesting approval of a Conditional Use Permit to allow the operation of a massage treatment center (Queen Massage) in an approximately 1,543 square foot tenant space within an existing multi-tenant commercial building located at 2706 Artesia Boulevard. The business would occupy one existing suite, which is currently vacant.

The subject site is located on the southwest corner of Artesia Boulevard and Inglewood Avenue at 2706 Artesia Boulevard, and is currently developed with a multi-tenant commercial structure. The properties to the west, north (across Artesia Boulevard), and east (across Inglewood Avenue) are zoned Commercial (C-2). The properties to the south are zoned low density multi-family residential (R-3).

The existing subject commercial building is developed with a two-story, 3,500 ft², multiple-tenant commercial building on a 6,532 ft² property. The proposed massage use would occupy one (1) existing tenant space, within an approximate area of 1,543 ft². The building is situated so that the parking is located on both sides. There are two (2) spots, including an ADA-accessible parking space in a small parking lot north of the structure, accessed from Artesia Boulevard. There are ten (10)

parking spaces in a larger parking lot south of the structure, accessed by Inglewood Avenue. The property is served by approximately 12 parking spaces at the ground level for the existing structure. Vehicular access to/from the property is off of Inglewood Avenue and Artesia Boulevard.

The proposed massage treatment center will provide foot and body massages. The hours of operation will be from 9:00am to 10:00pm seven days a week. Interior improvements are proposed to change a portion of the existing singular room gym style layout to three (3) individual massage rooms for body massages. Two of the rooms are 115.5 ft² and the third is 66 ft². The remaining area of the existing room will include a reception area, waiting area, and five (5) foot massage sofas. One (1) massage therapist will rotate between the various rooms, sometimes assisting multiple rooms at once while other clients are waiting in their respective rooms. Additionally, there will be one (1) receptionist on site for a total of two (2) employees total at any given time. No changes to the exterior of the building are proposed except for a new sign to be processed under a separate permit.

ANALYSIS

Article 4 Special Use Regulations, Section 10-2.1628 Massage Businesses

Massage businesses are subject to Article 4 Special Use Regulations, Section 10-2.1628 of the Redondo Beach Municipal Code to ensure compliance with State and City requirements regarding health and safety, and maintain the compatibility of this particularly sensitive land use with surrounding land uses, the following criteria shall be met in addition to all other applicable land use and development standards in this chapter. The following italicized text is the specific response to the individual criteria:

1. Massage businesses shall comply with all provisions of Title 6, Chapter 2 of this code.

The massage business will be required to obtain all certificates and licenses required by the State and City of Redondo Beach before being issued a valid business license to operate the business in the City as defined in Title 6 Chapter 2 (Massage/Bodyworks Businesses) of this code. The City's business license application process requires that the business owner provide State Certification verification, general business information, corporate information, and a signed statement of conduct for all employees and contractors related to the business, and inspection processes.

2. Massage business owners shall obtain and maintain compliance of all permits required by the County of Los Angeles, Department of Public Health.

The massage business will be required to obtain and maintain compliance with all permits required by the County of Los Angeles, Department of Health prior to the issuance of their Business License and all annual renewals.

3. No massage business may be operated from a location where illegal activity has occurred within three years of submission of an application for a massage business at that location.

This site has no history of infractions or illegal activity within the last three years of submission of an application at 2706 Artesia Boulevard, this criterion has been met. This information was provided by the City of Redondo Beach Police Department.

4. Massage establishment owner(s) must submit proof of a valid business registration certificate or proof of consideration of such a certificate is in process.

The massage establishment owners have begun the process for business registration with the City of Redondo Beach, this criterion has been met.

5. The minimum separation between site boundaries of properties containing massage businesses shall be 1,000 feet, except that this standard may be waived by the decision making body upon a finding that the addition of the massage business will not contribute to or create a blighting influence in its vicinity.

The proposed business has been mapped and is currently outside of the 1,000 feet buffer to the nearest other massage business. It is nearly 0.6 miles (insert number of feet) from the nearest other massage business and this criterion has been met.

6. Alcohol shall not be sold, consumed or purchased in any massage business.

The business does not propose any alcohol consumption or sales. This criterion has been met.

7. Condoms shall not be sold or purchased in any massage business.

The business does not propose any retail sales, including the retail sales of condoms, as such this criterion has been met.

Specific conditions of approval have been included in the attached Resolution to ensure compliance with the above criteria.

In addition to the specific "criteria" pursuant to Section 10-2.1628 noted above, massage businesses require the issuance of a Conditional Use Permit pursuant to Section 10-2.620 land use regulations of the Commercial (C-2) zone.

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Sections 10-2.620 and 10-2.1628, the proposed massage business requires the issuance of a Conditional Use Permit with Planning Commission approval. 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:

1. 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 personal improvement service is located within the Artesia and Aviation Corridors Area Plan. The massage business use will be housed within an existing commercial building. The proposed use is in conformity with the General Plan land use designation of Commercial (C-2) which allows various commercial uses, which include “personal services and similar uses”. Additionally, all setbacks, and the parking spaces provided comply with the minimum number required by code.

The subject project is located within the General Plan Land Use Element Artesia Boulevard (SPA-2) “Special Policy Area”, which has a “Goal” of encouraging uses that serve and support the adjacent and surrounding residential neighborhoods rather than commuter serving uses. As a local serving “service commercial use” this business is consistent with the goals and policies within the General Plan Land Use Element and specifically SPA-2.

2. 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 a signalized intersection at Inglewood Avenue and Artesia Boulevard, both major arterial streets. Access to the subject property is available from both streets. The existing driveways on Artesia Boulevard and Inglewood Avenue comply with RBMC driveway standards. Pedestrian access is also provided by an existing ADA compliant walkway from the public sidewalk on both streets.

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

The massage business will operate within an existing tenant space with a use that is inherently quiet. Additionally, there is an approximate 55-foot distance to the adjacent residentially zoned properties which will further mitigate any potential noise impacts. Adequate parking exists on site for the proposed massage business use and no other exterior changes are planned.

Special Note: The City Council recently adopted an amendment to the Zoning Ordinance that removed required parking for new businesses within the Artesia and Aviation Corridors Area Plan. Although no parking spaces are required the use per prior parking standards would be compliant with two (2) employees and up to 8 patrons simultaneously.

4. 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;

The existing rear setback complies with applicable RBMC development standards as the adjacent uses south of the site are residentially zoned and per setback requirements are greater than the required 20 feet. The front setback is compliant as its setback from Artesia Boulevard is greater than the required five (5) feet. The street side setback is legal nonconforming as it is less than the required ten (10) feet, however

there are no additions and therefor compliant with all setbacks.

- b. Provision of fences and walls;

Not applicable. No new fences or walls are proposed as a part of this project scope.

- c. Street dedications and improvements, including service roads and alleys;

A change in use does not trigger street dedications.

- d. The control of vehicular ingress, egress, and circulation;

Existing two-way access driveway 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;

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;

Existing landscaping to remain.

- g. The regulation of noise, vibration, odor and the like;

The proposed use is entirely indoors and will not produce any excessive noise, vibration, or odor.

- h. Requirements for off-street loading facilities;

As a massage business use with no retail operations, loading facilities can be accommodated by small vans that utilize the immediate adjacent ground floor parking lot.

- i. A time period within which the proposed use shall be developed;

The proposed tenant improvement will comply with required building construction and inspections days/hours.

- j. Hours of permitted operation and similar restrictions;

Hours of operation are proposed to be 9:00AM to 10:00PM. Based on the total number of parking available, there is ample parking for the proposed use. Special Note: Recent parking standards for the AACAP area do not require parking for new businesses.

- k. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and

Not applicable. No billboards are located on this subject property.

- I. 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.

The conditions of approval address all noted issues of concern, namely the acquisition of all related certificates and licenses required by the State, County of Los Angeles, and City of Redondo Beach, 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.

Additionally, the project is consistent with the Comprehensive General Plan of the City. Policy LU-6.8 Retail Goods and Services of the Land Use Element ensures a mix of retail businesses that provide the full continuum of goods and services for the community. The massage business will be of service to local residents. No additional buffers or setbacks are warranted as the use is not expected to produce additional noise and there is an existing 55-foot distance from the adjacent residential uses to the south. No dedications or easements are required. No new fences or walls are required. Proposed signage shall require a separate permit and shall be consistent with the Sign Regulations Criteria in Section 10-2.1802. No new landscaping is required. As conditioned, the massage business use is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No loading facilities are necessary for the proposed massage business use. Additional conditions of approval have been added that require the following:

- That the business obtains all necessary licenses from the State of California, County of Los Angeles Department of Health, and the City of Redondo Beach, as defined by Title 6, Chapter 2 of the RBMC.
- That the business be permitted to operate between the hours of 9:00am to 10:00pm, Seven (7) days a week;
- Maximum number of two (2) employees in the massage business at any given time; and
- The use shall occur exclusively within the interior of the tenant space.

Based on a review of the application, business operations, massage licenses, and 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 grant the Conditional Use Permit subject to the findings and conditions contained within the attached draft resolution.

ATTACHMENTS

Attachment 1 - Draft Resolution

Attachment 2 - Site Plan

Attachment 3 - Floor Plan

Attachment 4 - CEQA Exemption Declaration

RESOLUTION NO. 2026-08-PCR-10

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 THE OPERATION OF A MASSAGE BUSINESS IN AN APPROXIMATELY 1,543 SQUARE FOOT TENANT SPACE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 2706 ARTESIA BOULEVARD IN A COMMERCIAL (C-2) ZONE. (CASE NO. 2026-0732)

WHEREAS, an application was filed on behalf of the owner of property located at 2706 Artesia Boulevard for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a massage business on property located within the Commercial (C-2) zone; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to State law and local ordinance by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; and

WHEREAS, after noticing the project pursuant to the City's noticing requirements, no comments were received on the project from either adjacent businesses and residences; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 20th day of December, 2026 with respect thereto.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND:

1. In accordance with Section 10-2.620 of the Redondo Beach Municipal Code, the massage business use, is a conditionally permitted use within the Commercial (C-2) zone and subject to additional regulations pursuant to Redondo Beach Municipal Code Section 10-2.1628 Massage Businesses.
 - a. Massage businesses shall comply with all provisions of Title 6, Chapter 2 of this code.
 - i. *The massage business will be required to obtain all certificates and licenses required by the State and City of Redondo Beach before being issued a valid business license to operate the business in the City as defined in Title 6 Chapter 2 (Massage/Bodyworks Businesses) of this code. The City's business license application process requires that the business*

owner provide State Certification verification, general business information, corporate information, and a signed statement of conduct for all employees and contractors related to the business, and inspection processes.

- b.** Massage business owners shall obtain and maintain compliance of all permits required by the County of Los Angeles, Department of Public Health.
 - i. The massage business will be required to obtain and maintain compliance of all permits required by the County of Los Angeles, Department of Health prior to the issuance of their Business License and all annual renewals.*
 - c.** No massage business may be operated from a location where illegal activity has occurred within three years of submission of an application for a massage business at that location.
 - i. This site has no history of infractions or illegal activity within the last three years of submission of an application at 2706 Artesia Boulevard, this criterion has been met. This information was provided by the City of Redondo Beach Police Department.*
 - d.** Massage establishment owner(s) must submit proof of a valid business registration certificate or proof of consideration of such a certificate is in process.
 - i. The massage establishment owners have begun the process for business registration with the City of Redondo Beach, this criterion has been met.*
 - e.** The minimum separation between site boundaries of properties containing massage businesses shall be 1,000 feet, except that this standard may be waived by the decision-making body upon finding that the addition of the massage business will not contribute to or create a blighting influence in its vicinity.
 - i. The proposed business has been mapped and is currently outside of the 1,000 feet buffer to the nearest other massage business.*
 - f.** Alcohol shall not be sold, consumed or purchased in any massage business.
 - i. The business does not propose any alcohol consumption or sales, this criterion has been met.*
 - g.** Condoms shall not be sold or purchased in any massage business.
 - i. The business does not propose any retail sales, including the retail sales of condoms, as such this criterion has been met.*
- 2.** In accordance with Section 10-2.1628(c) of the Redondo Beach Municipal Code, approval of the Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
 - 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.

- i. The proposed personal improvement service is located within the Artesia and Aviation Corridors Area Plan. The massage business use will be housed within an existing commercial building. The proposed use is in conformity with the General Plan land use designation of Commercial (C-2) which allows various commercial uses, which include “personal services and similar uses”. Additionally, all setbacks, and the parking spaces provided comply with the minimum number required by code.*
 - ii. The subject project is located within the General Plan Land Use Element Artesia Boulevard (SPA-2) “Special Policy Area”, which has a “Goal” of encouraging uses that serve and support the adjacent and surrounding residential neighborhoods rather than commuter serving uses. As a local serving “service commercial use” this business is consistent with the goals and policies within the General Plan Land Use Element and specifically SPA-2.*
- b. 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.
 - i. The site is directly adjacent to a signalized intersection at Inglewood Avenue and Artesia Boulevard, both major arterial streets. Access to the subject property is available from both streets. The existing driveways on Artesia Boulevard and Inglewood Avenue comply with RBMC driveway standards. Pedestrian access is also provided by an existing ADA compliant walkway from the public sidewalk on both streets.*
- c. The proposed use shall have no adverse effect on abutting property or the permitted use thereof.
 - i. The massage business will operate within an existing tenant space with a use that is inherently silent due to the peaceful atmosphere of the business. Additionally, there is an approximate 55-foot distance to the adjacent residentially zoned properties which will further mitigate any potential noise impacts. Adequate parking exists on site for the proposed massage business use and no other exterior changes are planned.*
 - ii. Special Note: The City Council recently adopted an amendment to the Zoning Ordinance that removed required*

parking for new businesses within the Artesia and Aviation Corridors Area Plan. Although no parking spaces are required the use per prior parking standards would be compliant with two (2) employees and up to 8 patrons simultaneously.

- d. 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:

- i. Additional setbacks, open spaces, and buffers;
The existing rear setback complies with applicable RBMC development standards as the adjacent uses south of the site are residentially zoned and per setback requirements are greater than the required 20 feet. The front setback is compliant as its setback from Artesia Boulevard is greater than the required five (5) feet. The street side setback is legal nonconforming as it is less than the required ten (10) feet, however there are no additions and therefore compliant with all setbacks.
- ii. Provision of fences and walls;
Not applicable. No new fences or walls are proposed as a part of this project scope.
- iii. Street dedications and improvements, including service roads and alleys;
A change in use does not trigger street dedications.
- iv. The control of vehicular ingress, egress, and circulation;
The existing two-way access driveway complies with Zoning Ordinance and Public Works standards.
- v. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.
- vi. Provision of landscaping and the maintenance thereof;
Existing landscaping to remain.
- vii. The regulation of noise, vibration, odor and the like;
The proposed use is entirely indoors and will not produce any excessive noise, vibration, or odor.
- viii. Requirements for off-street loading facilities;
As a massage business use with no retail operations, loading facilities can be accommodated by small vans that utilize the immediate adjacent ground floor parking lot.
- ix. A time period within which the proposed use shall be developed;

The proposed tenant improvement will comply with required building construction and inspections days/hours

- x. Hours of permitted operation and similar restrictions;
Hours of operation are proposed to be 9:00AM to 10:00PM. Based on the total number of parking available, there is ample parking for the proposed use. Special Note: Recent parking standards for the AACAP area do not require parking for new businesses.
- xi. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
Not applicable. No billboards are located on this subject property.
- xii. 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.

The conditions of approval address all noted issues of concern, the acquisition of all related certificates and licenses required by the State, County of Los Angeles, and City of Redondo Beach, 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.

Additionally, the project is consistent with the Comprehensive General Plan of the City. Policy LU-6.8 Retail Goods and Services of the Land Use Element ensures a mix of retail businesses that provide the full continuum of goods and services for the community. The massage business will be of service to local residents. No additional buffers or setbacks are warranted as the use is not expected to produce additional noise and there is an existing 55-foot distance from the adjacent residential uses to the south. No dedications or easements are required. No new fences or walls are required. Proposed signage shall require a separate permit and shall be consistent with the Sign Regulations Criteria in Section 10-2.1802. No new landscaping is required. As conditioned, the massage business use is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No loading facilities are necessary for the proposed massage business use. As conditioned, the massage business use is not

anticipated to generate unusual noise, vibration, or odors or additional traffic. No loading facilities are necessary for the proposed massage business use. Additional conditions of approval have been added that require the following:

- That the business obtains all necessary licenses from the State of California, County of Los Angeles Department of Health, and the City of Redondo Beach, as defined by Title 6, Chapter 2 of the RBMC.*
- That the business be permitted to operate between the hours of 9:00am to 10:00pm, Seven (7) days a week;*
- Maximum number of two (2) employees in the massage business at any given time; and*
- The use shall occur exclusively within the interior of the tenant space.*

3. The plans, specifications, and drawings submitted with the application have been reviewed by the Planning Commission.
4. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Sections 15301(a) of the Guidelines for Implementation 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.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Based on the above findings, the Planning Commission does hereby approve the California Environmental Quality Act Exemption Declaration and grant the Conditional Use Permit pursuant to the plans, specifications, drawings, and application considered by the Planning Commission at its meeting of the 20th day of August, 2026.

SECTION 2. The Conditional Use Permit shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is for massage business on a C-2 Commercial property. The property shall be maintained and operated in substantial

compliance with the plans reviewed and approved by the Planning Commission at its meeting on August 20, 2026.

2. The proposed project shall comply with all applicable codes, regulations, and requirements and the applicant shall obtain all necessary permits from the Building Division, Engineering Division, Fire Department, and any other agency with jurisdiction over the improvements to the site.
3. That the business be permitted to operate between the hours of 9:00am to 10:00pm only.
4. That the business shall obtain all necessary licenses from the State of California, the County of Los Angeles Department of Health, and the City of Redondo Beach, as defined by Title 6, Chapter 2 of the Redondo Beach Municipal Code.
5. That the business shall not be permitted to serve or sell alcohol from the premises.
6. That the business shall not conduct retail sales, inclusive of condoms, from the premises.
7. That the business shall have a maximum number of two (2) full-time employees at any given time.
8. That the use shall occur exclusively within the interior of the tenant space.
9. The Planning Division shall be authorized to approve minor changes.
10. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.
11. The Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.
12. In the event that complaints are filed with the City and the City determines that a violation of the City's municipal code has occurred, these entitlements may be brought back to the Planning Commission for additional business operations restrictions up to and including revocation of these entitlements in the event the business is determined to be non-compliant with Title 6 (Businesses, Professions, and Trades) and Title 10 (Planning and Zoning) of this code.

SECTION 3. The approved Conditional Use Permit shall become null and void if not vested within 36 months after the Planning Commission's approval.

SECTION 4. Prior to seeking judicial review of this Resolution, the applicant is required to appeal to the City Council. The applicant has ten (10) days from the date of adoption of this Resolution in which to file an appeal.

FINALLY RESOLVED, that the Planning Commission forward a copy of this Resolution to the City Council so the Council will be informed of the action of the Planning Commission.

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

Chair
Planning Commission
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-08-PCR-10 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 20th day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

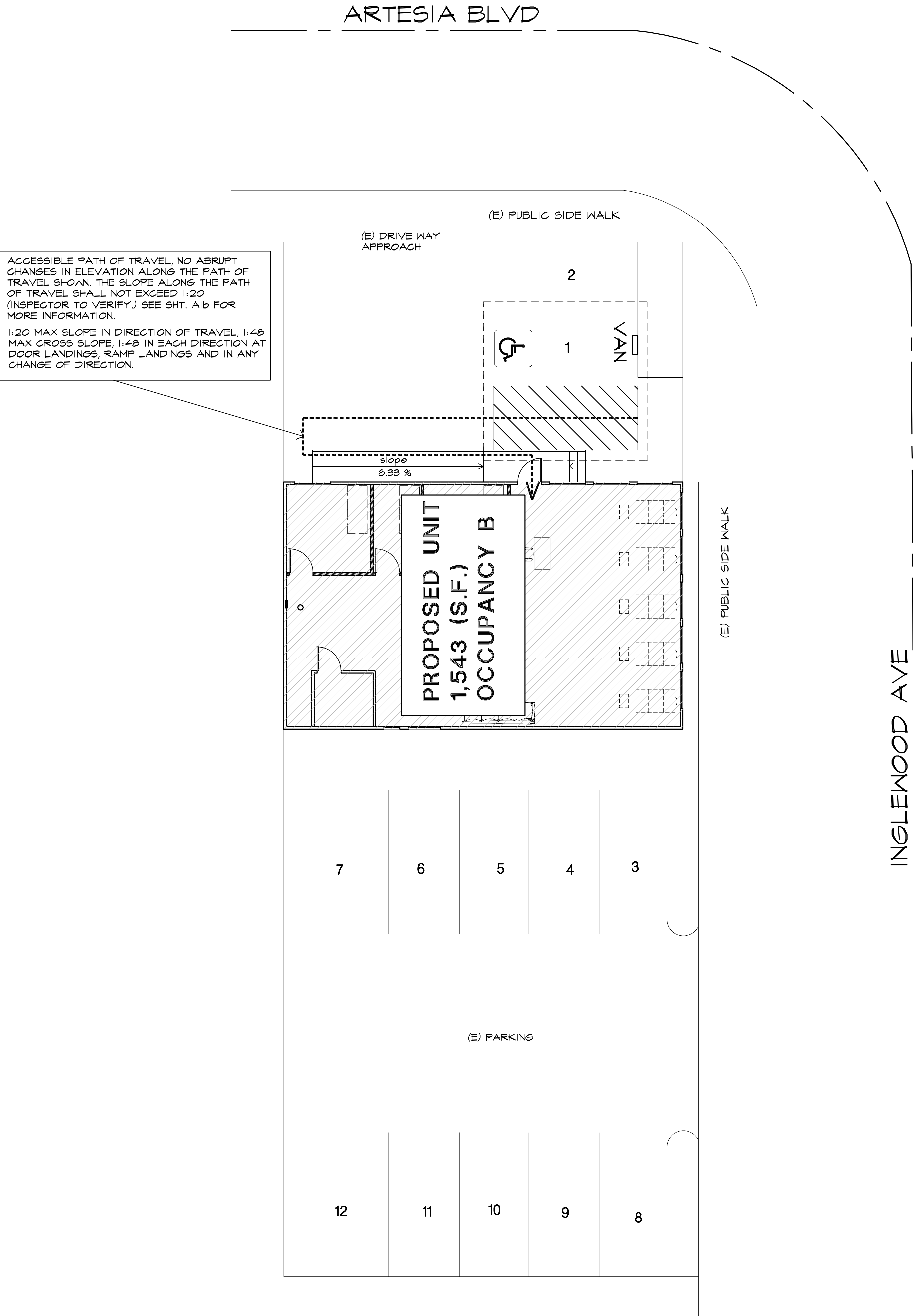
Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

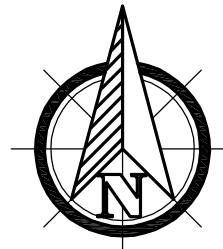
ACCESSIBLE PATH OF TRAVEL, NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 1:20 (INSPECTOR TO VERIFY.) SEE SHT. A16 FOR MORE INFORMATION.

1:20 MAX SLOPE IN DIRECTION OF TRAVEL, 1:48 MAX CROSS SLOPE, 1:48 IN EACH DIRECTION AT DOOR LANDINGS, RAMP LANDINGS AND IN ANY CHANGE OF DIRECTION.



EXISTING SITE PLAN - UNCHANGED
ONLY FOR REFERENCE

SCALE: 1"=20'-0"



SUMMARY:

BUSINESS NAME: QUEEN MESSAGE
BUSINESS OWNER NAME: MING QIN HE
BUSINESS OWNER PHONE: 626-559-6863
BUSINESS OWNER EMAIL: mingqinhe888@gmail.com
APN: 408-200-1036
PROPERTY OWNER: ARTESIA INGLEWOOD PLAZA LLC
WHOLE BUILDING: 3,500 SQ.FT

PARKING SUMMARY:

STANDARD	11
ADA PARKING	1
TOTAL	12

REVISIONS

R-1

PLAN CHECK CORRECTION

R-2

1ST SUBMITAL

2ND SUBMITAL

3RD SUBMITAL

PERMIT

CITY PLANNING

CITY BUILDING

CENTRAL PACIFIC

DESIGN/BUILD

COMMERCIAL AND RESIDENTIAL

VINCENT TRAN 714-719-4558

QUEEN MESSAGE

2708 ARTESIA BLVD.

REDENDO BEACH, CA. 90278.

U. Celman

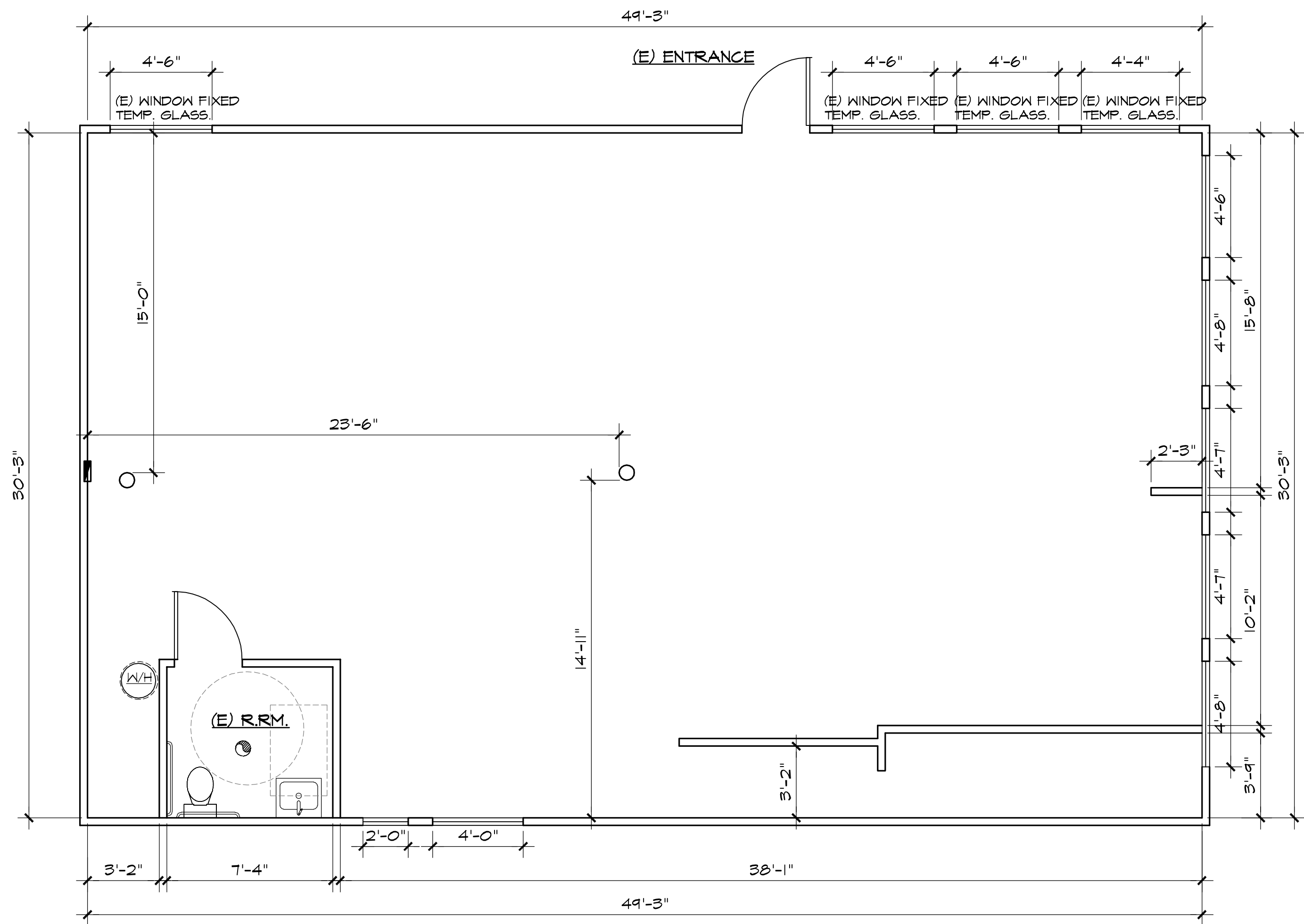
MARCH 23, 2026

SHEET: 1

A-1

OF:

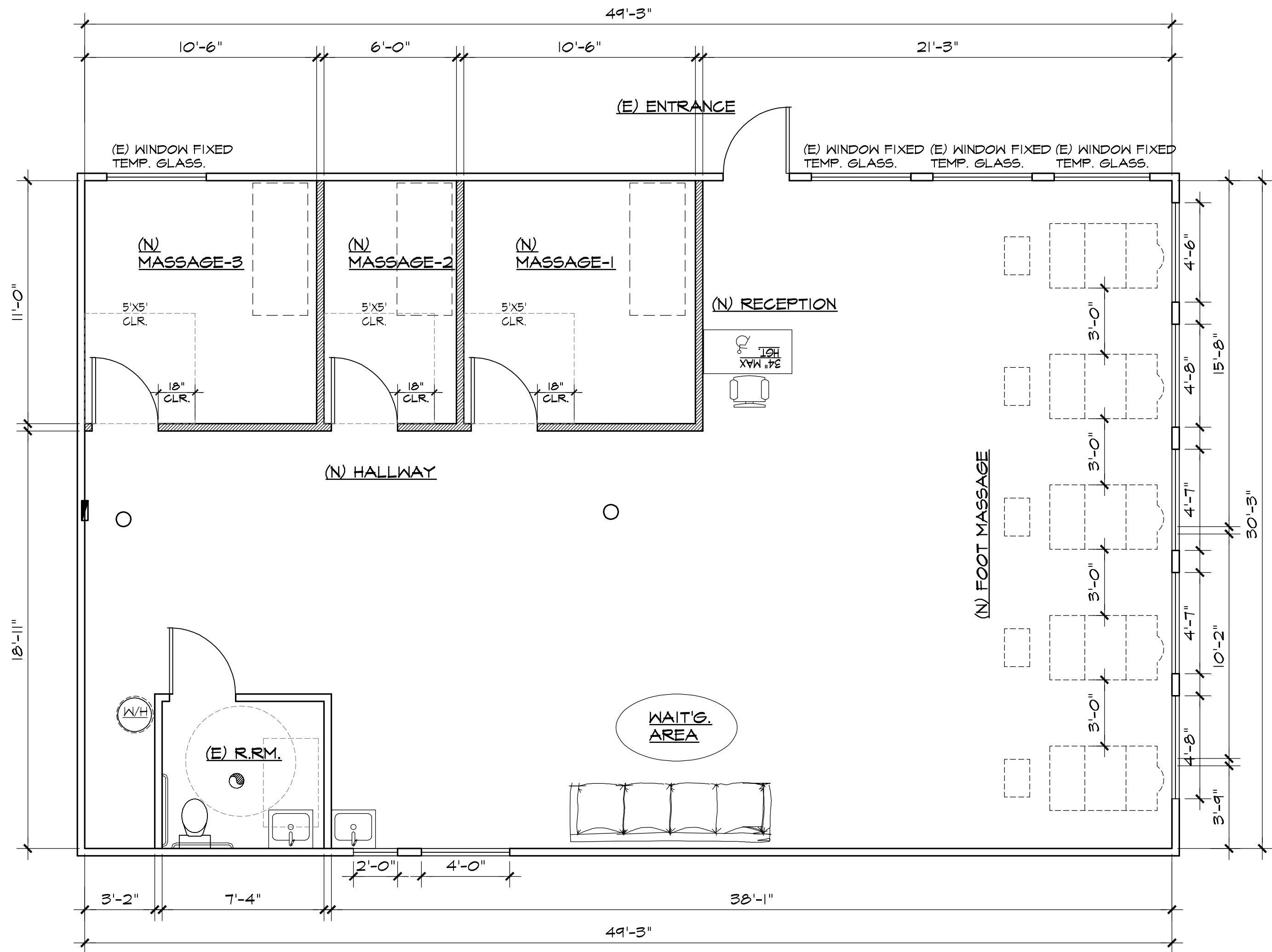
2708 ARTESIA BLVD.



(E) FLOOR PLAN

1543 SQ. FT.

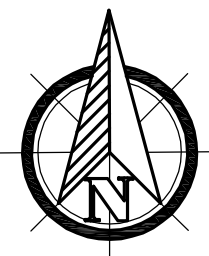
SCALE: 1/4" = 1'-0"



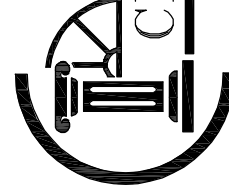
NEW FLOOR PLAN

1543 SQ. FT.

SCALE: 1/4" = 1'-0"



REVISIONS	
R-1	PLAN CHECK CORRECTION
R-2	
1ST SUBMITTAL	
2ND SUBMITTAL	
3RD SUBMITTAL	
PERMIT	
CITY PLANNING	
CITY BUILDING	



CENTRAL PACIFIC
DESIGN/BUILD
COMMERCIAL AND RESIDENTIAL
VINCENT TRAN 714-719-4558

QUEEN MASSAGE
2708 ARTESIA BLVD.
REDONDO BEACH, CA. 90278.

U/Cdm

(E) FLOOR PLAN
NEW FLOOR PLAN
MARCH 23, 2026

SHEET: 2
A-2
OF:



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: August 20, 2026

PROJECT ADDRESS: 2706 Artesia Boulevard

PROPOSED PROJECT: Consideration of an Exemption Declaration and Conditional Use Permit for the operation of a new massage business within an existing commercial building on a property located at 2706 Artesia Boulevard in a commercial (C-2) zone. (Case No. 2026-0732)

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

The project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15301 (Existing Facilities) of the California Guidelines for Implementation of the CEQA. Specifically, the project includes a negligible expansion of the existing residence.

Additionally, the subject site is not located within an area designated as an environmental resource of hazardous or critical concern, or within the California Coastal Zone, or within an officially designated, state scenic highway, or within a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.

Daniel Besinaiz

Daniel Besinaiz
Associate Planner