



415 DIAMOND STREET, REDONDO BEACH, CALIFORNIA 90277

PLANNING DIVISION
Phone: (310)318-0637
Email: Planningredondo.org
www.redondo.org

PROPERTY OWNER'S AUTHORIZATION FORM

I (we):
(Property Owner's Name / Firm / Organization)

Hereby Authorize:
(Name of Person, Company/Organization applying for Permit)

to:
(Description, i.e.: submit application for an address assignment, sign, fence permit, etc.)

for my property located at
(Property Address)

* * *

As property owner or authorized representative of the property owner, I hereby grant permission to the applicant referenced above to proceed with the application/process as described above.

Property Owner Name and Title

Date

Property Owner Signature

Phone Number

Email Address

Introduction

We are pleased to submit to the City of Redondo Beach the following information, which will provide details about Fit Kids Gymnastics Center, our proposed use, along with the benefits to the City of Redondo Beach, and its residents.

As our name, Fit Kids Gymnastics Center implies, we are all about developing kids' confidence, helping them stay fit, and teaching them gymnastics! Founded in 2004, We are now in our twenty-second year of providing our extraordinary program and facility to help children develop physically, cognitively, socially and emotionally from their earliest years all the way through their teens. Our structured, age appropriate programs incorporate gymnastics, dance, fitness, coordination development, health education and other unique activities to develop the whole person.

Twenty-two years is a long time, but the body of gymnastics knowledge at Fit Kids goes much further than that. Our company founder, Chris Olsen, has been teaching gymnastics for forty nine years. His experience includes teaching at the Private Club, High School and University levels.

Fit Kids state of the art facility has both Olympic specification and custom built equipment to meet the needs of the youngest beginner to the advanced athlete. We specialize in making exercise fun with our ever-changing variety of equipment and lesson plans. Impressive as our facility is, it is our teachers that we are most proud of. They are well trained, have an innate love of children and maintain a deep desire to help others. They are dedicated to helping the young children of today become all that they can be as they grow to adulthood.

For the past 17 years, Fit Kids has been a valued tenant at the West Bay Business Park. Recently, a larger building in the park has become available, and Fit Kids wishes to move to this building in order to better serve its community in Redondo Beach

Why 2605 Manhattan Beach Blvd. is an Ideal Location for Fit Kids Gymnastics Center

Over the past 17 years as a tenant in the West Bay Business Park, at 2641 Manhattan Beach Blvd. (2641), I have had the opportunity to develop an exceptional knowledge of the property and every building on the property. After considering multiple factors, including parking availability, proximity to and effect on neighboring tenants, building size and design, I have concluded that the building at 2605 Manhattan Beach Blvd. (2605) is the best location for a gymnastics center in the business park. It is even better than our current location at 2641. The following reasons and examples will provide the basis for my belief in this matter.

Building Location: Found in the furthest north-west section of the property, the building is in the least used and most remote section of the business park. Due to the location, the area near 2605 experiences the least amount of traffic and parking demand.

Location of parking spaces: The parking spaces near the entrance at 2605 are in the far north-west corner of the property. They are the least used, as no other tenants have their main entrances near this part of the lot. We would be the only tenant with a main entrance facing this section of the parking lot. This presents an advantage to our neighbor tenants as our most convenient parking spaces are furthest from their most convenient spaces. It is a win-win scenario for all.

Available Parking: For the past 21 years, the building has had 40 parking spaces allotted to it by the landlord. The landlord has agreed to allow us those same parking spaces during the day, and more in the evening after 5:00 PM and on weekends. This is possible as the great majority of tenants are closed after 5 and on weekends.

Hours of operation compared to neighboring tenants: Nearly all of the tenants in the business park, including our nearest neighbor runs on a 9:00 AM to 5:00 PM schedule. Fit Kids, on the other hand operates on an “after school” type of schedule, meaning that most of our customers are in school during the day and we don’t start getting busy till about 3:30 in the afternoon, and even at 3:30, we are not at our busiest. On weekends, we are open, but again, the overwhelming majority of our neighbors are closed, including our closest neighbor. That equates to only a 90 minute overlap of perceptible operations on weekdays, and a near zero overlap of operations on weekends. During most of the day, our neighbors hardly even know we are there.

Parking patterns in the West Bay Business Park: As most tenants run on a 9 to 5 work schedule, they arrive in the morning when nearly all parking spaces are available. They have the opportunity to park in whichever spaces are convenient for them. Our Staff arrives later in the morning and takes up only a few spaces. The tenants tend to keep the same parking space for the duration of the day. Even if a tenant goes out for lunch at midday, they still return to their preferred parking space as the vast majority of our customers will not be arriving for hours.

When our first customers arrive around 3:30, they find and use whatever spots are available at that time. Around 5:00, as our operations pick up, other tenants begin to leave for the day. It has worked quite well that way for the past 17 years.

Safety - Due to the nature of the parking patterns, our parking lot, though large, is relatively quiet, as it is used in a park-and-stay fashion. This pattern results in a safer environment than the come-and-go scenario one encounters in a shopping center parking lot.

Potential noise affecting neighboring tenants: The vast majority of our activities are instructional in nature, requiring students to hear their teachers, and vice versa. Because of this, we do not play loud music or tolerate yelling. We view those things to be counter productive to our goal of teaching and providing a great learning environment. What makes the most noise? Cheerleading. It is the greatest noise generating activity you will find at a gymnastics center. This is due to the repeated yelling/cheering and loud music associated with this activity. Due to the noise levels of cheerleading, we view it as incompatible with the instructional environment we strive to provide. Hence, we do not offer cheerleading.

Why we believe we won't generate excess noise: Experience. Both our current and proposed sites have had no noise complaints ever in over 17 years. I have spoken with the landlord and have been assured that they have never received any type of noise complaint about our current or proposed location. The landlord is willing to provide a letter confirming these facts. The building at 2605 is shared with one other tenant, a telecommunications supplier, BearCom. The entrance to BearCom is on the South side of the building facing away from 2605 and is 230 feet away from the entrance at 2605. I have spoken with the BearCom General Manager to inquire about any past noise instances that may have occurred. He said there were none, and he has agreed to provide a written statement that there has never been a noise issue from activities at 2605. There are specific and identifiable reasons for these findings: a) we are not a loud, noise generating type of operation. b) by the time we get busy, most of the other tenants are getting ready to leave, are leaving, or have left for the day. On weekends, they are likely not even there at all. When those factors are considered, it is reasonable to believe that potential noise impacts will be less than significant.

Building Size: The proposed new site at 2605 is larger and in a more usable design than our current location at 2641. It will allow for better placement of equipment and allow us to offer additional programming that will be more appealing to boys. Gymnastics is predominately a girls activity and we are always looking for ways to involve boys in these types of healthy activities.

Building Configuration: The building consists of offices, restrooms and the activity area. The offices are air conditioned, and the activity area is kept ambient by the cool breezes of the Pacific Ocean. There are two roll up doors facing directly West and one roll up door on the other end of the building facing North. The previous tenants at 2605 have used these doors with their

powerful cooling effect successfully for over 21 years to keep the activity part of the facility cool in the afternoons. We have the very same scenario at our current location at 2641. It has served us well for over 17 years and continues to do so. This method also has great environmental advantages as it will help the State of California reach its goals in its quest to double energy efficiency and to reduce greenhouse gas and ozone layer depleting emissions by 40% before 2030. Finally, this method has been used to great advantage by both facilities for many, years while not creating any noise issues with our neighbors.

In Conclusion: For the many positive reasons listed, 2605 has been and is an excellent location for a youth sports gym. It is located in the best possible part of the business park in relation to parking and its neighbors. Fit Kids' operating hours work in perfect harmony with neighboring tenants' hours, allowing us all to maximize the use of the property and its parking. Our history has shown us to be a very quiet, minimal impact tenant, welcomed by our neighbors. The building at 2605 is ideally designed to help us provide a better service to our community and take advantage of our region's natural breezes, safely utilize our natural resources and protect our environment. It is a win-win for Fit Kids, our tenant neighbors, our students, and the community at large.