

RESOLUTION NO. 2024-04-PCR-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A PERSONAL IMPROVEMENT SERVICE (FITNESS STUDIO) WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED IN A MIXED USE (MU-3) ZONE AT 234 S. PACIFIC COAST HIGHWAY, SUITE #104-106 (CASE NO. CUP-2024-02)

WHEREAS, an application was filed on behalf of the owner of property located at 234 S. Pacific Coast Highway for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a personal improvement service within a 3,111 square foot tenant space in an existing multi-tenant commercial building on property located in a Mixed Use (MU-3) zone;

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, 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 18th day of April, 2024 with respect thereto.

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

1. In accordance with Section 10-2.910 of the Redondo Beach Municipal Code, personal improvement services which are greater than 2,000 square feet are conditionally permitted within the Mixed Use (MU-3) zone.
2. In accordance with Section 10-2.2506(b) of the Redondo Beach Municipal Code, a 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.

The proposed personal improvement service is not located within the Artesia and Aviation Corridors Area Plan. The personal improvement service use will be housed within an existing commercial building previously used by commercial tenants. The proposed use is in conformity with the General Plan land use designation of Mixed Use (MU-3) which allows all C-2 commercial uses, which include “personal services and similar uses”. The proposed personal improvement service, as determined by an “acoustical analysis” and as conditioned, will not generate excessive noise and is in conformity with City’s Noise Element and RBMC Noise requirements. The parking spaces provided comply with the minimum number required by code.

- 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.

The site is directly adjacent to Pacific Coast Highway, a major arterial street, and is accessed by an existing two-way driveway on Pacific Coast Highway that complies with RBMC driveway standards. Pedestrian access is provided by an existing ADA compliant walkway from the public sidewalk on Pacific Coast Highway to the building.

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

The fitness studio will operate within three existing tenant spaces that will be sound-proofed to prevent noise impacts on adjacent commercial tenants and the multiple-family residences to the rear of the subject property as there are no openings in the rear of the tenant space and there is a 20-foot setback to the adjacent residentially zoned properties as required by the applicable provisions of the RBMC. Adequate parking exists on site for the proposed personal improvement service use. Only a minor change to the front elevation (door closed) is proposed with no other exterior changes planned.

- 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:

a. Additional setbacks, open spaces, and buffers;

i. The existing rear setback of 20 feet complies with applicable RBMC development standards as the adjacent uses east are residentially zoned. Additionally, no openings are proposed in the rear of the tenant space.

b. Provision of fences and walls;

i. Not applicable. Existing 8-foot walls existing between the subject property and adjacent residential uses.

- c. Street dedications and improvements, including service roads and alleys;
 - i. A change in use does not trigger street dedications. Improvements along the frontage of the subject property (Pacific Coast Highway) are consistent with Caltrans standards.*
- d. The control of vehicular ingress, egress, and circulation;
 - i. 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;
 - i. 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;
 - i. Existing compliant landscaping to remain.*
- g. The regulation of noise, vibration, odor and the like;
 - i. An acoustical analysis was required to ensure the amplified music that supports the personal improvement service would not negatively impact adjacent commercial uses nor the adjacent residential uses to the east. Conditions of approval have been added to incorporate the recommendations from the acoustical analysis that include, requiring doors to be closed during all operating hours, installation of additional internal walls with sound attenuation elements between the proposed tenant space and adjacent commercial tenants to either side and above.*
- h. Requirements for off-street loading facilities;
 - i. As a service commercial use with only limited retail operations, loading facilities can be accommodated by small vans that utilized the immediate adjacent ground floor parking lot.*
- i. A time period within which the proposed use shall be developed;
 - i. The proposed tenant improvement will comply with required building plan check and inspections schedules.*
- j. Hours of permitted operation and similar restrictions;
 - i. Hours of operation are split between early morning and late evening to accommodate working schedules of the anticipated clients. This will further reduce any potential parking concerns and potential for noise related complaints as the personal services business will be operating with many of the other commercial tenants will be closed.*
- k. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
 - i. Not applicable. No billboards are located on this subject property.*
- l. 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.

- i. The conditions of approval address all noted issues of concern, namely potential parking and noise impacts 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.*

The project is consistent with the Comprehensive General Plan of the City. Policy 1.3.1 of the Land Use Element allows for the development of commercial services which provide for the needs of current and future residents. The fitness studio will be of service to local residents. No additional buffers or setbacks are warranted as additional sound attenuation conditions are required and there is an existing 20-foot setback from the adjacent residential uses to the east. 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 personal improvement service use is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No loading facilities are necessary for the proposed personal improvement service use. Additional conditions of approval have been added that require the following:

- Set hours of operation that don't conflict with many of the existing tenants;*
 - Maximum number of coaches and students/clients in the fitness studio at any given time;*
 - Class registration shall be done online and shall limit the number of students/clients;*
 - Classes will be staggered by a minimum of 10 minutes;*
 - The use shall occur exclusively within the interior of the tenant space;*
 - Entry doors to the fitness facility shall remain closed during class times;*
 - Sound-proofing shall be required;*
 - All construction storage material in the subterranean parking garage shall be removed prior to certificate of occupancy issuance.*
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 Section 15301(a) Existing Facilities of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which exempts 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 applications considered by the Planning Commission at its meeting on the 18th day of April, 2024.

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

1. The approval granted herein is for the operation of a personal improvement service (fitness studio) occupying an existing 3,111-square foot commercial tenant space. The fitness studio will offer 50-minute classes that encompass a variety of workouts, including cardio, strength training, and core stability. The fitness studio shall be maintained and operated in substantial conformance with the application and plans reviewed and approved by the Planning Commission at its meeting of April 18th, 2024.
2. The fitness studio hours of operation shall be from 5:00am to 11:00am and 4:00pm to 8:00pm Monday through Friday, and from 7:00am to 11:00am on Saturday, and from 8:00am to 11:00am on Sunday.
3. There shall be a maximum of three (3) coaches and 28 students/clients in the fitness studio at any given time.
4. All class registrations shall be done on-line and all students/clients shall be aware of the 28 maximum students/clients allowed during each class.
5. Classes will be staggered by a minimum of 10 minutes to allow students to leave/arrive without overlap.
6. The entry doors to the fitness facility shall remain closed during class times except to allow individuals to enter and exit the facility during an emergency.
7. All aspects of the fitness training shall occur exclusively within the interior of the tenant space.
8. The tenant improvement work must comply with the recommendations pursuant to the Acoustical Design Review Report dated October 25, 2023 which prescribes sound control designs within the interior walls to prevent noise impacts on the abutting tenant spaces. Additional sound attenuation is also required to be installed in the ceiling to ensure potential sound impacts from the proposed use will be reduced to acceptable levels.

9. The amplified sound is limited to a maximum of between 95 and 100 decibels.
10. The heating, ventilation, and air conditioning system shall be adequately sized, designed, and fully operational so as to enable the doors to remain closed at all times.
11. A copy of this Resolution shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
12. The Acoustical Design Review Report dated October 25, 2023 shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
13. All construction storage material in the subterranean parking garage shall be removed prior to certificate of occupancy issuance for the personal improvement service, allowing access to all 88 on-site parking spaces.
14. In the event of verifiable complaints, as determined by the Community Development Department, additional measures concerning sound attenuation and allowable hours of operation may be applied.
15. The interior tenant improvement shall require submittal of full architectural and structural drawings and documents to the City's Building and Safety Division for plan check. No work shall commence prior to the full approval of plans by all required City divisions with all required permits issued.
16. Signage plans shall be submitted for approval by the Planning Division under a separate permit. All signage shall comply with the commercial Sign Regulations as specified in the Zoning Code, Title 10, Chapter 2, Article 6.
17. Construction work shall occur only between the hours of 7 a.m. and 6 p.m. Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays or observance of holidays.
18. The Community Development Department is authorized to approve minor changes.
19. 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.
20. 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.

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 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 18th day of April, 2024.

Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Sean Scully, Acting Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2024-04-PCR-** 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 18th day of April, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sean Scully
Acting Community Development Director

APPROVED AS TO FORM:

City Attorney's Office