

**RESOLUTION NO. 2024-12-PCR-XX**

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 NEW PERSONAL TRAINING FITNESS BUSINESS WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 811 N. CATALINA IN A COMMERCIAL (C-5A) ZONE. (CASE NO. PCUP2024-1793)

WHEREAS, an application was filed on behalf of the owner and tenant of property located at 811 N. Catalina Avenue for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a personal improvement service within an existing multi-tenant commercial building on property located in a Commercial (C-5A) 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 19th day of December, 2024 with respect thereto.

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

1. In accordance with Section 10-5.710 of the Redondo Beach Municipal Code, personal improvement services are conditionally permitted within the Commercial (C-5A) zone.
2. In accordance with Section 10-5.2506(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 one-on-one fitness 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-5) which allows all general commercial uses, which include “personal and business services and similar uses”. 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 an intersection at N. Catalina Ave., a major arterial street, and N. Francisca Ave. The access to the subject property is available off of N. Francisca Ave. and N. Catalina Ave. Traffic entering the site moving northbound on Catalina Ave will be able to access the site via a dedicated left turn lane thus allowing traffic to continue to flow north. Vehicles exiting the site can access both southbound and northbound Catalina Ave at the intersection of N. Francisca and Catalina Ave.*

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

*The personal fitness use will operate within an existing tenant space with a use that is inherently silent due to the use being focused on one-on-one client/instructor communications. Only a small stereo will be used for occasional music during training. Additionally, there is an approximate 120-foot distance to the adjacent residentially zoned properties across Catalina Ave which will further mitigate any potential noise impacts. Adequate parking exists on site for the personal fitness use and no other exterior changes are 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 setbacks comply with applicable RBMC development standards as the adjacent uses east of the site are residentially zoned and sit a distance of approximately 120 feet away.*

- b. Provision of fences and walls;

*i. Not applicable. The existing wall between the subject property and adjacent uses is 5 feet in height. No new fences or walls are proposed as a part of this project scope.*

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

*i. A change in use does not trigger street dedications. The existing right-of-way is 80'. If redevelopment were to occur at the subject property an additional 10' dedication would be required of the project. Improvements along the frontage of the*

*subject property (N. Catalina Avenue) are consistent with City street improvement 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. The proposed use is entirely indoors and will not produce any excessive noise, vibration, or odor.*
- h. Requirements for off-street loading facilities;
  - i. As a personal fitness 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;
  - i. Any future proposed tenant improvement will comply with required building construction and inspections days/hours. No physical improvement are proposed with this application.*
- j. Hours of permitted operation and similar restrictions;
  - i. Hours of operation are proposed to be 6:00AM to 9:00AM, Monday through Friday only. This will further reduce any potential parking concerns as the business's peak times will be during the off-peak times (mornings) of the other businesses. Additionally, the business as proposed only generates the need for two (2) required parking spaces.*
- 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 for this project are standard for small scale personal improvement facilities. Staff does not anticipate any of the typical issues associated with type of use that concern noise and/or parking as the business is not proposing amplified music or large classes. This small-scale fitness business is consistent with the City's General Plan in that it provides a unique fitness opportunity for the residents of Redondo Beach.*

ii. *Additionally, 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 personal fitness use 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 120-foot distance 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 10-5.1802. No new landscaping is required. As conditioned, the fitness business use is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No loading facilities are necessary for the proposed fitness business use. Additional conditions of approval have been added that require the following:*

- *That the business be permitted to operate between the hours of 6:00am to 9:00am, five (5) days a week;*
- *Maximum number of one (1) employee and 1-2 clients in the personal fitness studio 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 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 19<sup>th</sup> day of December, 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 a 1,046 square foot commercial tenant space in an existing multi-tenant commercial building. The fitness studio will offer 1-on-1 training sessions, one customer at a time. 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 December 19, 2024.
2. The fitness studio hours of operation shall be from 6:00am to 9:00am Monday through Friday.
3. There shall be a maximum of one (1) instructor and one (1) client at any given time.
4. All aspects of the fitness training shall occur exclusively within the interior of the tenant space.
5. A copy of this Resolution shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
6. 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.
7. 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.
8. 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.
9. The Community Development Department is 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.

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 19<sup>th</sup> day of December, 2024.

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Chair  
Planning Commission  
City of Redondo Beach

ATTEST:

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

I, Sean Scully, Planning Manager of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2024-12-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 19<sup>th</sup> day of December, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Sean Scully  
Planning Manager

APPROVED AS TO FORM:

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City Attorney's Office