

**CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Thursday, May 15, 2025**

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

**ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER.
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,
EMAIL OR eCOMMENT.**

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://us02web.zoom.us/webinar/register/WN_brl7FBY1QzmYSe-uzqgx4Q#/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. Planning.Redondo.org

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG

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.

[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 Commission Members 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 the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

[APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF MAY 15, 2025.](#)

[APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF JULY 18, 2024 AND AUGUST 1, 2024.](#)

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 Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

[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.** [Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit, to allow for general food/snack sales use, inclusive of the sale of beer, wine, and liquor for off-site consumption within an existing multi-tenant building on property located at 2706 Artesia Boulevard in the Commercial \(C-2\) 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 GENERAL FOOD/SNACK SALES USE, INCLUSIVE OF THE SALE OF BEER, WINE, AND LIQUOR FOR OFF-SITE CONSUMPTION WITHIN AN EXISTING MULTI-TENANT BUILDING ON PROPERTY LOCATED AT 2706 ARTESIA BOULEVARD IN THE COMMERCIAL (C-2) ZONE. (CASE NO. 20250021)

- J.2.** Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow for the operation of a gymnastics company (Aerial Gymnastics Club) for children and teenagers ages 2-17 within an existing 24,000 square feet commercial space on property located at 2701 Manhattan Beach Boulevard in the Commercial (C-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 (AERIAL GYMNASTICS CLUB) FOR CHILDREN AND TEENAGERS AGES 2-17 WITHIN AN EXISTING 24,000 SQUARE FEET COMMERCIAL SPACE ON PROPERTY LOCATED AT 2701 MANHATTAN BEACH BOULEVARD IN THE COMMERCIAL (C-1) ZONE (CASE NO. 20250015)

- K. ITEMS CONTINUED FROM PREVIOUS AGENDAS**
- L. ITEMS FOR DISCUSSION PRIOR TO ACTION**
- M. ITEMS FROM STAFF**
- N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS**
- 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 June 19th, 2025, 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

, File # PC25-0706

Meeting Date: 5/15/2025

TITLE

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



Administrative Report

, File # PC25-0706

Meeting Date: 5/15/2025

TITLE

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



Administrative Report

, File # PC25-0707

Meeting Date: 5/15/2025

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF MAY 15, 2025.



Administrative Report

, File # PC25-0707

Meeting Date: 5/15/2025

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF MAY 15, 2025.



Community Development
Planning Division

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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 May 15, 2025 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: May 9, 2025



Administrative Report

, File # PC25-0708

Meeting Date: 5/15/2025

TITLE

APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF JULY 18, 2024 AND AUGUST 1, 2024.



Administrative Report

, File # PC25-0708

Meeting Date: 5/15/2025

TITLE

APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF JULY 18, 2024 AND AUGUST 1, 2024.

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach Planning Commission was called to order by Chair Hazeltine at 6:30 PM, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, and teleconference.

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Craig, Gaddis, Secretary Lamb, and Chair Hazeltine

Commissioners Absent: Light

Officials Present: Sean Scully, Planning Manager
Victoria Banfield, Associate Planner
Jamal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Chair Hazeltine led the Commissioners in a Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Chair Hazeltine stated Agenda Item No. J.2. has been continued to a Special Meeting on August 1, 2024 but comments will still be allowed during non-agenda comments.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to move approve order of agenda. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Light

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Motion by Commissioner Gaddis, seconded by Commissioner Conroy to receive and file Blue Folder Items. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Light

F. CONSENT CALENDAR

Chair Hazeltine opened the floor to public comments.

Staff confirmed there were no eComments or Public Comments.

Seeing no requests to speak, Chair Hazeltine closed the floor to public comments.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to approve the Consent Calendar Items. Motion carried.

AYES: Boswell, Conroy, Craig, Gaddis, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Light

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF JULY 18, 2024

G. EXCLUDED CONSENT CALENDAR ITEMS

None.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Chair Hazeltine opened the floor to public comments.

Staff confirmed there were four eComments received and no Public Comments.

Seeing no requests to speak, Chair Hazeltine closed the floor to public comments.

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

None.

I. EX-PARTE COMMUNICATION

None.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DELCARATION AND CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY ON AN EXISTING SOUTHERN CALIFORNIA EDISON TRANSMISSION TOWER ON PROPERTY LOCATED AT 2504 MANHATTAN BEACH BOULEVARD IN THE PUBLIC RIGHT-OF-WAY (P-ROW) ZONE

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Light

Chair Hazeltine administered the Audience Oath for individuals wishing to address the Planning Commission on the following Public Hearing.

Associate Planner Banfield provided the staff presentation regarding the consideration of an exemption declaration and conditional use permit for property located at 2504 Manhattan Beach Boulevard. The PowerPoint presentation included the following details:

- Subject Site
- Proposed Project
- Existing Photos
- Photo-Simulations
- Conditional Use Permit
- Staff Recommendation

Chair Hazeltine administered the Audience Oath for individuals wishing to address the Planning Commission on the following Public Hearing.

Commissioner Conroy asked whether the installation would be on an SCE, whether SCE was receiving revenue from Verizon, and for clarification regarding the antenna structure and whether there was any impact to the surrounding area and wildlife.

Associate Planner Banfield confirmed the installation and stated it was a leased asset.

Planning Manager Scully stated the project is a revenue source.

The applicant, spoke regarding the antenna frequencies and model and state he is not aware of any impact to wildlife.

Commissioner Boswell asked whether there is any radiation coming emitted from the antenna and secondarily whether the city is receiving any revenue from the wireless facility.

The applicant, stated there are radio frequencies from the tower and spoke regarding electromagnetic energy.

Planning Manager Scully stated the city only receives revenues if the facilities are located on City owned property and minimal revenues for facilities within the public right-of-way as set by the CPUC.

Commissioner Conroy asked if the applicant has looking into mitigating the effect of the look/aesthetics or cover the antennas to look like a pine tree.

The applicant, stated they are bound to SCE regulations related to antenna design.

Secretary Lamb spoke regarding whether surrounding cities or the county has explored this issue.

Commissioner Craig spoke regarding cellphone safety and spoke regarding radiation coming from the antenna and the overall safety of cell phones and antenna.

Chair Hazeltine opened the floor to public comments.

1. Daisy, Verizon Representative, stated Verizon completed an emission study and the study is part of the report. She also noted the emission report documented the safety of the facility.

Seeing no additional requests to speak, Chair Hazeltine closed the floor to public comments.

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to close the Public Hearing. Motion carried unanimously, with no objection:

AYES: Boswell, Conroy, Craig, Gaddis, Secretary Lamb and Chair Hazeltine
NOES: None
ABSENT: Light

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to approve the 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 Installation and Operation of a Wireless Telecommunication Facility on an Existing Southern California Edison Transmission Tower on Property Located at 2504 Manhattan Beach Boulevard in the Public Right-of-Way (P-Row) Zone (Case No. CUP-2024-05). Motion carried.

AYES: Boswell, Conroy, Craig, Gaddis, Secretary Lamb and Chair Hazeltine
NOES: None
ABSENT: Light

J.2. CONTINUED TO THE SPECIAL MEETING OF AUGUST 1, 2024

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

None.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

Planning Manager Scully announced Special Meeting of August 1, 2024 at 6:30 PM for the updated to the City's General Plan Land Use, Open Space and Conservation, Noise, and Safety Element.

Brief discussion ensued regarding eComments received for the update to the City's General Plan.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Craig spoke regarding a conditional use permit received from an attorney and asked whether there was follow-up.

Planning Manager Scully stated there was follow-up and the project in question will be placed before the Commission at a later date.

O. ADJOURNMENT

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to adjourn the meeting at 7:04 PM. Motion carried unanimously, with no objection.

AYES: Boswell, Conroy, Craig, Gaddis, Secretary Lamb, and Chair Hazeltine

NOES: None

ABSENT: Light

The next meeting of the Redondo Beach Library Commission will be a Special Meeting to be held at 6:30 PM on August 1, 2024, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California, and via teleconference.

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

Respectfully submitted:

Sean Scully
Planning Manager

A. CALL TO ORDER

A Special Meeting of the Redondo Beach Planning Commission was called to order by Chair Hazeltine at 6:35 PM, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, and teleconference.

B. ROLL CALL

Commissioners Present: Craig, Gaddis, Light, Secretary Lamb, and Chair Hazeltine

Commissioners Absent: Boswell, Conroy

Officials Present: Marc Wiener, Community Development Director
Sean Scully, Planning Manager
Jamal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Chair Hazeltine led the Commissioners in a Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to move approve order of agenda. Motion carried unanimously, with no objection:

AYES: Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell and Conroy

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to receive and file Blue Folder Items. Motion carried unanimously, with no objection:

AYES: Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell and Conroy

F. CONSENT CALENDAR

Chair Hazeltine opened the floor to public comments.

Staff confirmed there were no eComments or Public Comments.

Seeing no requests to speak, Chair Hazeltine closed the floor to public comments.

Motion by Commissioner Craig, seconded by Commissioner Gaddis, to approve the Consent Calendar Items. Motion carried.

AYES: Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell and Conroy

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF AUGUST 1, 2024

G. EXCLUDED CONSENT CALENDAR ITEMS

None.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Chair Hazeltine opened the floor to public comments.

Staff confirmed there were five eAttendies and no Public Comments.

Seeing no requests to speak, Chair Hazeltine closed the floor to public comments.

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

None.

I. EX-PARTE COMMUNICATION

Secretary Lamb spoke with Community Development Director Wiener, Planning Manager Scully, Mayor Light, Chair Hazeltine, and members of the public regarding Public Hearing Item J.1.

Commissioner Craig spoke with Commissioner Light, Mayor Light, several Councilmembers and School Board members, and members of the public regarding Public Hearing Item J.1.

Chair Hazeltine spoke with Secretary Lamb, Mayor Light, administration, and members of the public regarding Public Hearing Item J.1.

Commissioner Light spoke with Commissioner Craig regarding Public Hearing Item J.1.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING INTRODUCE UPDATES TO THE CITY'S GENERAL PLAN LAND USE, OPEN SPACE & CONSERVATION, NOISE, AND SAFETY ELEMENTS

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell and Conroy

Planning Manager Scully provided the staff presentation regarding the City's General Plan Land Use, Open Space and Conservation, Noise and Safety Elements. The PowerPoint presentation included the following details:

- Announcements - DEIR - DGPU
- Announcements - Schedule Forward
- Layered Outreach Program
- General Plan update Stats
- General Plan Advisory Committee
- GPAC Ambassadors: Who They Talked To
- General Plan Update - GPAC
- Redondo Beach GP Vision 2050 & Guiding Principles
- What is a General Plan?
- Elements Being Updated
- How HE Affects GP Update
- Housing Sites
- Housing Element
- Proposed Land Use Definitions
- How is it Different from the Current General Plan?
- Goals, Policies, And Implementation Actions
- Land Use Elements Highlights
- Goal LU-1 Balance
- General Plan Update - Special Policy Areas
- Special Policy Areas - North Redondo Tech District (SPA-1)
- Special Policy Areas - Artesia Boulevard (SPA-2)
- Special Policy Areas - Aviation's Boulevard (SPA-3)
- Special Policy Areas - Galleria (SPA-4)
- Special Policy Areas - PCH North (SPA-5A), PCH Central (SPA-5b), and Torrance Boulevard. (SPA-5C)
- Special Policy Areas - PCH South (SPA-6)
- Special Policy Areas - Riviera Village (SPA-7)
- Open Space & Conservation Element Highlights

- Goal OS-1 Quantity, Location, and Access
- Noise Element Highlights
- Goal N-1 Noise
- Safety Element Highlights
- Goal S-1 Emergency Preparedness, Response, and Recovery
- Recommendations

Chair Hazeltine administered the Audience Oath for individuals wishing to address the Planning Commission on the following Public Hearing.

Chair Hazeltine opened the floor to public comments.

The following individuals addressed the commission via teleconference:

1. Mark Nelson spoke in support of the 0.75 FAR as the base for public institutional land use and 1.25 FAR on the two parcels where City Hall and the Annex are located and spoke regarding the benefits to the community that City Hall and the Annex provide in support of his position.

The following individuals addressed the commission via in person:

2. Jim Mueller spoke regarding chronically vacant properties in the City and stated he submitted a code change proposal and has not received a response.

Chair Hazeltine recommended submitting his proposal as a blue folder item for the Commission to review at the next meeting.

3. Rosanne Taylor spoke in opposition to the 1.25 FAR commercial development proposed near her neighborhood.
4. Joseph Larson stated the General Plan affects the Beach City Health Districts campus. He noted specifically that the impact of the proposed .75 FAR limits the ability of the District to upgrade and modernize their facility. He requested the .75 FAR be eliminated and the 1.25 FAR be universally applied to all properties with the similar designation of public institutional.
5. Joan Brand spoke regarding the .75 FAR on public institutional properties and read her email that she submitted to the City Council in March.
6. Lisa Bennet spoke regarding the lack of open space and stated the FAR should not be changed.
7. Jacklyn Sun spoke regarding the impacts of the proposed FAR upon the Health District and requested a 1.25 FAR designation.
8. Jane Deal spoke regarding the disparate floor to area ratio and requested a 1.25 FAR designation.

9. Holly Osborne spoke regarding open space and related tree canopy issues and design standards for multi-family units, R2 and R3.
10. Mary Ule spoke in support of City's proposal for .075 FAR for public institutions, spoke in opposition of modifying the FAR for the health district and spoke regarding areas of improvement.
11. Deny Nelson spoke in support of the 1.25 FAR for all city institutions and modernization of the health district.
12. Susan Brilliant spoke in opposition of the .75 FAR cap on the health district and stated it would compromise the ability of the health district to provide health services to the community.
13. Theia Bel spoke in support of the .75 FAR in order to keep the quality of life under control.
14. Bob Pilzer spoke in support of the .75 FAR.
15. Georgette Ganner spoke regarding phase 2 of the hospital development.

The following individuals addressed the commission via teleconference:

16. Maria spoke in support of the 1.25 FAR.
17. Laura Duke spoke in support of the .75 FAR and in opposition of the Health District's development.
18. Mary Drummer spoke in support of the of the city's health district initiatives including the campus and in opposition of the .75 FAR.

The following individuals addressed the commission via in person:

19. Bing Cho spoke regarding the letter he submitted and requested mis-categorization of properties be corrected.
20. Ann Wilson spoke in support of the .75 FAR and spoke regarding the preservation of the land.

Commissioner Craig asked for clarification regarding the approval of the ordinances.

Planning Manager Scully stated the deadline of February 12, 2025 is only applicable to the implementation of the housing element, and the sites and programs associated with the housing element.

Community Development Director Wiener spoke regarding the General Plan and the public institutional zones FAR issue and suggested additional analysis and study. He spoke regarding concerns related to school sites and their land use designation being changed.

Secretary Lamb asked whether the .75 FAR and the school sites new designation are part of the EIR.

Community Development Director Wiener stated the designations are part of the EIR and briefly spoke regarding the FAR.

Discussion ensued regarding land use designations, the EIR, criteria and calculations for FAR, and an FAR analysis.

Chair Hazeltine asked for clarification regarding zone changes for school districts.

Community Development Director Wiener and Planning Manager Scilly spoke regarding FAR and school site zoning changes.

Commissioner Light spoke regarding the FAR related to the hospital and open space designations and requested the identification of open space and public institutional areas.

21. Raymer Flynn spoke regarding mis-categorization of properties.

Planning Manager Scully briefly spoke regarding the buildout methodology within Appendix B of the EIR.

Commissioner Craig asked for clarification regarding the request for a 1.25 FAR for school sites.

22. Raymer Flynn spoke regarding the requested 1.25 FAR for public institutions.

Brief discussion ensued regarding the 1.25 FAR for public institutions.

Commissioner Gadis requested having additional data regarding fire station facilities for the next meeting.

Secretary Lamb expressed concern regarding FAR designations and non-compatibility in surrounding areas.

Discussion ensued regarding changing the FAR for institutional uses, compatibility and the potential effects to the surrounding neighborhoods, and the proposed zoning ordinance amendments.

Commissioner Craig provided a PowerPoint presentation concerning FAR on the following:

- Kensington Site
- 801 S Pacific Highway, Redondo Beach CA
- Floor Area Ratio Comparison “FAR”

Secretary Lamb provided a PowerPoint presentation on the following:

- Land Use Element Goal: Balance
- Land Use Element Goal: Identity
- Land Use Element Goal: Compatibility
- Land Use Element Goal: Health and Vitality.
- Land Use Element Goal: Environmental Sustainability
- Land Use Element Goal: Economic Sustainability
- Land Use Element Goal: Historic Preservation

Discussion ensued regarding proposed areas of priority, applicable policies, standards, and programs related to compatibility, health and vitality, environmental and economic sustainability and historic preservation.

23. Bob Pinsler spoke regarding tree canopies and stated the need for there to be an incentive to reestablish trees into the environment. Discussion continued on the purpose of planting trees and the possible incentives for planting them.

Commissioners reached a consensus to add Secretary Lamb’s proposals to the General Plan Update.

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to continue the public hearing to the August 15, 2024 Planning Commission meeting. Motion carried unanimously, with no objection.

AYES: Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell and Conroy

Motion by Secretary Lamb, seconded by Commissioner Gaddis, to direct staff to incorporate the modifications discussed and implement the recommendation on the proposed goals and policies. Motion carried unanimously, with no objection.

AYES: Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell and Conroy

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

None.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

None.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Craig asked for an update on the amendment to the plan at the Galleria.

Community Development Director Wiener stated the update would be provided in September.

O. ADJOURNMENT

Motion by Commissioner Gaddis, seconded by Commissioner Craig, to adjourn the meeting at 10:06 PM. Motion carried unanimously, with no objection.

AYES: Craig, Gaddis, Light, Secretary Lamb and Chair Hazeltine

NOES: None

ABSENT: Boswell and Conroy

The next meeting of the Redondo Beach Planning Commission will be a Regular Meeting to be held at 6:30 PM on August 15, 2024, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California, and via teleconference.

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

Respectfully submitted:

Marc Wiener
Community Development Director



Administrative Report

, File # PC25-0709

Meeting Date: 5/15/2025

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



Administrative Report

, File # PC25-0709

Meeting Date: 5/15/2025

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



Administrative Report

J.1., File # PC25-0710

Meeting Date: 5/15/2025

TO: PLANNING COMMISSION

FROM: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit, to allow for general food/snack sales use, inclusive of the sale of beer, wine, and liquor for off-site consumption within an existing multi-tenant building on property located at 2706 Artesia Boulevard in the Commercial (C-2) 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 GENERAL FOOD/SNACK SALES USE, INCLUSIVE OF THE SALE OF BEER, WINE, AND LIQUOR FOR OFF-SITE CONSUMPTION WITHIN AN EXISTING MULTI-TENANT BUILDING ON PROPERTY LOCATED AT 2706 ARTESIA BOULEVARD IN THE COMMERCIAL (C-2) ZONE. (CASE NO. 20250021)

EXECUTIVE SUMMARY

The applicant is requesting approval of a Conditional Use Permit to allow the operation of a liquor store in an existing multi-tenant building. The business would occupy the first-floor of the building, which will replace an existing 1,425 square foot space that was previously occupied by a flower-shop. The second floor of the building consists of 1,825 square feet of office space which is not proposing any changes as a part of this application.

The proposed liquor store will offer the sale of beer, wine, liquor, soft drinks, snacks, and other convenience items, and will operate from 8:00am - 11:00pm Monday through Sunday. There will be a maximum of four (4) employees on site at any given time.

BACKGROUND

Existing Site, Surroundings, Zoning, and Project Description

The subject site is located on the southwest corner of Artesia Boulevard and Inglewood Avenue. The site is currently developed with an approximately 3,260 square foot two-story commercial building. The properties to the north, west, and east are zoned Commercial (C-2) and the properties to the south are zoned Low Density Multi-family Residential (R-3). The properties to the north and west are developed with single-story commercial buildings. The property to the south is developed with a two-story residential building. The properties to the east, across Inglewood Avenue, is developed with a Mobil gas station.

The proposed project would consist of the remodeling the interior of the first floor to allow for shelving, walk in refrigerators, and new counters. No construction is proposed on the exterior of the building or on the second-floor offices of the building. The site currently has two (2) separate parking areas. A two-way driveway that is accessible from Artesia Boulevard that provides access to the front parking area of the building, includes a loading zone, 1 parking space and 1 ADA accessible parking space. Another two-way driveway that is accessible from Inglewood Avenue provides access to an additional 9 parking spaces and the trash enclosure to the south of the existing building. The project site currently has a total of 11 spaces. Per the City's zoning ordinance parking regulations, a total of 12 spaces are required for the existing and proposed uses on the subject property, however pursuant to RBMC § 10-2.1702(d) a reduction in the total number of otherwise required spaces is allowed if necessary to upgrade existing parking facilities to accommodate accessible parking spaces. This property was originally designed with 12 parking spaces but has since upgraded the front parking lot to accommodate an accessible parking space. No changes to the driveways or parking areas are proposed.

ANALYSIS

In accordance with Section 10-2.1600 and Section 10-2.620 of the Redondo Beach Municipal Code, liquor stores require a Conditional Use Permit in the Commercial (C-2) zone. The purpose of the conditional use permit (CUP) is to place conditions on the operation of the business so that it does not adversely impact surrounding properties. Potential issues that may arise from the operation of a liquor store are nuisance complaints.

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Section 10-2.620, the proposed liquor store use requires approval of a Conditional Use Permit by the Planning Commission. 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:

- 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 liquor store is located within the Artesia and Aviation Corridors Area Plan

(AACAP). No new construction is proposed for the existing two-story commercial building other than a tenant improvement to the ground floor to convert the prior retail use, "flower shop", to the new proposed retail use, "liquor store with general food retail goods". The second-floor office use will continue as is, with no changes proposed. Per the AACAP there is a clear intention to provide neighborhood serving versus commuter serving uses and professional office is identified as a "preferred use". The liquor store will include a large proportion of its inventory for the sale of convenience food and general merchandise items which provide support to the surrounding residential neighborhood. Additionally, the project maintains the second-floor office uses. As maintained and proposed this project is consistent with the "intent" of the AACAP.

The proposed use is also in conformity with the General Plan land use designation of Commercial (C-2) which allows for a mix of retail, professional office, and similar uses which principally provide for the needs of nearby residents. The proposed liquor store complies with all requirements for setbacks, fencing, parking, and landscaping. Although per the RBMC parking requirements the proposed and existing uses require a total of 12 spaces, pursuant to RBMC § 10-2.1702(d), the parking lot was upgraded to accommodate an accessible space and is therefore compliant with respect to parking.

- a) 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 Artesia Boulevard, a major arterial street, and Inglewood Avenue. The site would be accessed by 2 two-way driveways that complies with RBMC driveway standards. Pedestrian access would be provided by the existing public sidewalk on Artesia Boulevard and Inglewood Avenue to an entry door facing Artesia Boulevard.

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

The proposed liquor store with convenience merchandise will be replacing a flower shop and will operate entirely within the existing tenant space. The rear of the building is setback approximately 60 feet from the nearest residentially zoned properties. Adequate parking exists on site for the proposed liquor store and no other exterior changes are planned. Loading will be accommodated from the parking lot adjacent to Artesia Boulevard and will be approximately 120 feet from the nearest residences and separated by the building and will therefore not impact adjacent residences south of the property.

- c) 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 proposed rear setback of 60 feet complies with applicable RBMC development standards and provides an additional buffer to the residentially zoned properties to the south.*
- b. Provision of fences and walls;

- i. Not applicable, no new fences or walls are proposed as part of this project scope. An existing six (6) foot high cement block wall separates the rear parking lot from the adjacent residences to the south.*
- c. Street dedications and improvements, including service roads and alleys;
 - i. The land use itself does not trigger street dedications. The existing right-of-way is 100 feet for both Artesia Boulevard and Inglewood Avenue which is consistent with their current required full width right-of-way per the City's Circulation Element.*
- d. The control of vehicular ingress, egress, and circulation;
 - i. The existing two two-way access driveway on Artesia Boulevard and Inglewood Avenue 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 is proposed 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. Off-street loading can be accommodated by the loading zone at the front of the business.*
- i. A time period within which the proposed use shall be developed;
 - i. The proposed tenant improvement will comply with required building construction and inspection days/hours.*
- j. Hours of permitted operation and similar restrictions;
 - i. The proposed hours of operation are Monday through Sunday from 8:00am to 11:00pm.*
- 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.
 - ii. The conditions of approval address all noted issues of concern, namely potential parking 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.*

Pursuant to Redondo Beach Municipal Code Section 10-2.1600 Special Use Regulations, the proposed liquor store use requires the Planning Commission to make the additional findings for approval of the Conditional Use Permit. The following italicized text is the specific response to the individual criteria:

- a) The proposed use is a sufficient distance from residential uses and has been designed with adequate physical buffers to reduce potential noise impacts related to operation of the use, parking by employees and patrons, and pedestrian activities.

The building will be setback approximately 60 feet to the rear property line which abuts residentially zoned properties. An existing 5.5-foot-tall wall at the southern (rear) property line will screen the parking lot and any car lights from the residentially zoned properties to the south. There is also a dense landscaped barrier extending above the wall by approximately 4.5-feet making for a significant buffer of approximately 10-feet in height. Additionally, the loading area is on the north side of the building and nearly 120-feet from the residences south.

- b) The proposed hours of operation for the use are complimentary to the business district in which the use is located, and will not negatively impact residential uses.

The project site is located adjacent to commercially zoned properties on Artesia Boulevard. The existing office uses are typically closed during the peak evening hours and weekends of the proposed liquor store. The proposed hours of operation are consistent with consistent with other convenience stores and actually less than some which are open 24 hours per day.

- c) The addition of the proposed use to the mix of commercial uses in its vicinity will not create a blighting influence.

m. The site is currently developed with an existing commercial building, containing no blight on the property. The proposed liquor store will also offer a small selection of grocery items for the convenience of adjacent residents, potentially offering a late-night grocery option in the neighborhood. Additional signage requirements prohibiting consumption of alcohol on premises as well as loitering will also result in this use creating a blighting influence.

Parking

The existing site contains 11 parking spaces including 1 ADA compliant space and a loading area which are legal non-conforming. The current RBMC code requires a minimum of 12 parking spaces, for both the previous uses (flower shop and offices) and the proposed uses (liquor store and offices). The liquor store itself, requires 6 parking spaces total while the office uses also require a total of 6 spaces. However, since the previous flower shop use and the proposed liquor store requires the same amount of parking and no changes are proposed to the office's spaces on the second floor, the project may continue its legal non-conforming status with regards to parking. Additionally, pursuant to RBMC § 10-2.1702 the parking is conforming as the upgrade to include an accessible space resulted in the loss of 1 parking space making the property deficient by 1 space below what is required, which is permitted.

Based on the proposed business operation, and particularly the hours of operation, the allocated parking spaces for the liquor store should be sufficient. In furtherance of confirming that the parking in support of this commercial center could accommodate all existing and this proposed use, staff reviewed the general hours of operation from existing tenants as compared with the proposed hours

for the subject business and found that there would only be very limited overlap with the existing on-site uses. Liquor stores typically have peak times of late evenings and weekends which will not conflict with the office uses which have a more typical 8:00AM to 5:00PM business times.

Nuisance

City staff consulted with the Redondo Beach Police Department and discussed the proposed land use (convenience and liquor store). The police department confirmed that with the addition of a requirement/condition for the store operator/manager to monitor and post signage prohibiting on-site consumption and loitering their concerns were addressed.

Based on a review of 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 Conditional Use Permit subject to the findings and conditions contained within the attached draft resolution.

Prepared by:

Approved by:

Steven Giang
Senior Planner

Marc Wiener
Community Development Director

ATTACHMENTS

1. 2706 Artesia Boulevard - Exemption Declaration
2. 2706 Artesia Boulevard - Draft Resolution
3. 2706 Artesia Boulevard - CUP Application
4. 2706 Artesia Boulevard - Plans



Administrative Report

, File # PC25-0710

Meeting Date: 5/15/2025

TO: PLANNING COMMISSION

FROM: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit, to allow for general food/snack sales use, inclusive of the sale of beer, wine, and liquor for off-site consumption within an existing multi-tenant building on property located at 2706 Artesia Boulevard in the Commercial (C-2) 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 GENERAL FOOD/SNACK SALES USE, INCLUSIVE OF THE SALE OF BEER, WINE, AND LIQUOR FOR OFF-SITE CONSUMPTION WITHIN AN EXISTING MULTI-TENANT BUILDING ON PROPERTY LOCATED AT 2706 ARTESIA BOULEVARD IN THE COMMERCIAL (C-2) ZONE. (CASE NO. 20250021)

EXECUTIVE SUMMARY

The applicant is requesting approval of a Conditional Use Permit to allow the operation of a liquor store in an existing multi-tenant building. The business would occupy the first-floor of the building, which will replace an existing 1,425 square foot space that was previously occupied by a flower-shop. The second floor of the building consists of 1,825 square feet of office space which is not proposing any changes as a part of this application.

The proposed liquor store will offer the sale of beer, wine, liquor, soft drinks, snacks, and other convenience items, and will operate from 8:00am - 11:00pm Monday through Sunday. There will be a maximum of four (4) employees on site at any given time.

BACKGROUND

Existing Site, Surroundings, Zoning, and Project Description

The subject site is located on the southwest corner of Artesia Boulevard and Inglewood Avenue. The site is currently developed with an approximately 3,260 square foot two-story commercial building. The properties to the north, west, and east are zoned Commercial (C-2) and the properties to the south are zoned Low Density Multi-family Residential (R-3). The properties to the north and west are developed with single-story commercial buildings. The property to the south is developed with a two-story residential building. The properties to the east, across Inglewood Avenue, is developed with a Mobil gas station.

The proposed project would consist of the remodeling the interior of the first floor to allow for shelving, walk in refrigerators, and new counters. No construction is proposed on the exterior of the building or on the second-floor offices of the building. The site currently has two (2) separate parking areas. A two-way driveway that is accessible from Artesia Boulevard that provides access to the front parking area of the building, includes a loading zone, 1 parking space and 1 ADA accessible parking space. Another two-way driveway that is accessible from Inglewood Avenue provides access to an additional 9 parking spaces and the trash enclosure to the south of the existing building. The project site currently has a total of 11 spaces. Per the City's zoning ordinance parking regulations, a total of 12 spaces are required for the existing and proposed uses on the subject property, however pursuant to RBMC § 10-2.1702(d) a reduction in the total number of otherwise required spaces is allowed if necessary to upgrade existing parking facilities to accommodate accessible parking spaces. This property was originally designed with 12 parking spaces but has since upgraded the front parking lot to accommodate an accessible parking space. No changes to the driveways or parking areas are proposed.

ANALYSIS

In accordance with Section 10-2.1600 and Section 10-2.620 of the Redondo Beach Municipal Code, liquor stores require a Conditional Use Permit in the Commercial (C-2) zone. The purpose of the conditional use permit (CUP) is to place conditions on the operation of the business so that it does not adversely impact surrounding properties. Potential issues that may arise from the operation of a liquor store are nuisance complaints.

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Section 10-2.620, the proposed liquor store use requires approval of a Conditional Use Permit by the Planning Commission. 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:

- 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 liquor store is located within the Artesia and Aviation Corridors Area Plan

(AACAP). No new construction is proposed for the existing two-story commercial building other than a tenant improvement to the ground floor to convert the prior retail use, "flower shop", to the new proposed retail use, "liquor store with general food retail goods". The second-floor office use will continue as is, with no changes proposed. Per the AACAP there is a clear intention to provide neighborhood serving versus commuter serving uses and professional office is identified as a "preferred use". The liquor store will include a large proportion of its inventory for the sale of convenience food and general merchandise items which provide support to the surrounding residential neighborhood. Additionally, the project maintains the second-floor office uses. As maintained and proposed this project is consistent with the "intent" of the AACAP.

The proposed use is also in conformity with the General Plan land use designation of Commercial (C-2) which allows for a mix of retail, professional office, and similar uses which principally provide for the needs of nearby residents. The proposed liquor store complies with all requirements for setbacks, fencing, parking, and landscaping. Although per the RBMC parking requirements the proposed and existing uses require a total of 12 spaces, pursuant to RBMC § 10-2.1702(d), the parking lot was upgraded to accommodate an accessible space and is therefore compliant with respect to parking.

- a) 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 Artesia Boulevard, a major arterial street, and Inglewood Avenue. The site would be accessed by 2 two-way driveways that complies with RBMC driveway standards. Pedestrian access would be provided by the existing public sidewalk on Artesia Boulevard and Inglewood Avenue to an entry door facing Artesia Boulevard.

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

The proposed liquor store with convenience merchandise will be replacing a flower shop and will operate entirely within the existing tenant space. The rear of the building is setback approximately 60 feet from the nearest residentially zoned properties. Adequate parking exists on site for the proposed liquor store and no other exterior changes are planned. Loading will be accommodated from the parking lot adjacent to Artesia Boulevard and will be approximately 120 feet from the nearest residences and separated by the building and will therefore not impact adjacent residences south of the property.

- c) 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 proposed rear setback of 60 feet complies with applicable RBMC development standards and provides an additional buffer to the residentially zoned properties to the south.*
- b. Provision of fences and walls;

- i. Not applicable, no new fences or walls are proposed as part of this project scope. An existing six (6) foot high cement block wall separates the rear parking lot from the adjacent residences to the south.*
- c. Street dedications and improvements, including service roads and alleys;
 - i. The land use itself does not trigger street dedications. The existing right-of-way is 100 feet for both Artesia Boulevard and Inglewood Avenue which is consistent with their current required full width right-of-way per the City's Circulation Element.*
- d. The control of vehicular ingress, egress, and circulation;
 - i. The existing two two-way access driveway on Artesia Boulevard and Inglewood Avenue 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 is proposed 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. Off-street loading can be accommodated by the loading zone at the front of the business.*
- i. A time period within which the proposed use shall be developed;
 - i. The proposed tenant improvement will comply with required building construction and inspection days/hours.*
- j. Hours of permitted operation and similar restrictions;
 - i. The proposed hours of operation are Monday through Sunday from 8:00am to 11:00pm.*
- 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.
 - ii. The conditions of approval address all noted issues of concern, namely potential parking 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.*

Pursuant to Redondo Beach Municipal Code Section 10-2.1600 Special Use Regulations, the proposed liquor store use requires the Planning Commission to make the additional findings for approval of the Conditional Use Permit. The following italicized text is the specific response to the individual criteria:

- a) The proposed use is a sufficient distance from residential uses and has been designed with adequate physical buffers to reduce potential noise impacts related to operation of the use, parking by employees and patrons, and pedestrian activities.

The building will be setback approximately 60 feet to the rear property line which abuts residentially zoned properties. An existing 5.5-foot-tall wall at the southern (rear) property line will screen the parking lot and any car lights from the residentially zoned properties to the south. There is also a dense landscaped barrier extending above the wall by approximately 4.5-feet making for a significant buffer of approximately 10-feet in height. Additionally, the loading area is on the north side of the building and nearly 120-feet from the residences south.

- b) The proposed hours of operation for the use are complimentary to the business district in which the use is located, and will not negatively impact residential uses.

The project site is located adjacent to commercially zoned properties on Artesia Boulevard. The existing office uses are typically closed during the peak evening hours and weekends of the proposed liquor store. The proposed hours of operation are consistent with consistent with other convenience stores and actually less than some which are open 24 hours per day.

- c) The addition of the proposed use to the mix of commercial uses in its vicinity will not create a blighting influence.

m. The site is currently developed with an existing commercial building, containing no blight on the property. The proposed liquor store will also offer a small selection of grocery items for the convenience of adjacent residents, potentially offering a late-night grocery option in the neighborhood. Additional signage requirements prohibiting consumption of alcohol on premises as well as loitering will also result in this use creating a blighting influence.

Parking

The existing site contains 11 parking spaces including 1 ADA compliant space and a loading area which are legal non-conforming. The current RBMC code requires a minimum of 12 parking spaces, for both the previous uses (flower shop and offices) and the proposed uses (liquor store and offices). The liquor store itself, requires 6 parking spaces total while the office uses also require a total of 6 spaces. However, since the previous flower shop use and the proposed liquor store requires the same amount of parking and no changes are proposed to the office's spaces on the second floor, the project may continue its legal non-conforming status with regards to parking. Additionally, pursuant to RBMC § 10-2.1702 the parking is conforming as the upgrade to include an accessible space resulted in the loss of 1 parking space making the property deficient by 1 space below what is required, which is permitted.

Based on the proposed business operation, and particularly the hours of operation, the allocated parking spaces for the liquor store should be sufficient. In furtherance of confirming that the parking in support of this commercial center could accommodate all existing and this proposed use, staff reviewed the general hours of operation from existing tenants as compared with the proposed hours

for the subject business and found that there would only be very limited overlap with the existing on-site uses. Liquor stores typically have peak times of late evenings and weekends which will not conflict with the office uses which have a more typical 8:00AM to 5:00PM business times.

Nuisance

City staff consulted with the Redondo Beach Police Department and discussed the proposed land use (convenience and liquor store). The police department confirmed that with the addition of a requirement/condition for the store operator/manager to monitor and post signage prohibiting on-site consumption and loitering their concerns were addressed.

Based on a review of 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 Conditional Use Permit subject to the findings and conditions contained within the attached draft resolution.

Prepared by:

Approved by:

Steven Giang
Senior Planner

Marc Wiener
Community Development Director

ATTACHMENTS

1. 2706 Artesia Boulevard - Exemption Declaration
2. 2706 Artesia Boulevard - Draft Resolution
3. 2706 Artesia Boulevard - CUP Application
4. 2706 Artesia Boulevard - Plans



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: May 15, 2025

PROJECT ADDRESS: 2706 Artesia Boulevard

PROPOSED PROJECT: Consideration of an Exemption Declaration and Conditional Use Permit to allow for general food/snack sales use, inclusive of the sale of beer, wine, and liquor for off-site consumption within an existing multi-tenant building on property located at 2706 Artesia Boulevard in the Commercial (C-2) zone.

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:

Section 15301(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that the minor alteration or use of an existing structure involving no expansion does not have a significant effect upon the environment and is categorically exempt from environmental review. This finding is supported by the fact that the proposed project consists of a new business occupying an existing tenant space within an existing commercial building. 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.

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.

Steven Giang

Steven Giang
Senior Planner

RESOLUTION NO. 2025-05-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 FOR GENERAL FOOD/SNACK SALES USE, INCLUSIVE OF THE SALE OF BEER, WINE, AND LIQUOR FOR OFF-SITE CONSUMPTION WITHIN AN EXISTING MULTI-TENANT BUILDING ON PROPERTY LOCATED AT 2706 ARTESIA BOULEVARD IN THE COMMERCIAL (C-2) ZONE. (CASE NO. 20250021)

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 for general food/snack sales use, inclusive of the sale of beer and wine for off-site consumption within an existing multi-tenant building on property located at 2706 Artesia Boulevard in 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, 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 15th day of May, 2025 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, 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 liquor store is located within the Artesia and Aviation Corridors Area Plan (AACAP). No new construction is proposed for the existing two-story commercial building other than a tenant improvement to

the ground floor to convert the prior retail use, “flower shop”, to the new proposed retail use, “liquor store with general food retail goods”. The second-floor office use will continue as is, with no changes proposed. Per the AACAP there is a clear intention to provide neighborhood serving versus commuter serving uses and professional office is identified as a “preferred use”. The liquor store will include a large proportion of its inventory for the sale of convenience food and general merchandise items which provide support to the surrounding residential neighborhood. Additionally, the project maintains the second-floor office uses. As maintained and proposed this project is consistent with the “intent” of the AACAP.

The proposed use is also in conformity with the General Plan land use designation of Commercial (C-2) which allows for a mix of retail, professional office, and similar uses which principally provide for the needs of nearby residents. The proposed liquor store complies with all requirements for setbacks, fencing, parking, and landscaping. Although per the RBMC parking requirements the proposed and existing uses require a total of 12 spaces, pursuant to RBMC § 10-2.1702(d), the parking lot was upgraded to accommodate an accessible space and is therefore compliant with respect to parking.

- a) 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 Artesia Boulevard, a major arterial street, and Inglewood Avenue. The site would be accessed by 2 two-way driveways that complies with RBMC driveway standards. Pedestrian access would be provided by the existing public sidewalk on Artesia Boulevard and Inglewood Avenue to an entry door facing Artesia Boulevard.

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

The proposed liquor store with convenience merchandise will be replacing a flower shop and will operate entirely within the existing tenant space. The rear of the building is setback approximately 60 feet from the nearest residentially zoned properties. Adequate parking exists on site for the proposed liquor store and no other exterior changes are planned. Loading will be accommodated from the parking lot adjacent to Artesia Boulevard and will be approximately 120 feet from the nearest residences and separated by the building and will therefore not impact adjacent residences south of the property.

- c) 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 proposed rear setback of 60 feet complies with applicable RBMC development standards and provides an additional buffer to the residentially zoned properties to the south.*
- b. Provision of fences and walls;
 - i. Not applicable, no new fences or walls are proposed as part of this project scope. An existing six (6) foot high cement block wall separates the rear parking lot from the adjacent residences to the south.*
- c. Street dedications and improvements, including service roads and alleys;
 - i. The land use itself does not trigger street dedications. The existing right-of-way is 100 feet for both Artesia Boulevard and Inglewood Avenue which is consistent with their current required full width right-of-way per the City's Circulation Element.*
- d. The control of vehicular ingress, egress, and circulation;
 - i. The existing two two-way access driveway on Artesia Boulevard and Inglewood Avenue 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 is proposed 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. Off-street loading can be accommodated by the loading zone at the front of the business.*
- 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. The proposed hours of operation are Monday through Sunday from 8:00am to 11:00pm.*
- 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.*

- 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.
 - i. *The conditions of approval address all noted issues of concern, namely potential parking 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.*
2. In accordance with Section 10-2.1600 of the Redondo Beach Municipal Code, a Conditional Use Permit is in accord with the additional special use criteria set forth therein for the following reasons:
 - a) The proposed use is a sufficient distance from residential uses and has been designed with adequate physical buffers to reduce potential noise impacts related to operation of the use, parking by employees and patrons, and pedestrian activities.

The building will be setback approximately 60 feet to the rear property line which abuts residentially zoned properties. An existing 5.5-foot-tall wall at the southern (rear) property line will screen the parking lot and any car lights from the residentially zoned properties to the south. There is also a dense landscaped barrier extending above the wall by approximately 4.5-feet making for a significant buffer of approximately 10-feet in height. Additionally, the loading area is on the north side of the building and nearly 120-feet from the residences south.
 - b) The proposed hours of operation for the use are complimentary to the business district in which the use is located, and will not negatively impact residential uses.

The project site is located adjacent to commercially zoned properties on Artesia Boulevard. The existing office uses are typically closed during the peak evening hours and weekends of the proposed liquor store. The proposed hours of operation are consistent with consistent with other convenience stores and actually less than some which are open 24 hours per day.
 - c) The addition of the proposed use to the mix of commercial uses in its vicinity will not create a blighting influence.

The site is currently developed with an existing commercial building, containing no blight on the property. The proposed liquor store will also offer a small selection of grocery items for the convenience of adjacent residents, potentially offering a late-night grocery option in the neighborhood. Additional signage requirements prohibiting consumption of alcohol on premises as well as loitering will also result in this use creating a blighting influence.

City staff consulted with the City's police department and with the conditions/requirements noted above the police department has no additional concerns with the proposed use.

d) Thrift shops. In addition to the criteria listed above, the following criteria shall be met for thrift shops:

a. Minimum separation. The minimum separation between site boundaries of properties containing thrift shops shall be 1,000 feet, except that this standard may be waived by the decision-making body upon a finding that the thrift shop is primarily engaged in the sale of unique specialty merchandise which will not contribute to or create a blighting influence in its vicinity.

b. Display windows. The store frontage shall include an interior window display box at least 30 inches in depth, attractively designed to enhance the appearance of the commercial corridor.

A thrift shop use is not proposed at the site.

e) Firearms businesses. In addition to the criteria listed above, no firearms business shall be located within 500 feet of any lot upon which there is legally located a school, public park, or religious institution.

A firearms business is not proposed at the site.

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) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which 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 applications considered by the Planning Commission at its meeting on the 15th day of May, 2025.

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 to allow for general food/snack sales use, inclusive of the sale of beer, wine, and liquor for off-site consumption within an existing multi-tenant building on property located at 2706 Artesia Boulevard. The liquor store shall

be maintained and operated in substantial conformance with the application and plans reviewed and approved by the Planning Commission at its meeting of May 15th, 2025.

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 liquor store hours of operation shall be from 8:00am – 11:00pm Monday through Sunday.
4. There shall be a maximum of four (4) employees in the liquor store at any given time.
5. The precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to Planning Division approval prior to issuance of a building permit.
6. 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.
7. The project developer and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.
8. The site shall be fully fenced prior to the start of construction.
9. All on-site litter and debris shall be collected daily.
10. 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.
11. 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.
12. Streets and sidewalks adjacent to job sites shall be clean and free of debris.
13. A CASP report clearance shall be submitted to the City's Building and Safety Division prior to receiving the building inspection final.
14. Shall a nuisance arise from general food sales including, but not limited to, pan-handling, public intoxication, and noise generation such nuisance shall be the basis for the governing body to take any and all regulatory action up to and including revocation, including the imposition of additional provisions and conditions to the Conditional Use Permit.

15. Any Conditional Use Permit granted pursuant to this section shall become null and void, and any use of the premises for off-sale beer, wine, liquor sales shall terminate immediately, if the establishment's State off-sale beer, wine, and liquor license has been terminated or suspended for a period of 90 days or more.
16. The development shall comply with any conditions required by the City's Building and Safety Division, Public Works Engineering Division, Police Department, and Fire Department that may arise during plan check.
17. The Community Development Department is authorized to approve minor changes.
18. 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.
19. 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 and Planning Commission Design Review 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 15th day of May, 2025.

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. 2025-05-PCR-XX 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 15th day of May, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc Wiener
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

APPLICATION FOR CONDITIONAL USE PERMIT

FEE: \$3,208

1. PURPOSE:

The purpose of the Conditional Use Permit process is to review certain uses possessing unique characteristics to ensure that the establishment or significant alteration of those uses will not adversely affect surrounding uses and properties nor disrupt the orderly development of the community; that the proposed use is in the best interest of the public health, safety, and welfare of the community; and that it is in accordance with the goals and objectives of the City's General Plan.

In order to ascertain whether an intended use is compatible with other existing and permitted uses, the Planning Commission/Harbor Commission must review a complete application. The Commission is wholly dependent on the applicant to provide all information necessary to enable the Commission to reach an informed decision. An application must contain all information, either written or graphic, necessary for the Commission to determine that the proposed project will be consistent with the Redondo Beach General Plan, the Municipal Code, the policies of the Commission, and will be generally compatible with the surrounding area and free from unacceptable adverse impacts. Conversely, a vague, sketchy, incomplete or non-specific application will make it difficult for the Commission to approve the request.

2. INSTRUCTIONS FOR FILING:

a. Application Form

- 1) All information in this application shall be typed or legibly printed.
- 2) Give full and complete answers to all questions.
- 3) If necessary, attach extra sheets to answer questions fully.

b. Application Fee

At the time of filing the application fee is required.

c. Attachments

Twenty-five (25) complete copies and two (2) complete sets of reproducible Conceptual Drawings, as set forth in the attached *Instructions for Graphic Portions*, **must** accompany this application at the time of filing. All plans shall be folded to 8½" X 11" size. An electronic version (PDF) of drawings must accompany the submittal.

3. d. *Low Impact Development (LID)* - IF REQUIRED A copy of the LID approved by the City's Engineering Division must accompany this application at the time of the filing, if the project is considered a "Priority Project" as defined by the City's NPDES Permit. (Attached to this application is a Storm Water Program Planning Checklist, which will determine if the project is a "Priority Project").

3. REPRESENTATION:

THE APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING TO ANSWER ANY QUESTIONS THE PLANNING COMMISSION/HARBOR COMMISSION MAY WISH TO ASK PERTAINING TO THIS REQUEST. FAILURE TO APPEAR AT THE PUBLIC HEARING, UNLESS THE COMMISSION RECEIVES WRITTEN NOTIFICATION FROM THE APPLICANT PRIOR TO SAID HEARING, MAY CONSTITUTE GROUNDS FOR DENIAL OF THE REQUEST.

4. LIMITATIONS:

- a. A Conditional Use Permit shall become null and void unless vested within 36 months after the date of approval.
- b. The applicant must comply with all conditions set forth by the resolution as a result of public hearing by the Planning Commission/Harbor Commission or the City Council. If this is not done, the approval shall be **subject to revocation** pursuant to the provisions of Section 10-2.2506(K) of the Municipal Code.

5. PROCEDURE:

- a. Applications for Conditional Use Permit shall be filed with the Planning Division. Notification of application status (complete or incomplete) will be provided within 30 days of the date of filing. The date of the public hearing will be determined by Planning Division staff after the application status is deemed as complete. Additional time will be required between the application status determination and the date of public hearing where review under the California Environmental Quality Act (CEQA) is required.
- b. Public notification stating the time, place, and nature of the application is posted 10 days prior to the public hearing. Included are newspaper publications, signs posted on the subject property, and letters sent by first class mail to property owners within 300 feet of the subject property.
- c. The Planning Commission's/Harbor Commission's decision on this application shall be final and conclusive unless, within 10 days of the date of said decision, a written appeal requesting a public hearing before the City Council is filed with the City Clerk and all required fees for said appeal are paid in full.

INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION

A. INSTRUCTIONS FOR PREPARATION

(All plans must be drawn to scale and fully dimensioned.)

- a. A site plan, floor plan, and elevations of the project drawn to scale and dimensioned, graphically representing the proposed development or changes in existing conditions contemplated by the applicant, **must be submitted with the application at the time of filing**. Otherwise, the application will not be accepted until such time as the site plan, floor plan, and elevation plans are completed and provided.
- b. **Size:** 8½" X 11 up to 18" X 24". Larger sizes must be approved by the Planning Division.
- c. **Scale:** Preferably at least 1/8" =1'. Larger scales up to 1/4"=1' may be used to show development on small lots. Scale used must be sufficiently large to be clearly legible and show project details.
- d. **Contents:**
 - 1) North arrow.
 - 2) Title block (showing the address of subject property, name and address of person who prepared the map, scale of map, and date).
 - 3) All boundary lines of subject property fully dimensioned, showing the name and location of abutting streets.
 - 4) Existing topography and proposed grading.
 - 5) Existing trees with a trunk diameter of six inches (6") or greater.
 - 6) All buildings and structures, and the uses within each room.
 - 7) Improvements in the public right of way, including location of sidewalk, parkway, curb, gutter, street width to centerline, and dedications.
 - 8) Exterior lighting.
 - 9) Easements.
 - 10) Off-street parking areas, including the stall striping, aisles, and driveways.
 - 11) Setbacks and spaces between buildings.
 - 12) Walls, fences, landscaping and their location, height, and materials.
 - 13) Landscaping areas.
 - 14) Trash and recycling facilities.
 - 15) The architectural elevations of all sides of all structures depicting design, color, materials, textures, ornaments, or other architectural features.
 - 16) The location, dimensions, and design of all signs.
 - 17) 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 (4) feet.
 - 18) Such other data as may be required to demonstrate that the project meets the criteria of Section 10-2.2506(B) of Chapter 2, Title 10 of the Redondo Beach Municipal Code.

B. OTHER EXHIBITS:

Additional graphic materials to illustrate the project are always helpful to the Planning Commission and Harbor Commission, and are suggested as exhibits to accompany this application. Typical exhibits are: photographs, renderings, color and materials board, and models. An electronic version (PDF) of drawings must accompany the submittal.

CITY OF REDONDO BEACH
PLANNING DIVISION

APPLICATION NO.

DATE REVIEWED:

APPLICATION FOR CONDITIONAL USE PERMIT

Application is hereby made to the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 or Section 10-5.2506 of Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION		
	STREET ADDRESS OF PROPERTY:		
	EXACT LEGAL DESCRIPTION OF THE PROPERTY:		ZONING:
	LOT:	BLOCK:	TRACT:
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)		
	SITE SIZE (SQ. FT.):	GROSS FLOOR AREA (SQ. FT.)	FLOOR AREA RATIO:
	RECORDED OWNER'S NAME:	AUTHORIZED AGENT'S NAME & EMAIL:	
	MAILING ADDRESS:	MAILING ADDRESS:	
	TELEPHONE:	TELEPHONE:	
	APPLICANT'S NAME:	PROJECT ARCHITECT/FIRM/PRINCIPAL:	
MAILING ADDRESS:	MAILING ADDRESS:		
TELEPHONE:	TELEPHONE:	LICENSE NO.	
B	REQUEST		
	The applicant requests a Conditional Use Permit to use the above described property for the following purposes:		

C **SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.

1. Describe existing site improvements and their present use. If vacant, please specify.



2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)



3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.



	<p>4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.</p>
	<p>5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.</p>

D	It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.				
	NAME	ADDRESS	LOT	BLOCK	TRACT

OWNER'S AFFIDAVIT

Project address: _____

Project description: _____

I (We) _____, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): _____

Address: _____

Phone No. (Res.) _____

(Bus.) _____

Subscribed and sworn to (or affirmed) before me this ____ day of _____, 20____

by _____, proved to me on the basis of satisfactory

evidence to be the person(s) who appeared before me.

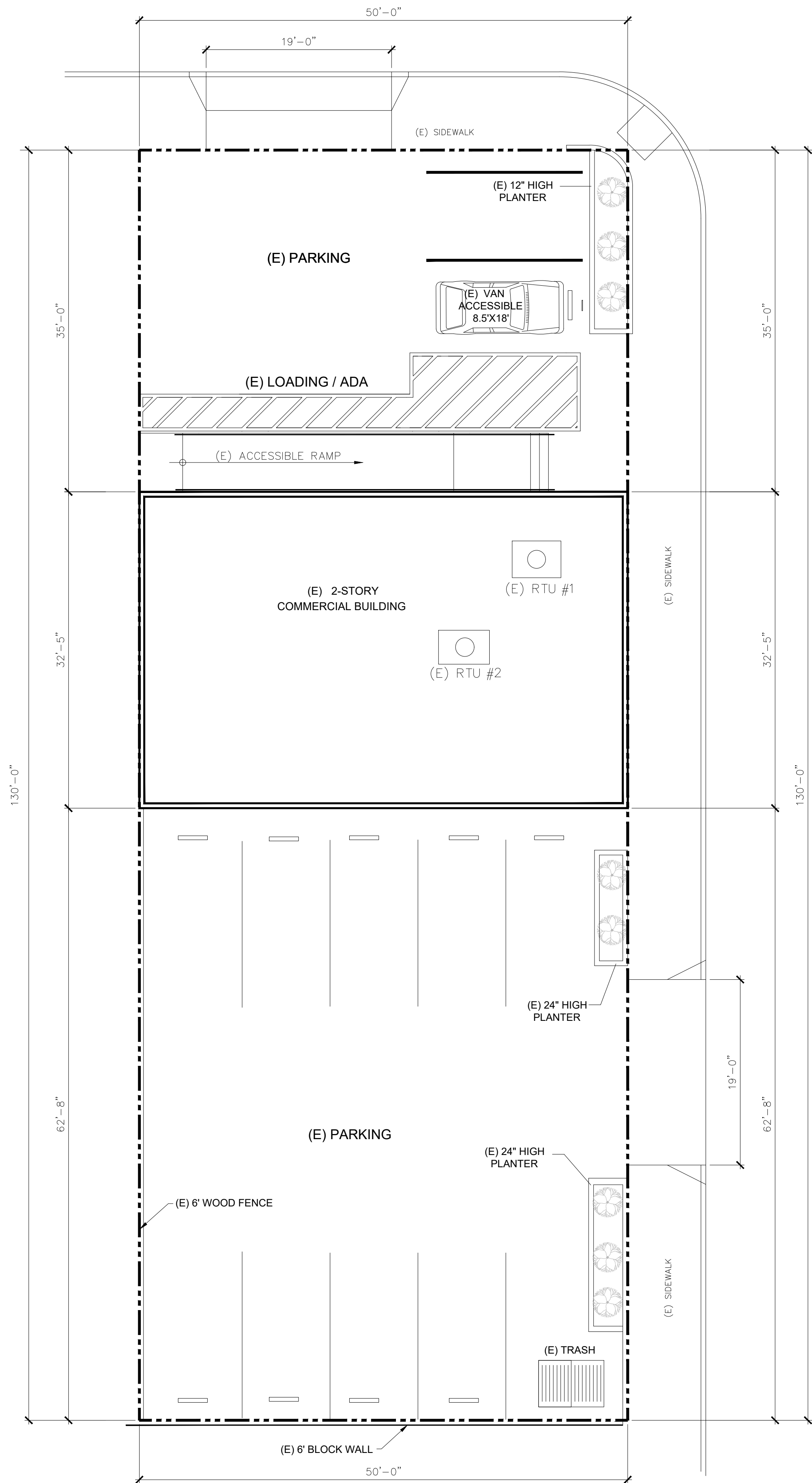
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal

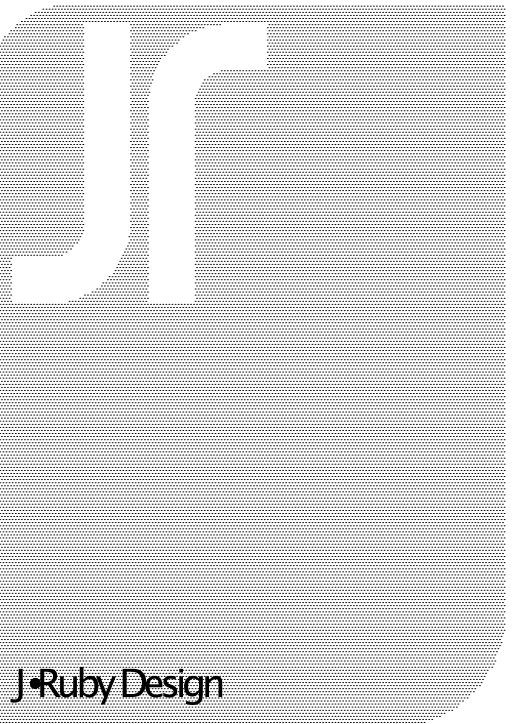
CONSTRUCTION	PROJECT STATISTICS	
<div>1. PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, MILLWORK FURNISHINGS AND ALL OTHER ITEMS REQUIRING THE SAME.</div> <div>2. PROVIDE ALL DOORS WITH PROVISIONS WHICH MEET O.S.H.A. STANDARDS: EFFORT TO OPEN ALL DOORS SHALL BE NO GREATER THAN FIVE (5) POUNDS OF PRESSURE FOR INTERIOR DOORS AND NO GREATER THAN EIGHT AND ONE HALF (8.5) POUNDS OF PRESSURE FOR EXTERIOR DOORS.</div>	<div>CONTACT: JEANNA RUBY 310-525-0202</div> <div>DESIGN FIRM: JR DESIGN 2706 ARTESIA BLVD. SUITE D REDONDO BEACH CA, 90278</div> <div>CONTACT: JEANNA RUBY (310) 310-525-0202</div> <div>BUILDING INFORMATION Number of Stories: 2 Construction Type: V N Auto Sprinklers: NO Occupancy: B Occupant Load: 43 Tenant Space Area: 1,452 SQ. FT.</div> <div>PARKING: 11 PARKING SPACES TO REMAIN NO CHANGE</div>	
GENERAL REQUIREMENTS	SHEET INDEX	
<div>1. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE CURRENTLY ADOPTED BY THE APPLICABLE MUNICIPALITY. THE CALIFORNIA ADMINISTRATIVE CODE TITLES-#8, 19 & 24 AND ALL OTHER APPLICABLE CODES, ORDINANCES AND STATUTES. CBC 2022, CMC, CEC, CPC, 2022 TITLE 24</div> <div>2. ALL CONSULTANT & SUBCONTRACTOR DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL/DESIGN DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/ FABRICATOR/INSTALLER TO CHECK WITH THE ARCHITECTURAL/DESIGN DRAWINGS BEFORE INSTALLATION AND/OR FABRICATION OF ALL WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/DESIGNER SHOULD ANY DISCREPANCIES DEVELOP BETWEEN THE CONSULTANT'S OR SUBCONTRACTOR'S INTERPRETATION OF THE DRAWNGS AND THE ORIGINAL INTENT OF THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE AND TO NO EXPENSE TO THE TENANT/OWNER OR ARCHITECT/DESIGNER FOR ALL WORK FABRICATED/ INSTALLED IN CONFLICT WITH THE ARCHITECTURAL/DESIGN DRAWINGS.</div> <div>3. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF ANY WORK INCLUDING BID CALCULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTING WITH THE ARCHITECT/DESIGNER WHERE DISCREPANCIES EXIST OR WHEN CLARIFICATIONS ARE REQUIRED. THERE SHALL BE NO ALLOWANCE MADE FOR ANY EXTRA EXPENSES OR SCHEDULE EXTENSIONS DUE TO THE CONTRACTOR'S FAILURE/NEGLECT OF A THOROUGH JOB SITE SURVEY. IN NO CASE SHALL WORKING DRAWING/CONSTRUCTION DOCUMENT DIMENSIONS BE SCALED FROM THE PLANS, ELEVATIONS OR DETAILS.</div> <div>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ALL UNAUTHORIZED WORK INSTALLED PRIOR TO THE ARCHITECT'S/DESIGNER'S WRITTEN APPROVAL. AT HIS EXPENSE AND AT NO EXPENSE TO THE TENANT/OWNER OR THE ARCHITECT/DESIGNER.</div> <div>5. THE CONTRACTOR SHALL COMPLY WITH THE REGULATIONS REGARDING SAFE DEMOLITION PUBLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE. ANSI A10.6 "SAFETY REQUIREMENTS FOR DEMOLITION."</div> <div>7. THE CONTRACTOR SHALL PROVIDE PROTECTION OF ALL PUBLIC AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION IN ACCORDANCE WITH DIVISION 44 OF THE CURRENTLY ADOPTED EDITION OF THE UNIFORM BUILDING CODE. ANY DAMAGE TO NEW AND EXISTING CONSTRUCTION, STRUCTURE OR EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE SUFFICIENT MEANS FOR PROTECTING EXISTING EXPOSED INTERIOR FINISHES AND NEW CONSTRUCTION AND MATERIALS FROM DAMAGE BY VANDALS OR ENVIRONMENTAL ELEMENTS FOR THE COURSE OF THE PROJECT.</div> <div>8. THE CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT HIMSELF AND HOLD THE TENANT/OWNER AND THE ARCHITECT/DESIGNER HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGE FOR PERSONAL OR BODILY INJURY, OR DEATH OR PROPERTY DAMAGE DURING THE COURSE OF THE CONTRACT.</div> <div>9. ALL CONTRACTORS/SUBCONTRACTORS/AND OTHER CONSULTANTS ARE TO CERTIFY THAT ALL MATERIALS OR EQUIPMENT INSTALLED OR PROCESS USED ARE FREE OF TOXIC CHEMICALS, FUMES (IE ASBESTOS, PCBs, ETC.) AND OF DEFECTS UNLESS OTHERWISE ADVISED. THE CONTRACTOR SHALL FOLLOW GENERAL CONSTRUCTION INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS FOR ALL PRODUCTS AND PROCESSES.</div> <div>10. ALL DIMENSIONS ON THE DRAWINGS ARE SHOWN TO COLUMN CENTERLINES AND TO THE FINISH FACE OF PARTITIONS UNLESS OTHERWISE NOTED. ALL CEILING HEIGHTS AS SHOWN ON PLAN ARE FROM THE FINISH FLOOR SURFACE TO FINISH CEILINGS. IN NO CASE SHALL WORKING DRAWINGS/CONSTRUCTION DOCUMENTS DIMENSIONS BE SCALED FROM THE PLANS, ELEVATIONS OR DETAILS.</div>	<div>ARCHITECTURAL</div> <div>A0 SITE PLAN/ GENERAL NOTES/ PROJECT INFORMATION</div> <div>A01 ACCESSIBILITY REQUIREMENTS/ DETAILS/ FLOOR PLAN</div> <div>A1 EXISTING FLOOR / RCP PLAN</div> <div>A2 EXISTING FLOOR PLANS</div> <div>A3 PROPOSED FLOOR PLAN</div> <div>A4 EXISTING EXTERIOR ELEVATIONS</div>	
	PROJECT DATA	
	<div>TENANT: G K SINGH ENTERPRISES INC c/o Gurjit Singh</div> <div>PROJECT ADDRESS: 2706 ARTESIA BLVD. REDONDO BEACH, CA 90278</div> <div>LEGAL DESCRIPTION:</div> <div>APPLICABLE CODES: CBC 2022, CMC, CPC, CEC, CFC GREEN BUILDING CODE 2022</div> <div>AREA BREAKDOWN:</div> <div>USE: FIRST FLOOR- FLOWER SHOP: 1,452 SQ. FT. SECOND FLOOR - OFFICES 1,223 SQ. FT.</div> <div>ZONE: FIRST FLOOR- FLOWER SHOP: 1,452 SQ. FT.</div> <div>APN:</div>	
EXITS & OCCUPANCIES	SCOPE OF WORK	
<div>1. AISLES LEADING TO REQUIRED EXITS SHALL HAVE A MINIMUM WIDTH OF 44".</div> <div>2. ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING MORE THAN 50 OCCUPANTS.</div> <div>3. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE OF EFFORT. PROVIDE LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.</div> <div>4. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS. PROVIDE ALL EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. EXIT LIGHTING SHALL COMPLY WITH DIV.-10 OF THE CURRENTLY ADOPTED EDITION OF THE UNIFORM BUILDING CODE.</div> <div>5. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.</div> <div>6. EXIT SIGNS SHALL BE ELECTRICALLY ILLUMINATED AND THE TWO LAMPS SHALL BE ENERGIZED FROM SEPARATE CIRCUITS. ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISE'S WIRING SYSTEM. IN THE EVENT OF FAILURE OF THIS SYSTEM, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM.</div> <div>7. EMERGENCY LIGHTING SHALL GIVE A VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL.</div> <div>8. EXIT PATH LIGHTING SHALL BE PROVIDED FOR STAIRWELLS, HALLWAY, EXIT PASSAGEWAY AND EGRESS TO A PUBLIC WAY ANYTIME THE BUILDING IS OCCUPIED.</div>	<div>CHANGE OF USE FROM EXISTING FLOWER SHOP TO LIQUOR STORE</div> <div>AREA BREAKDOWN</div> <div>FIRST FLOOR : 1,425 SQ. FT.</div> <div>SECOND FLOOR : 1,835 SQ. FT.</div> <div>SECOND FLOOR OFFICE SPACE: 226 SQ. FT.</div> <div>228 SQ. FT.</div> <div>175 SQ. FT.</div> <div>175 SQ. FT.</div> <div>419 SQ. FT.</div> <div>1,223 TOTAL OFFICE SQ. FT.</div>	
	OCCUPANT LOAD	

SEPARATE PERMITS SHALL BE OBTAINED FOR THE FOLLOWING:
MECHANICAL, ELECTRICAL, PLUMBING, SIGNAGE, FIRE SPRINKLERS



SITE PLAN

SCALE: 3/16"=1'-0"



2706 Artesia Blvd. Suite D
Redondo Beach, CA 90278

d 310.525.0202
e jeannaruby@yahoo.com

PROPERTY ADDRESS:

2706 ARTESIA BLVD
REDONDO BEACH CA, 90278

PROPERTY OWNER:
G K SINGH ENTERPRISES INC
c/o Gurjit Singh
2706 ARTESIA BLVD
REDONDO BEACH CA, 90278

ENERGY CONSULTANT:
JR COMPLIANCE
2706 ARTESIA BLVD. Suite D
REDONDO BEACH CA, 90278

STRUCTURAL ENGINEERING:

NO.	DATE	REVISIONS

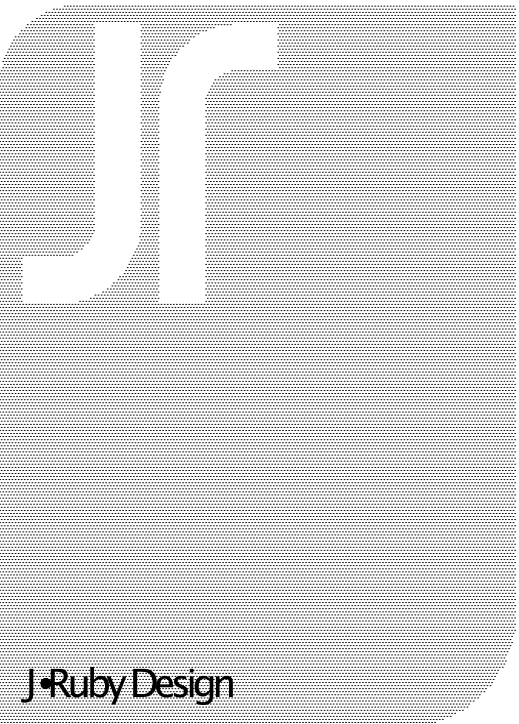
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DRAWN BY: J•RUBY Jeanna Ruby

SITE PLAN

A.0

DATE : 04-22-2025 SCALE : 1/8"=1'-0"



2706 Artesia Blvd, Suite D
Redondo Beach, CA 90278

d 310.525.0202
e jeannaruby@yahoo.com

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STRUCTURAL ENGINEERING:

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DRAWN BY: J.RUBY *Jeanna Ruby*

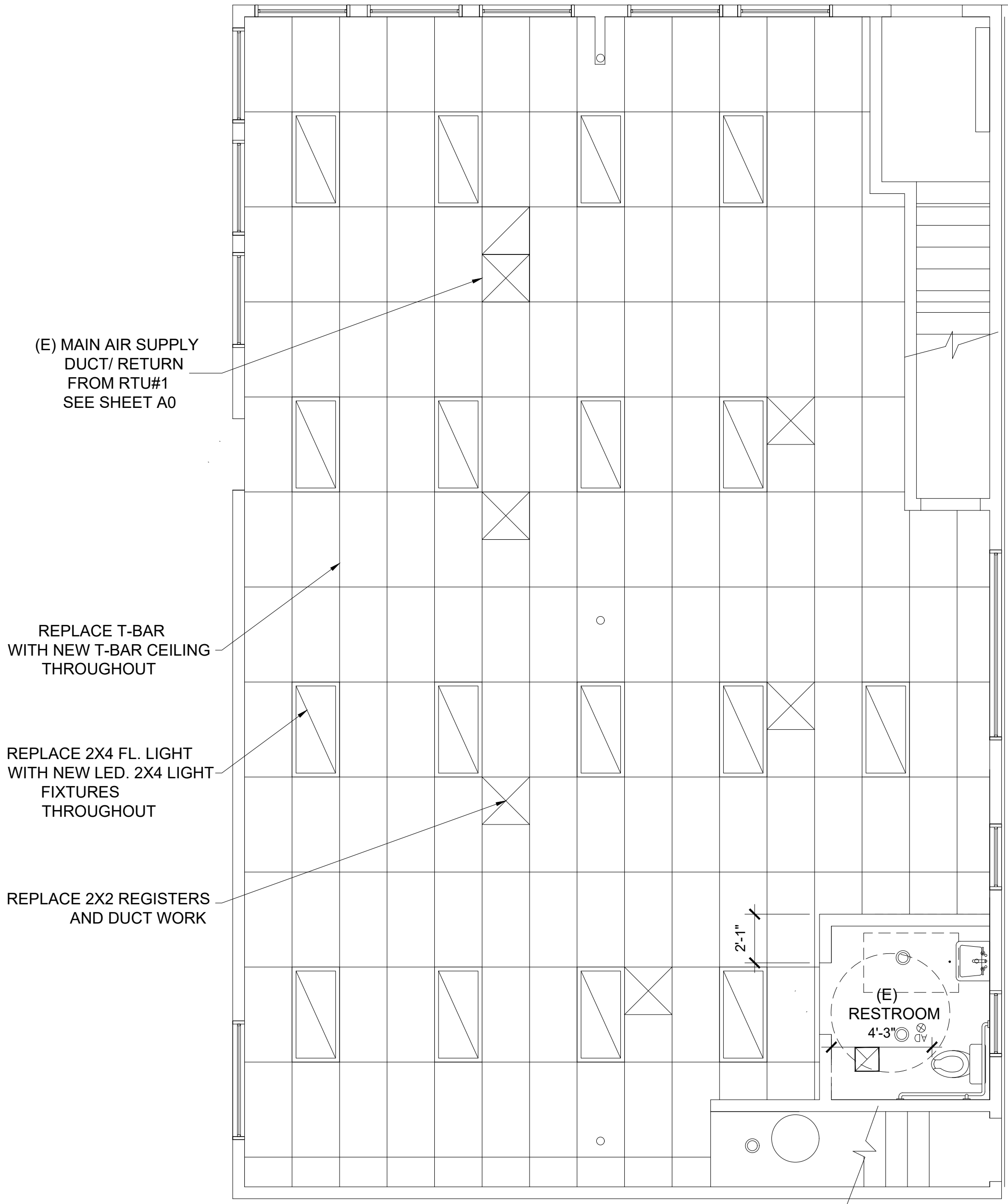
EXISTING FLOOR / RCP
PLAN

A.1

DATE : 04-22-2025 SCALE : 1/4"=1'-0"

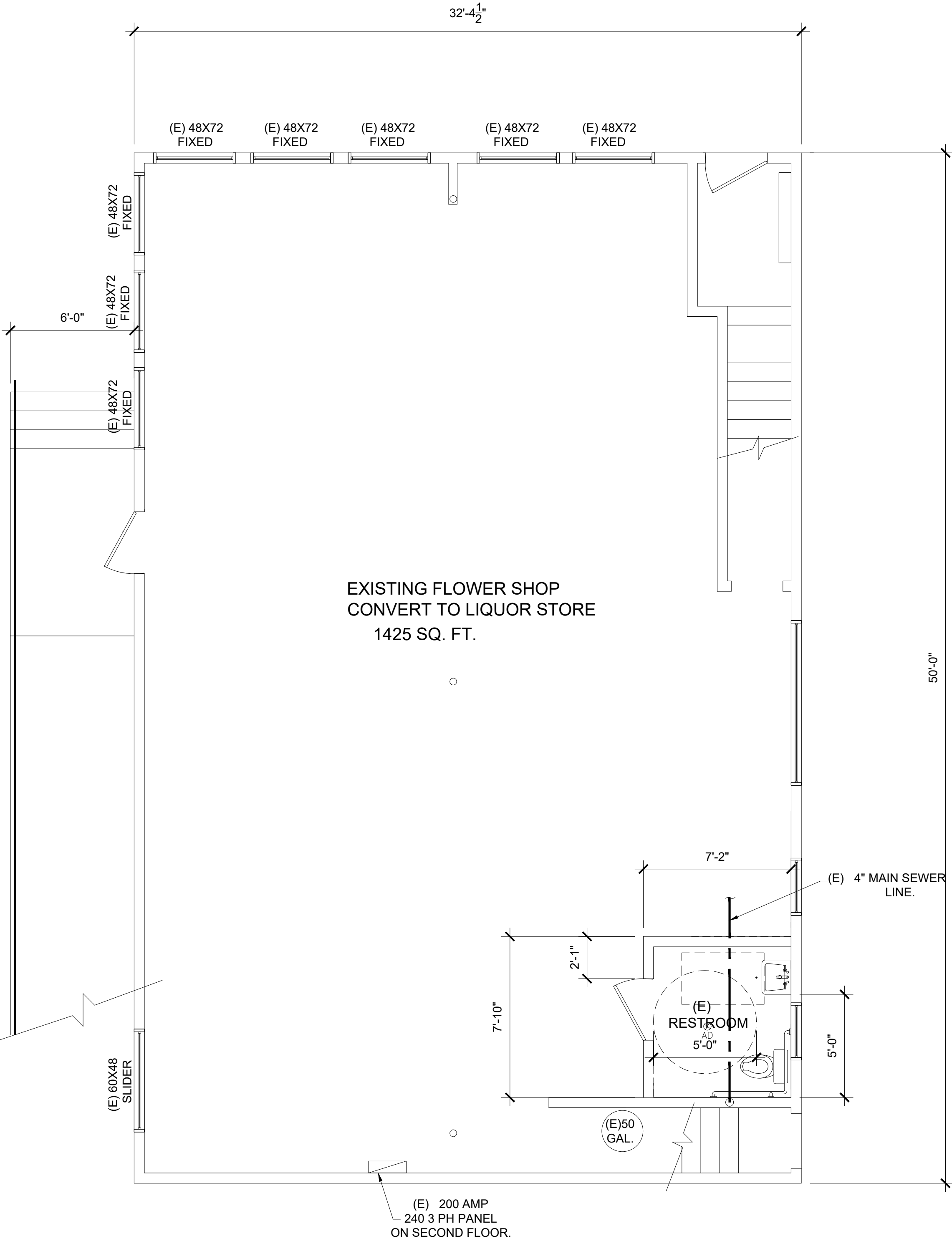
WALL LEGEND

- EXISTING 2X4 STUD WALL
- EXISTING 8" CMU WALL



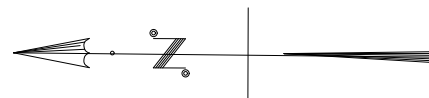
EXISTING RCP PLAN

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



EXISTING FLOOR PLAN

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



PROPERTY ADDRESS:

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REDONDO BEACH CA, 90278

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STRUCTURAL ENGINEERING:

[illegible]

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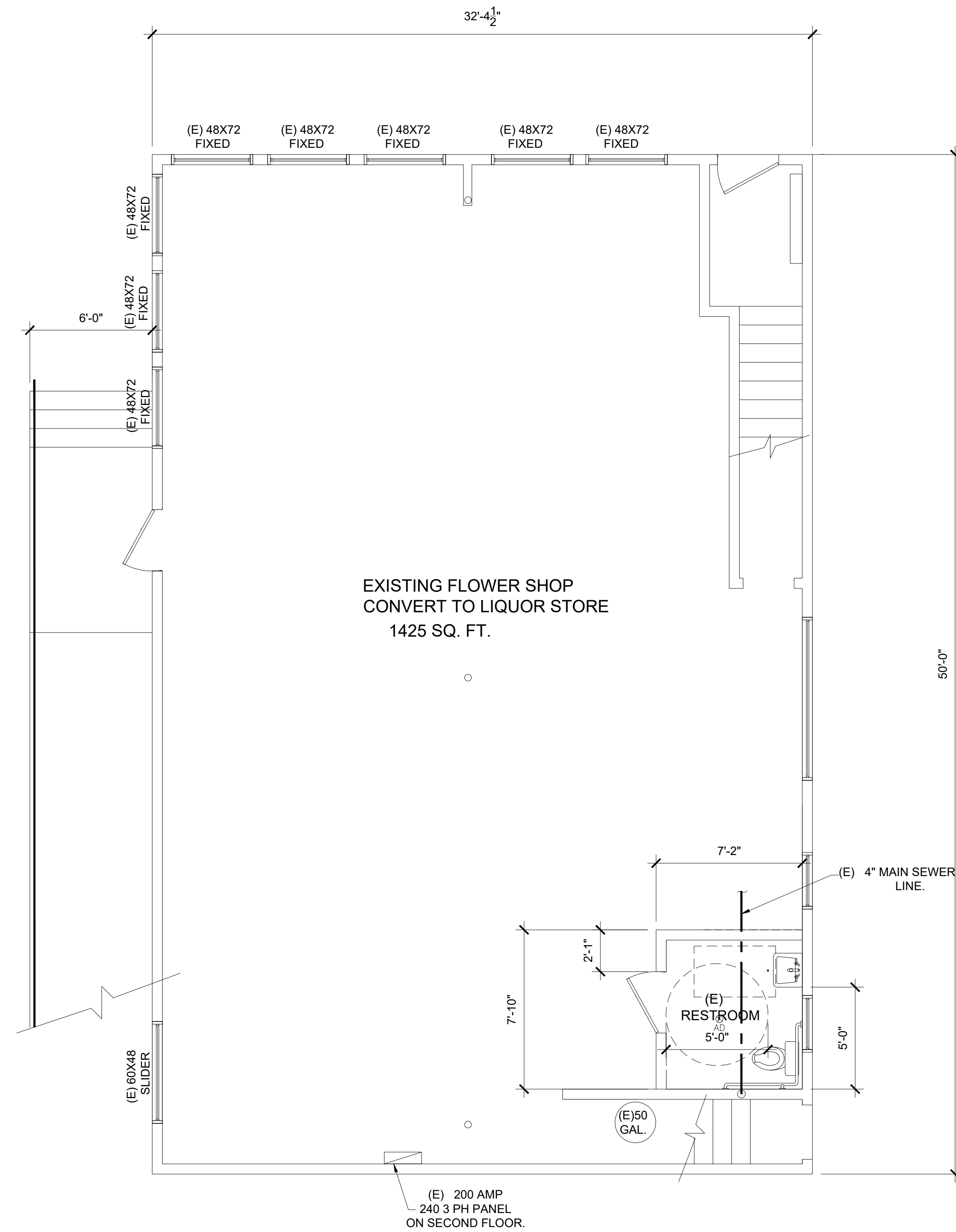
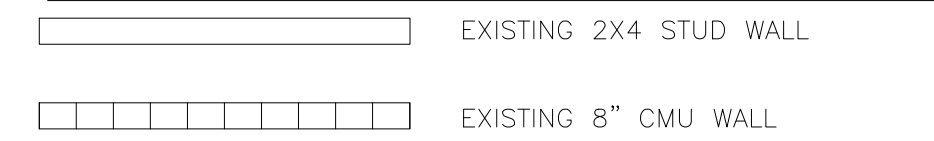
DRAWN BY: J.RUBY Jeanna Ruby

EXISTING FLOOR PLANS

A.2

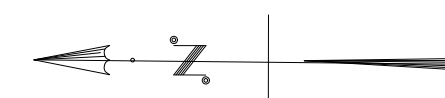
DATE : 04-22-2025 SCALE : 1/4"=1'-0"

WALL LEGEND



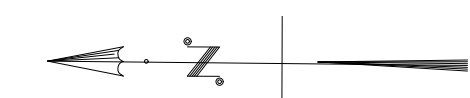
EXISTING 1st FLOOR PLAN

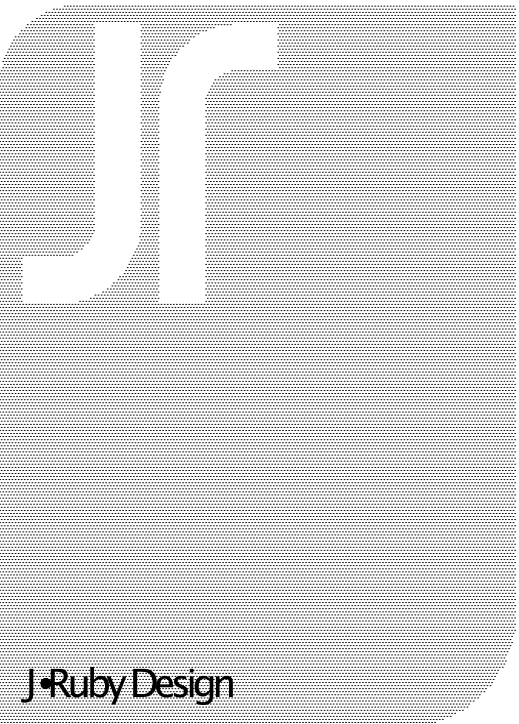
SCALE: 1/4"=1'-0"



EXISTING 2nd FLOOR PLAN

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





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Redondo Beach, CA 90278

d 310.525.0202
e jeannaruby@yahoo.com

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REDONDO BEACH CA, 90278

ENERGY CONSULTANT:
JR COMPLIANCE
2706 ARTESIA BLVD, Suite D
REDONDO BEACH CA, 90278

STRUCTURAL ENGINEERING:

NO.	DATE	REVISIONS

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DRAWN BY: J RUBY *Jeanna Ruby*

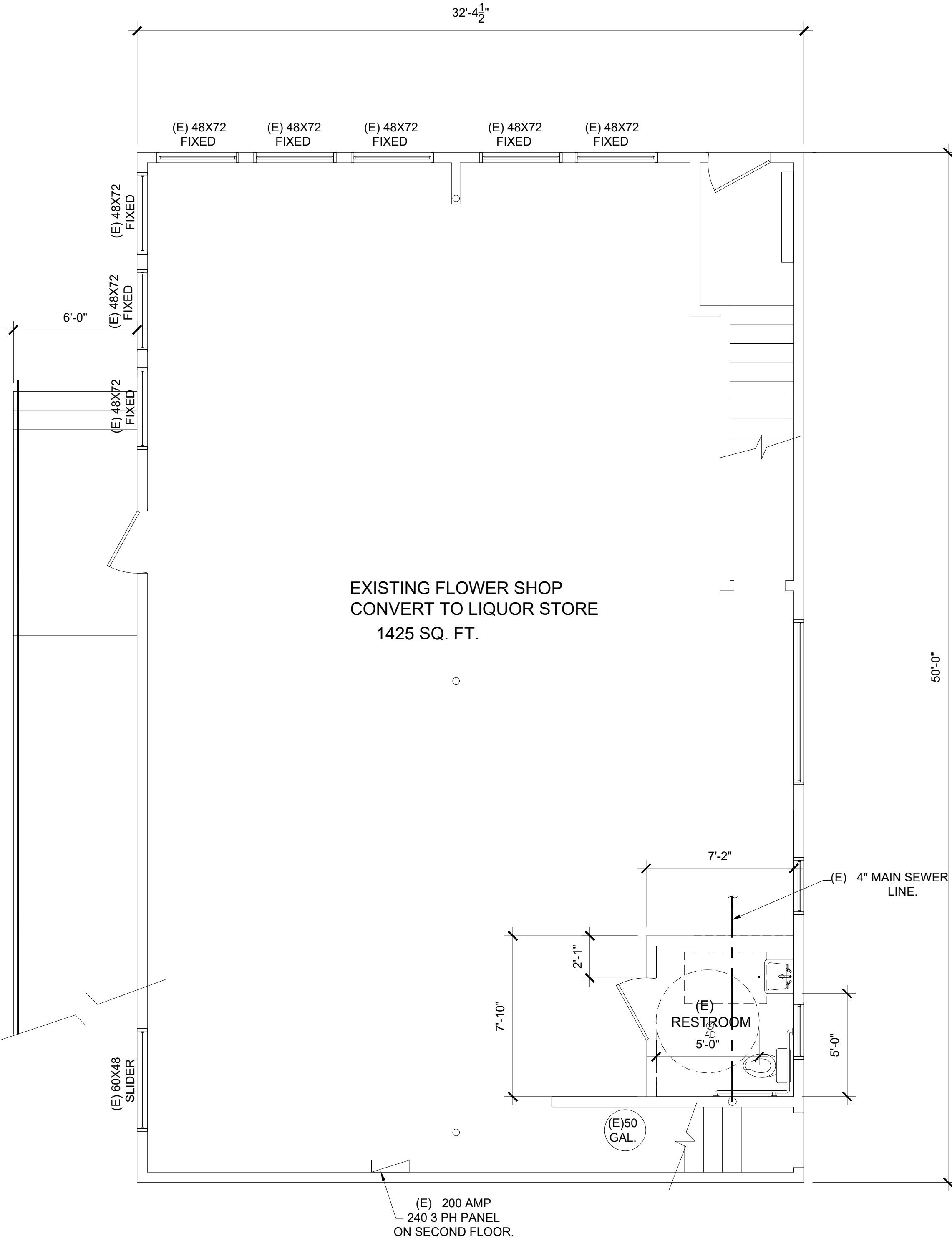
PROPOSED FLOOR PLAN

A.3

DATE : 04-22-2025 SCALE : 1/4"=1'-0"

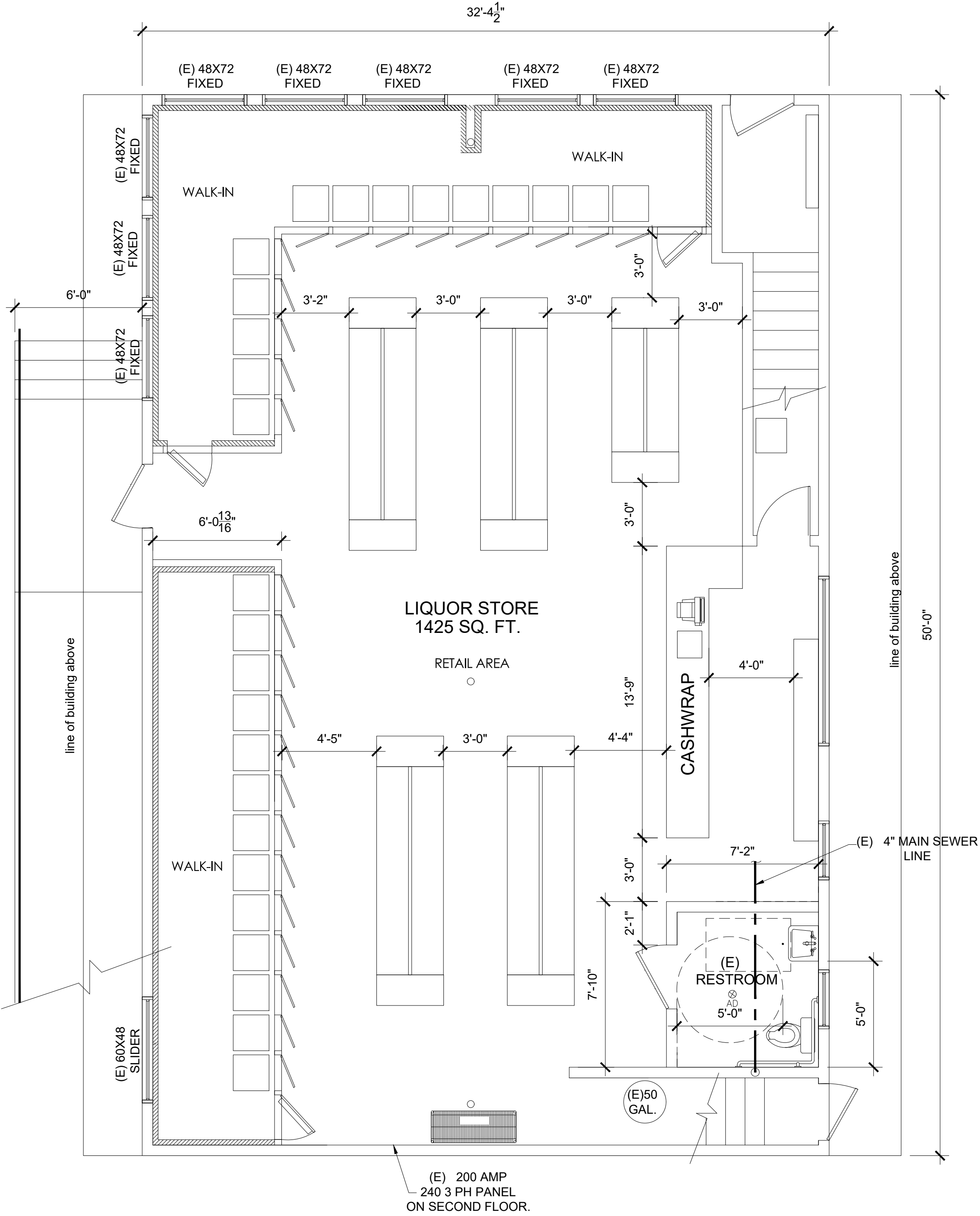
WALL LEGEND

- EXISTING 2X4 STUD WALL
- EXISTING 8" CMU WALL



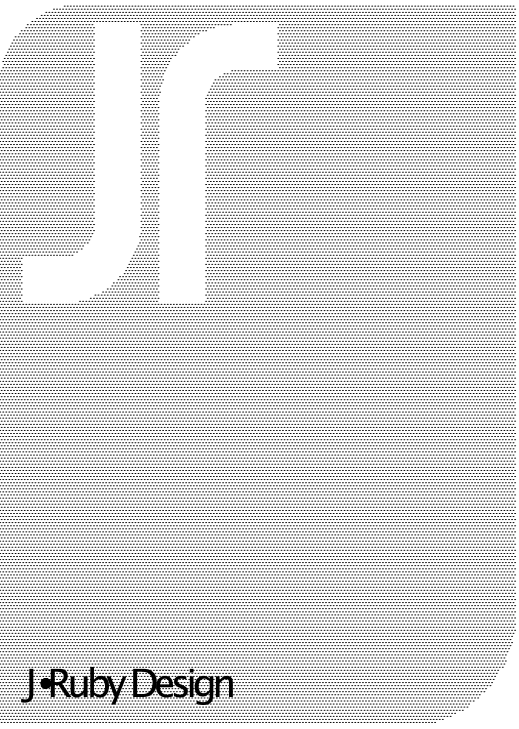
EXISTING 1st FLOOR PLAN

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



PROPOSED 1ST FLOOR PLAN

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



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STRUCTURAL ENGINEERING:

NO.	DATE	REVISIONS

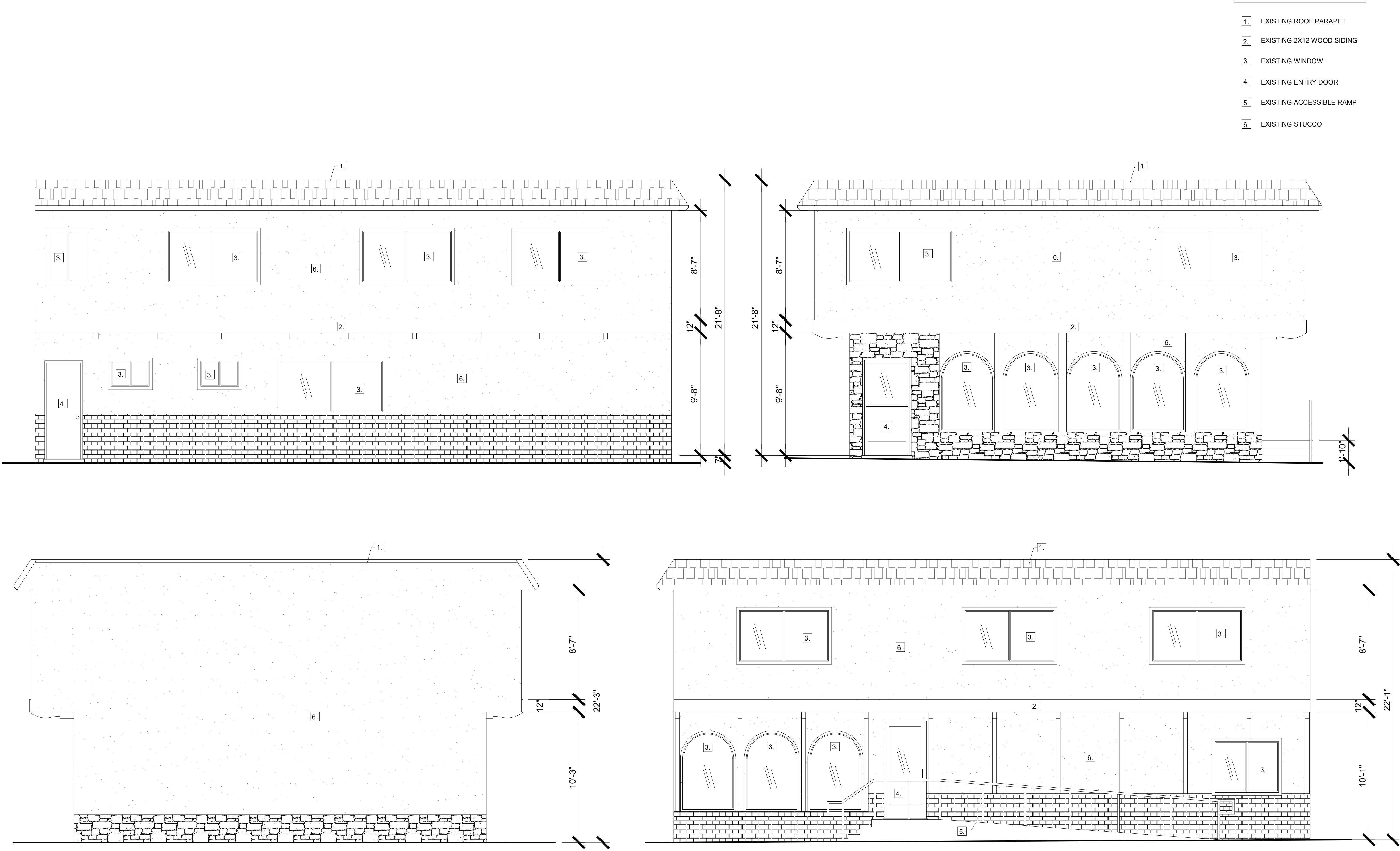
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DRAWN BY: J.RUBY *Jeanna Ruby*

EXISTING
EXTERIOR ELEVATIONS

A.4

DATE : 04-22-2025 SCALE : 1/4"=1'-0"





Administrative Report

J.2., File # PC25-0711

Meeting Date: 5/15/2025

TO: PLANNING COMMISSION

FROM: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow for the operation of a gymnastics company (Aerial Gymnastics Club) for children and teenagers ages 2-17 within an existing 24,000 square feet commercial space on property located at 2701 Manhattan Beach Boulevard in the Commercial (C-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 (AERIAL GYMNASTICS CLUB) FOR CHILDREN AND TEENAGERS AGES 2-17 WITHIN AN EXISTING 24,000 SQUARE FEET COMMERCIAL SPACE ON PROPERTY LOCATED AT 2701 MANHATTAN BEACH BOULEVARD IN THE COMMERCIAL (C-1) ZONE (CASE NO. 20250015)

EXECUTIVE SUMMARY

The applicant is requesting approval of a Conditional Use Permit to allow the operation of Aerial Gymnastics Club (a gymnastics studio) in an approximately 24,000 square foot tenant space within an existing multi-tenant commercial building. The gymnastics studio use is classified as a "personal improvement service" which requires a Conditional Use Permit per RBMC §10-2.610. Interior tenant improvements are proposed for the new business. No changes to the exterior of the building are proposed.

Aerial Gymnastics Club (AGC) is a child-focused fitness center offering programs in gymnastics, cheer, dance, and ninja. The business will include seasonal day camps and a small retail section for branded merchandise. The 24,000 square foot space will contain a variety of gymnastics related equipment/activities such as two (2) floor exercise areas, six (6) balance beams, two (2) tumbling strips, one (1) foam pit, five (5) sets of uneven bars, exercise obstacle course, rock wall, climbing ropes, two (2) exercise rooms, and three (3) administrative offices. The building will have a total of 2 restrooms, one containing four (4) bathroom stalls and the other containing one (1) urinal and two (2)

bathroom stalls.

The gymnastics studio will be open from 9:00AM to 8:00PM Monday through Thursday; 8:00AM to 8:00PM on Fridays, 8:00AM to 5:00PM on Saturdays, and 9:00AM to 5:00PM on Sundays. Each business day will contain a set number of classes per hour. Classes are typically 45 minutes to 1 hour with a 15-minute break that acts as a transitional period for parents and students of the next class. The number of students will range depending on the day and time, with a minimum of 1 class containing 6 students up to 3 classes containing 18 students and a team practice consisting of about 20 students that begins at 7PM Monday through Friday. Birthday parties are also proposed on Sunday and Saturdays between 3:00pm to 5:00PM which will consist up to approximately 40 people including children and adults. Attachment 5 provides additional detail on the proposed class schedule and provides a breakdown of the number of classes per session.

BACKGROUND

Existing Site, Surroundings, Zoning, and Project Description

The subject site is located on the northwest corner of Manhattan Beach Boulevard and Inglewood Avenue, and is currently developed with a multi-tenant commercial shopping center. The properties to the north are zoned Industrial (I-1). The property to the west is zoned Industrial-Commercial (IC-1). The properties to the south are zoned School-Facility (P-SF) and Commercial (C-1). The properties to the east are within the city limits of Lawndale and consist of commercial/industrial related uses.

The existing site is developed with two (2) single-story commercial buildings that surround a parking area containing a total of 223 parking spaces. Of the 223 parking spaces, 26 parking spaces are located to the north of shopping area and will be used exclusively for the gymnastics studio. Any additional needed parking will occupy the spaces at the front of the property. The gymnastics studio would occupy an existing tenant space, approximately 24,000 square feet in size. The tenant space is located on the western corner of the building, between a restaurant/fast food and a jiu-jitsu gym. The property is accessed by two (2) two-way driveways off of Inglewood Avenue and three (3) two-way driveways off of Manhattan Beach Boulevard.

ANALYSIS

In accordance with Section 10-2.610 of the Redondo Beach Municipal Code, a gymnastics studio is classified as a “personal improvement service” and requires a Conditional Use Permit in the Commercial (C-1) zone. The purpose of the conditional use permit (CUP) is to place conditions on the operation of the business so that it does not adversely impact surrounding properties. Potential issues that may arise from a gymnastics studio operation are noise and parking impacts.

Parking

Per Municipal Code Section 10-2.1706 related to commercial parking regulations, the proposed gymnastics studio falls within the parking category of “health and physical fitness clubs”, which requires “One space per employee, plus one space per each two students.” After an analysis of the operations plan, the existing 24,000 square foot tenant spaces would require twenty-six (26) parking spaces, five (5) for employees and twenty-one (21) for students and parents. The gymnastics studio

also intends to use both the rear and the front entrances which will alleviate congestion and crowding of the front of the studio during peak hours.

An analysis performed by staff indicates that all of the uses on the site, including the proposed use would require a total of 150 parking spaces. The site itself currently has an inventory for 223 spaces, therefore, the available parking areas provide sufficient parking for the proposed use and all existing uses on site. Staff has determined that based on the operation, 4-5 employees (5 parking spaces) and approximate peaks of 42 people (21 parking spaces), the provided parking is adequate.

Noise

Potential noise from gymnastics studio businesses is a concern. All business activities will occur within the building footprint, with no outdoor activities in the front or rear parking areas. The front doors will be required to remain closed during business hours. The tenant improvement work will include sound control in the interior walls to prevent noise impacts to the abutting tenant spaces. In addition, a condition of approval has been included in the proposed resolution, requiring the applicant to obtain an acoustical design analysis, and to implement all sound control design recommendations from the analysis in the tenant improvement plans submitted for the building permit to prevent noise impacts on the abutting tenant spaces. In addition to required sound-proofing, there is also a 440-foot setback from the tenant space to the nearest residential use south of the site. With the requirement to obtain an acoustical design analysis report and incorporate all the recommendations within the "report," it is anticipated that any potential noise impacts will be mitigated to less than significant.

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Section 10-2.610, the proposed gymnastics studio use requires 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:

- 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 gymnastics studio is not located within the Artesia and Aviation Corridors Area Plan. The gymnastics studio will be housed within an existing commercial building previously used by a commercial tenant. The proposed use is in conformity with the General Plan land use designation of Commercial (C-1) which allows all C-1 commercial uses, which include "personal improvement services". The gymnastics studio, as conditioned, will comply with RBMC Parking requirements. The gymnastics studio, as conditioned, will not generate excessive noise, and will be in conformity with City's Noise Element and RBMC Noise requirements.

- 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 Manhattan Beach Boulevard and Inglewood Avenue, and is accessed by two (2) existing two-way driveways on Inglewood Avenue and three (3) existing two-way driveways Manhattan Beach Boulevard that comply with RBMC driveway standards. Pedestrian access is provided by existing ADA compliant walkways from the public sidewalk on Manhattan Beach Boulevard and Inglewood Avenue to the building.

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

The gymnastics studio will operate within an existing tenant space that will be sound-proofed to prevent noise impacts on adjacent commercial tenants and the residences located over 400 feet away from the proposed business. No exterior changes are proposed.

An additional drop off/pick up area and parking at the rear will further segregate the traffic, parking from the operation of the largely retail center which largely relies upon the common parking area between the buildings.

- 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.*
- b. Provision of fences and walls;
 - i. *Not applicable. No new fences or walls are proposed with this project.*
- 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 (Manhattan Beach Boulevard and Inglewood Avenue) are consistent with City standards.*
- d. The control of vehicular ingress, egress, and circulation;
 - i. *The existing five (5) two-way access driveways comply with Zoning Ordinance and Public Works standards. Additionally, drop off/pick up areas are to the north of the building and separated from the larger parking area between all the business, which will further improve circulation on the subject property.*
- 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. *Conditions of approval have been added requiring an acoustical analysis*

to ensure any excessive noise produced by the students and music on site will not negatively impact adjacent commercial uses. The recommendations from the acoustical analysis are required to be incorporated in the tenant improvement plans. Exterior doors shall remain closed during all operating hours. All business operations shall occur indoors.

- h. Requirements for off-street loading facilities;
 - i. No deliveries are anticipated for the operation of the business. Drop off/pick up will occur to the north of the building, separated from the larger main parking area.*
- i. A time period within which the proposed use shall be developed;
 - i. The proposed tenant improvement will comply with required building plan check, permit, and inspections schedules.*
- j. Hours of permitted operation and similar restrictions;
 - i. Hours of operation will be 9:00AM to 8:00PM Monday through Thursday; 8:00AM to 8:00PM on Fridays, 8:00AM to 5:00PM on Saturdays, and 9:00AM to 5:00PM on Sundays.*
- 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 (condition project for drop off/pick up to rear of building) and noise (condition project to conduct and implement noise mitigation per noise analysis) 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 gymnastics 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 440-foot setback from the nearest 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 gymnastics studio is not anticipated to generate unusual noise, vibration, or additional traffic. No changes to the existing delivery/service area are necessary for the proposed gymnastics studio and ancillary retail use. Additional conditions of approval have been added that require the following:

- Set hours of operation;*
- Maximum number of employees at the business at any given time;*
- The use shall occur exclusively within the interior of the tenant space;*

- *Entry doors to the gymnastics studio shall remain closed during business hours;*
- *An acoustical analysis shall be required to ensure any excessive noise produced by the students on site will not negatively impact adjacent uses;*
- *Sound-proofing shall be required per the recommendations of the acoustical analysis;*
- *Parking - Drop off/Pick up required in rear parking lot.*

Based on a review of 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

Prepared by:

Approved by:

Steven Giang
Senior Planner

Marc Wiener
Community Development Director

ATTACHMENTS

1. 2701 Manhattan Beach Boulevard - Exemption Declaration
2. 2701 Manhattan Beach Boulevard - Draft Resolution
3. 2701 Manhattan Beach Boulevard - CUP Application
4. 2701 Manhattan Beach Boulevard - Plans
5. 2701 Manhattan Beach Boulevard - Aerial Gymnastics Club Schedule



Administrative Report

, File # PC25-0711

Meeting Date: 5/15/2025

TO: PLANNING COMMISSION

FROM: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow for the operation of a gymnastics company (Aerial Gymnastics Club) for children and teenagers ages 2-17 within an existing 24,000 square feet commercial space on property located at 2701 Manhattan Beach Boulevard in the Commercial (C-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 (AERIAL GYMNASTICS CLUB) FOR CHILDREN AND TEENAGERS AGES 2-17 WITHIN AN EXISTING 24,000 SQUARE FEET COMMERCIAL SPACE ON PROPERTY LOCATED AT 2701 MANHATTAN BEACH BOULEVARD IN THE COMMERCIAL (C-1) ZONE (CASE NO. 20250015)

EXECUTIVE SUMMARY

The applicant is requesting approval of a Conditional Use Permit to allow the operation of Aerial Gymnastics Club (a gymnastics studio) in an approximately 24,000 square foot tenant space within an existing multi-tenant commercial building. The gymnastics studio use is classified as a "personal improvement service" which requires a Conditional Use Permit per RBMC §10-2.610. Interior tenant improvements are proposed for the new business. No changes to the exterior of the building are proposed.

Aerial Gymnastics Club (AGC) is a child-focused fitness center offering programs in gymnastics, cheer, dance, and ninja. The business will include seasonal day camps and a small retail section for branded merchandise. The 24,000 square foot space will contain a variety of gymnastics related equipment/activities such as two (2) floor exercise areas, six (6) balance beams, two (2) tumbling strips, one (1) foam pit, five (5) sets of uneven bars, exercise obstacle course, rock wall, climbing ropes, two (2) exercise rooms, and three (3) administrative offices. The building will have a total of 2 restrooms, one containing four (4) bathroom stalls and the other containing one (1) urinal and two (2)

bathroom stalls.

The gymnastics studio will be open from 9:00AM to 8:00PM Monday through Thursday; 8:00AM to 8:00PM on Fridays, 8:00AM to 5:00PM on Saturdays, and 9:00AM to 5:00PM on Sundays. Each business day will contain a set number of classes per hour. Classes are typically 45 minutes to 1 hour with a 15-minute break that acts as a transitional period for parents and students of the next class. The number of students will range depending on the day and time, with a minimum of 1 class containing 6 students up to 3 classes containing 18 students and a team practice consisting of about 20 students that begins at 7PM Monday through Friday. Birthday parties are also proposed on Sunday and Saturdays between 3:00pm to 5:00PM which will consist up to approximately 40 people including children and adults. Attachment 5 provides additional detail on the proposed class schedule and provides a breakdown of the number of classes per session.

BACKGROUND

Existing Site, Surroundings, Zoning, and Project Description

The subject site is located on the northwest corner of Manhattan Beach Boulevard and Inglewood Avenue, and is currently developed with a multi-tenant commercial shopping center. The properties to the north are zoned Industrial (I-1). The property to the west is zoned Industrial-Commercial (IC-1). The properties to the south are zoned School-Facility (P-SF) and Commercial (C-1). The properties to the east are within the city limits of Lawndale and consist of commercial/industrial related uses.

The existing site is developed with two (2) single-story commercial buildings that surround a parking area containing a total of 223 parking spaces. Of the 223 parking spaces, 26 parking spaces are located to the north of shopping area and will be used exclusively for the gymnastics studio. Any additional needed parking will occupy the spaces at the front of the property. The gymnastics studio would occupy an existing tenant space, approximately 24,000 square feet in size. The tenant space is located on the western corner of the building, between a restaurant/fast food and a jiu-jitsu gym. The property is accessed by two (2) two-way driveways off of Inglewood Avenue and three (3) two-way driveways off of Manhattan Beach Boulevard.

ANALYSIS

In accordance with Section 10-2.610 of the Redondo Beach Municipal Code, a gymnastics studio is classified as a “personal improvement service” and requires a Conditional Use Permit in the Commercial (C-1) zone. The purpose of the conditional use permit (CUP) is to place conditions on the operation of the business so that it does not adversely impact surrounding properties. Potential issues that may arise from a gymnastics studio operation are noise and parking impacts.

Parking

Per Municipal Code Section 10-2.1706 related to commercial parking regulations, the proposed gymnastics studio falls within the parking category of “health and physical fitness clubs”, which requires “One space per employee, plus one space per each two students.” After an analysis of the operations plan, the existing 24,000 square foot tenant spaces would require twenty-six (26) parking spaces, five (5) for employees and twenty-one (21) for students and parents. The gymnastics studio

also intends to use both the rear and the front entrances which will alleviate congestion and crowding of the front of the studio during peak hours.

An analysis performed by staff indicates that all of the uses on the site, including the proposed use would require a total of 150 parking spaces. The site itself currently has an inventory for 223 spaces, therefore, the available parking areas provide sufficient parking for the proposed use and all existing uses on site. Staff has determined that based on the operation, 4-5 employees (5 parking spaces) and approximate peaks of 42 people (21 parking spaces), the provided parking is adequate.

Noise

Potential noise from gymnastics studio businesses is a concern. All business activities will occur within the building footprint, with no outdoor activities in the front or rear parking areas. The front doors will be required to remain closed during business hours. The tenant improvement work will include sound control in the interior walls to prevent noise impacts to the abutting tenant spaces. In addition, a condition of approval has been included in the proposed resolution, requiring the applicant to obtain an acoustical design analysis, and to implement all sound control design recommendations from the analysis in the tenant improvement plans submitted for the building permit to prevent noise impacts on the abutting tenant spaces. In addition to required sound-proofing, there is also a 440-foot setback from the tenant space to the nearest residential use south of the site. With the requirement to obtain an acoustical design analysis report and incorporate all the recommendations within the "report," it is anticipated that any potential noise impacts will be mitigated to less than significant.

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Section 10-2.610, the proposed gymnastics studio use requires 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:

- 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 gymnastics studio is not located within the Artesia and Aviation Corridors Area Plan. The gymnastics studio will be housed within an existing commercial building previously used by a commercial tenant. The proposed use is in conformity with the General Plan land use designation of Commercial (C-1) which allows all C-1 commercial uses, which include "personal improvement services". The gymnastics studio, as conditioned, will comply with RBMC Parking requirements. The gymnastics studio, as conditioned, will not generate excessive noise, and will be in conformity with City's Noise Element and RBMC Noise requirements.

- 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 Manhattan Beach Boulevard and Inglewood Avenue, and is accessed by two (2) existing two-way driveways on Inglewood Avenue and three (3) existing two-way driveways Manhattan Beach Boulevard that comply with RBMC driveway standards. Pedestrian access is provided by existing ADA compliant walkways from the public sidewalk on Manhattan Beach Boulevard and Inglewood Avenue to the building.

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

The gymnastics studio will operate within an existing tenant space that will be sound-proofed to prevent noise impacts on adjacent commercial tenants and the residences located over 400 feet away from the proposed business. No exterior changes are proposed.

An additional drop off/pick up area and parking at the rear will further segregate the traffic, parking from the operation of the largely retail center which largely relies upon the common parking area between the buildings.

- 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.*
- b. Provision of fences and walls;
 - i. *Not applicable. No new fences or walls are proposed with this project.*
- 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 (Manhattan Beach Boulevard and Inglewood Avenue) are consistent with City standards.*
- d. The control of vehicular ingress, egress, and circulation;
 - i. *The existing five (5) two-way access driveways comply with Zoning Ordinance and Public Works standards. Additionally, drop off/pick up areas are to the north of the building and separated from the larger parking area between all the business, which will further improve circulation on the subject property.*
- 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. *Conditions of approval have been added requiring an acoustical analysis*

to ensure any excessive noise produced by the students and music on site will not negatively impact adjacent commercial uses. The recommendations from the acoustical analysis are required to be incorporated in the tenant improvement plans. Exterior doors shall remain closed during all operating hours. All business operations shall occur indoors.

- h. Requirements for off-street loading facilities;
 - i. No deliveries are anticipated for the operation of the business. Drop off/pick up will occur to the north of the building, separated from the larger main parking area.*
- i. A time period within which the proposed use shall be developed;
 - i. The proposed tenant improvement will comply with required building plan check, permit, and inspections schedules.*
- j. Hours of permitted operation and similar restrictions;
 - i. Hours of operation will be 9:00AM to 8:00PM Monday through Thursday; 8:00AM to 8:00PM on Fridays, 8:00AM to 5:00PM on Saturdays, and 9:00AM to 5:00PM on Sundays.*
- 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 (condition project for drop off/pick up to rear of building) and noise (condition project to conduct and implement noise mitigation per noise analysis) 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 gymnastics 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 440-foot setback from the nearest 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 gymnastics studio is not anticipated to generate unusual noise, vibration, or additional traffic. No changes to the existing delivery/service area are necessary for the proposed gymnastics studio and ancillary retail use. Additional conditions of approval have been added that require the following:

- *Set hours of operation;*
- *Maximum number of employees at the business at any given time;*
- *The use shall occur exclusively within the interior of the tenant space;*

- *Entry doors to the gymnastics studio shall remain closed during business hours;*
- *An acoustical analysis shall be required to ensure any excessive noise produced by the students on site will not negatively impact adjacent uses;*
- *Sound-proofing shall be required per the recommendations of the acoustical analysis;*
- *Parking - Drop off/Pick up required in rear parking lot.*

Based on a review of 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

Prepared by:

Approved by:

Steven Giang
Senior Planner

Marc Wiener
Community Development Director

ATTACHMENTS

1. 2701 Manhattan Beach Boulevard - Exemption Declaration
2. 2701 Manhattan Beach Boulevard - Draft Resolution
3. 2701 Manhattan Beach Boulevard - CUP Application
4. 2701 Manhattan Beach Boulevard - Plans
5. 2701 Manhattan Beach Boulevard - Aerial Gymnastics Club Schedule



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: May 15, 2025

PROJECT ADDRESS: 2701 Manhattan Beach Boulevard

PROPOSED PROJECT: Consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a gymnastics studio in an approximately 24,000 square foot tenant space within an existing multi-tenant commercial center at 2701 Manhattan Beach Boulevard in a Commercial (C-1) zone.

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:

Section 15301(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that the minor alteration or use of an existing structure involving no expansion does not have a significant effect upon the environment and is categorically exempt from environmental review. This finding is supported by the fact that the proposed project consists of a new business occupying an existing tenant space within an existing commercial building. 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.

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.

Steven Giang

Steven Giang
Senior Planner

RESOLUTION NO. 2025-05-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 FOR THE OPERATION OF A GYMNASTICS COMPANY (AERIAL GYMNASTICS CLUB) FOR CHILDREN AND TEENAGERS AGES 2-17 WITHIN AN EXISTING 24,000 SQUARE FEET COMMERCIAL SPACE ON PROPERTY LOCATED AT 2701 MANHATTAN BEACH BOULEVARD IN THE COMMERCIAL (C-1) ZONE (CASE NO. 20250015)

WHEREAS, an application was filed on behalf of the owner of property located at 2701 Manhattan Beach Boulevard for consideration of an Exemption Declaration and Conditional Use Permit, for the operation of a gymnastics company (Aerial Gymnastics Club) for children and teenagers ages 2-17 within an existing 24,000 square feet commercial space on property located at 2701 Manhattan Beach Boulevard in the Commercial (C-1) 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, 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 15th day of May, 2025 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, 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 gymnastics studio is not located within the Artesia and Aviation Corridors Area Plan. The gymnastics studio will be housed within

an existing commercial building previously used by a commercial tenant. The proposed use is in conformity with the General Plan land use designation of Commercial (C-1) which allows all C-1 commercial uses, which include “personal improvement services”. The gymnastics studio, as conditioned, will comply with RBMC Parking requirements. The gymnastics studio, as conditioned, will not generate excessive noise, and will be in conformity with City’s Noise Element and RBMC Noise requirements.

- 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 Manhattan Beach Boulevard and Inglewood Avenue, and is accessed by two (2) existing two-way driveways on Inglewood Avenue and three (3) existing two-way driveways Manhattan Beach Boulevard that comply with RBMC driveway standards. Pedestrian access is provided by existing ADA compliant walkways from the public sidewalk on Manhattan Beach Boulevard and Inglewood Avenue to the building.

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

The gymnastics studio will operate within an existing tenant space that will be sound-proofed to prevent noise impacts on adjacent commercial tenants and the residences located over 400 feet away from the proposed business. No exterior changes are proposed.

An additional drop off/pick up area and parking at the rear will further segregate the traffic, parking from the operation of the largely retail center which largely relies upon the common parking area between the buildings.

- 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.*
- b. Provision of fences and walls;
 - i. *Not applicable. No new fences or walls are proposed with this project.*
- 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 (Manhattan Beach Boulevard and Inglewood Avenue) are consistent with City standards.*
- d. The control of vehicular ingress, egress, and circulation;

- i. The existing five (5) two-way access driveways comply with Zoning Ordinance and Public Works standards. Additionally, drop off/pick up areas are to the north of the building and separated from the larger parking area between all the business, which will further improve circulation on the subject property.*
- 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. Conditions of approval have been added requiring an acoustical analysis to ensure any excessive noise produced by the students and music on site will not negatively impact adjacent commercial uses. The recommendations from the acoustical analysis are required to be incorporated in the tenant improvement plans. Exterior doors shall remain closed during all operating hours. All business operations shall occur indoors.*
- h. Requirements for off-street loading facilities;
 - i. No deliveries are anticipated for the operation of the business. Drop off/pick up will occur to the north of the building, separated from the larger main parking area.*
- i. A time period within which the proposed use shall be developed;
 - i. The proposed tenant improvement will comply with required building plan check, permit, and inspections schedules.*
- j. Hours of permitted operation and similar restrictions;
 - i. The hours of operation will be 9:00AM to 8:00PM Monday through Thursday; 8:00AM to 8:00PM on Fridays, 8:00AM to 5:00PM on Saturdays, and 9:00AM to 5:00PM on Sundays.*
- 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 (condition project for drop off/pick up to rear of building) and noise (condition project to conduct and implement noise mitigation per noise analysis) 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.

2. The plans, specifications, and drawings submitted with the application have been reviewed by the Planning Commission.
3. 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) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which 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 and Planning Commission Design Review, pursuant to the plans, specifications, drawings, and applications considered by the Planning Commission at its meeting on the 15th day of May, 2025.

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 gymnastics studio in an approximately 24,000 square foot tenant space within an existing multi-tenant commercial center at 2701 Manhattan Beach Boulevard. The gymnastics 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 May 15th, 2025.
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 gymnastics studio hours of operation shall be 9:00AM to 8:00PM Monday through Thursday; 8:00AM to 8:00PM on Fridays, 8:00AM to 5:00PM on Saturdays, and 9:00AM to 5:00PM on Sundays.
4. There shall be a maximum of five (5) employees in the gymnastics studio at any given time.
5. Employees, students, and parents shall be directed to utilize the rear parking, north of the tenant space and the drop off and pick up loading zone at the rear.

6. 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.
7. The project developer and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.
8. The tenant space shall be fully fenced prior to the start of construction.
9. All on-site litter and debris shall be collected daily.
10. 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.
11. 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.
12. Walkways adjacent to job sites shall be clean and free of debris.
13. The development shall comply with any conditions required by the City's Building and Safety Division, Public Works Engineering Division, and Fire Department that may arise during plan check.
14. Barriers shall be erected to protect the public where walkways are damaged or removed.
15. All aspects of the gymnastics studio shall occur exclusively within the interior of the tenant space.
16. The applicant shall obtain an acoustical design analysis and shall implement all sound control design recommendations from the analysis in the tenant improvement plans submitted for building permit to prevent noise impacts on the abutting tenant spaces.
17. The Acoustical Design Review Report shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
18. 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.

19. 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 division with all required permits issued.
20. 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.
21. The Community Development Department is authorized to approve minor changes.
22. 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.
23. 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 and Planning Commission Design Review 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 15th day of May, 2025.

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. 2025-05-PCR-XX 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 15th day of May, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc Wiener
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

APPLICATION FOR CONDITIONAL USE PERMIT

FEE: \$3,208

1. PURPOSE:

The purpose of the Conditional Use Permit process is to review certain uses possessing unique characteristics to ensure that the establishment or significant alteration of those uses will not adversely affect surrounding uses and properties nor disrupt the orderly development of the community; that the proposed use is in the best interest of the public health, safety, and welfare of the community; and that it is in accordance with the goals and objectives of the City's General Plan.

In order to ascertain whether an intended use is compatible with other existing and permitted uses, the Planning Commission/Harbor Commission must review a complete application. The Commission is wholly dependent on the applicant to provide all information necessary to enable the Commission to reach an informed decision. An application must contain all information, either written or graphic, necessary for the Commission to determine that the proposed project will be consistent with the Redondo Beach General Plan, the Municipal Code, the policies of the Commission, and will be generally compatible with the surrounding area and free from unacceptable adverse impacts. Conversely, a vague, sketchy, incomplete or non-specific application will make it difficult for the Commission to approve the request.

2. INSTRUCTIONS FOR FILING:

a. Application Form

- 1) All information in this application shall be typed or legibly printed.
- 2) Give full and complete answers to all questions.
- 3) If necessary, attach extra sheets to answer questions fully.

b. Application Fee

At the time of filing the application fee is required.

c. Attachments

Twenty-five (25) complete copies and two (2) complete sets of reproducible Conceptual Drawings, as set forth in the attached *Instructions for Graphic Portions*, **must** accompany this application at the time of filing. All plans shall be folded to 8½" X 11" size. An electronic version (PDF) of drawings must accompany the submittal.

3. d. *Low Impact Development (LID)* - IF REQUIRED A copy of the LID approved by the City's Engineering Division must accompany this application at the time of the filing, if the project is considered a "Priority Project" as defined by the City's NPDES Permit. (Attached to this application is a Storm Water Program Planning Checklist, which will determine if the project is a "Priority Project").

3. REPRESENTATION:

THE APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING TO ANSWER ANY QUESTIONS THE PLANNING COMMISSION/HARBOR COMMISSION MAY WISH TO ASK PERTAINING TO THIS REQUEST. FAILURE TO APPEAR AT THE PUBLIC HEARING, UNLESS THE COMMISSION RECEIVES WRITTEN NOTIFICATION FROM THE APPLICANT PRIOR TO SAID HEARING, MAY CONSTITUTE GROUNDS FOR DENIAL OF THE REQUEST.

4. LIMITATIONS:

- a. A Conditional Use Permit shall become null and void unless vested within 36 months after the date of approval.
- b. The applicant must comply with all conditions set forth by the resolution as a result of public hearing by the Planning Commission/Harbor Commission or the City Council. If this is not done, the approval shall be **subject to revocation** pursuant to the provisions of Section 10-2.2506(K) of the Municipal Code.

5. PROCEDURE:

- a. Applications for Conditional Use Permit shall be filed with the Planning Division. Notification of application status (complete or incomplete) will be provided within 30 days of the date of filing. The date of the public hearing will be determined by Planning Division staff after the application status is deemed as complete. Additional time will be required between the application status determination and the date of public hearing where review under the California Environmental Quality Act (CEQA) is required.
- b. Public notification stating the time, place, and nature of the application is posted 10 days prior to the public hearing. Included are newspaper publications, signs posted on the subject property, and letters sent by first class mail to property owners within 300 feet of the subject property.
- c. The Planning Commission's/Harbor Commission's decision on this application shall be final and conclusive unless, within 10 days of the date of said decision, a written appeal requesting a public hearing before the City Council is filed with the City Clerk and all required fees for said appeal are paid in full.

INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION

A. INSTRUCTIONS FOR PREPARATION

(All plans must be drawn to scale and fully dimensioned.)

- a. A site plan, floor plan, and elevations of the project drawn to scale and dimensioned, graphically representing the proposed development or changes in existing conditions contemplated by the applicant, **must be submitted with the application at the time of filing**. Otherwise, the application will not be accepted until such time as the site plan, floor plan, and elevation plans are completed and provided.
- b. **Size:** 8½" X 11 up to 18" X 24". Larger sizes must be approved by the Planning Division.
- c. **Scale:** Preferably at least 1/8" =1'. Larger scales up to 1/4"=1' may be used to show development on small lots. Scale used must be sufficiently large to be clearly legible and show project details.
- d. **Contents:**
 - 1) North arrow.
 - 2) Title block (showing the address of subject property, name and address of person who prepared the map, scale of map, and date).
 - 3) All boundary lines of subject property fully dimensioned, showing the name and location of abutting streets.
 - 4) Existing topography and proposed grading.
 - 5) Existing trees with a trunk diameter of six inches (6") or greater.
 - 6) All buildings and structures, and the uses within each room.
 - 7) Improvements in the public right of way, including location of sidewalk, parkway, curb, gutter, street width to centerline, and dedications.
 - 8) Exterior lighting.
 - 9) Easements.
 - 10) Off-street parking areas, including the stall striping, aisles, and driveways.
 - 11) Setbacks and spaces between buildings.
 - 12) Walls, fences, landscaping and their location, height, and materials.
 - 13) Landscaping areas.
 - 14) Trash and recycling facilities.
 - 15) The architectural elevations of all sides of all structures depicting design, color, materials, textures, ornaments, or other architectural features.
 - 16) The location, dimensions, and design of all signs.
 - 17) 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 (4) feet.
 - 18) Such other data as may be required to demonstrate that the project meets the criteria of Section 10-2.2506(B) of Chapter 2, Title 10 of the Redondo Beach Municipal Code.

B. OTHER EXHIBITS:

Additional graphic materials to illustrate the project are always helpful to the Planning Commission and Harbor Commission, and are suggested as exhibits to accompany this application. Typical exhibits are: photographs, renderings, color and materials board, and models. An electronic version (PDF) of drawings must accompany the submittal.

CITY OF REDONDO BEACH
PLANNING DIVISION

APPLICATION NO.

DATE REVIEWED:

APPLICATION FOR CONDITIONAL USE PERMIT

Application is hereby made to the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 or Section 10-5.2506 of Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION		
	STREET ADDRESS OF PROPERTY:		
	EXACT LEGAL DESCRIPTION OF THE PROPERTY:		ZONING:
	LOT:	BLOCK:	TRACT:
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)		
	SITE SIZE (SQ. FT.):	GROSS FLOOR AREA (SQ. FT.)	FLOOR AREA RATIO:
	RECORDED OWNER'S NAME:	AUTHORIZED AGENT'S NAME & EMAIL:	
	MAILING ADDRESS:	MAILING ADDRESS:	
	TELEPHONE:	TELEPHONE:	
	APPLICANT'S NAME:	PROJECT ARCHITECT/FIRM/PRINCIPAL:	
	MAILING ADDRESS:	MAILING ADDRESS:	
	TELEPHONE:	TELEPHONE:	LICENSE NO.
B	REQUEST		
	The applicant requests a Conditional Use Permit to use the above described property for the following purposes:		

C	SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.
	1. Describe existing site improvements and their present use. If vacant, please specify.
	2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)
	3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.

	<p>4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.</p>
	<p>5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.</p>

D	It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.				
	NAME	ADDRESS	LOT	BLOCK	TRACT

OWNER'S AFFIDAVIT

Project address: 2701 Manhattan Beach Blvd. Redondo Bch 90278

Project description: an approximate 28,195 sqft building

I (We) Craig Johnson, GP, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): [Signature]

Address: 1750 14th St. Suite E
Santa Monica CA 90404

Phone No. (Res.) _____
(Bus.) 310 741-3540

Subscribed and sworn to (or affirmed) before me this ____ day of _____, 20____
by _____, proved to me on the basis of satisfactory
evidence to be the person(s) who appeared before me.

FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal

See Attached Form For Notary
Walter H. Barnes IV, Notary Public
Dated - Nov 4, 2024

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on

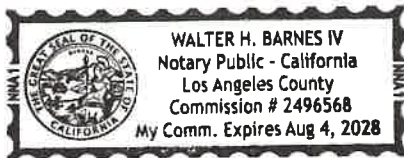
this 4th day of November, 2024, by
Date Month Year

(1) Craig Johnson

(and (2) —),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]
Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Owner's Affidavit

Document Date: — Number of Pages: 1

Signer(s) Other Than Named Above: —



PROJECT NAME.

AERIAL GYMNASTIC CLUB

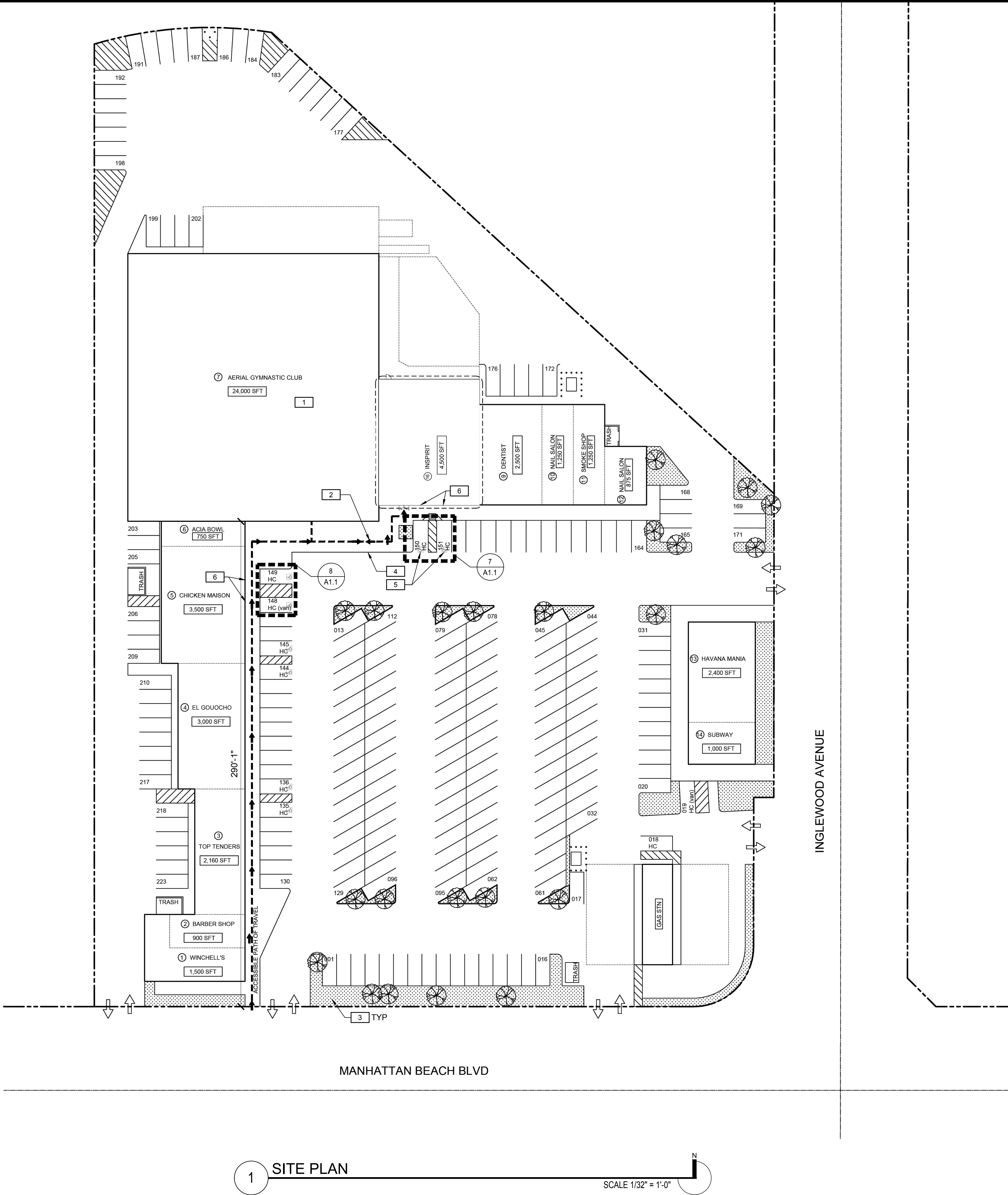
PROJECT LOCATION.

2701 MANHATTAN BEACH BLVD,
REDONDO BEACH, CA 90278

STATUS / ACTION	
drawn by: M.L.	
DATE	ACTION ITEM
04.XX.2025	SEND TO MEP ENG.
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

SITE PLAN

A1.0



KEYNOTES

1

PROJECT SITE: 2701 MANHATTAN BEACH BLVD. REDONDO BEACH, CA 90278

2

(E) ACCESSIBLE PATH OF TRAVEL - SLOPE 5%, 4' MIN WIDTH

3

(E) UNAUTHORIZED PARKING SIGN TO REMAIN. VERIFY EXACT LOCATIONS IN FIELD SEE 4/A1.1

4

(E) CURB TO REMAIN.

5

(E) ACCESSIBLE PARKING STALL: THE MAXIMUM SLOPE IN THE ACCESSIBLE PARKING STALL AND THE LOADING AREA SHALL BE 2% MAX. IN ANY DIRECTION.

6

(E) ACCESSIBLE WALL MOUNTED SIGN. SEE 3/A1.1 FOR MOUNTING DETAILS

PARKING INFO

2701 MANHATTAN BEACH BLVD, REDONDO BEACH, CA 90278

EXISTING TENANT	GFA (SF)	REQUIRED
WINCHELLS	1,500	6
BARBER SHOP	900	3.6
EL GOUCHO	3,000	12
ACAI BOWL	750	3
ME TIME NAIL	1,250	5
SMOKE SHOP	1,250	5
ME TIME NAIL	875	3.5
SUBWAY	1,000	4
DENTIST	2,250	15
TOP TENDERS	2,160	11
CHICKEN MAISON	3,500	12
HAVANA MANIA	2,400	26
INSPIRIT	4,500	17

PROPOSED TENANT	GFA (SF)	REQUIRED
AERIAL GYMNASTIC CLUB	24,000	
EMPLOYEES:	5 EMPLOYEES	5
STUDENTS:	42 STUDENTS	21

TOTAL 49,385 150

PARKING SPACE PROVIDED: 223

LOT AREA: 4.4 ACRES (193,355 SF)

NO. OF STORIES: 1

NOTES

NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY.

SITE LEGEND

(E) ACCESSIBLE PATH OF TRAVEL.

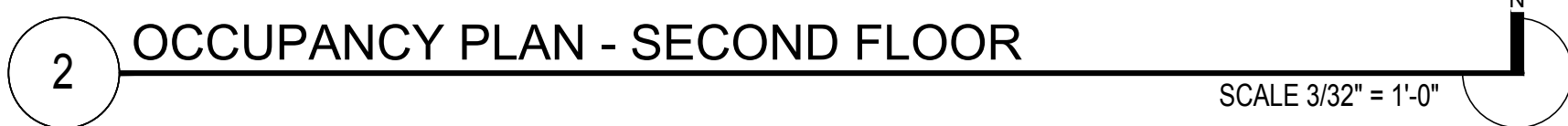
(E) LOADING/UNLOADING AND ACCESSIBLE PEDESTRIAN WALKWAY (W/ 2% MAX. SLOPE) 4" WIDE PAINTED BLUE STRIPES WITH 45° DIAGONAL STRIPES AT 3'-0" O.C.

(E) LANDSCAPE W/ IRRIGATION TO REMAIN.

(E) DESIGNATED ACCESSIBLE PARKING STALL. SEE SIGNAGE DETAIL @ 5/A1.1

(E) TRUNCATED DOMES PROVIDING DETECTABLE WARNING PER CBC FIG. 11B-705.1

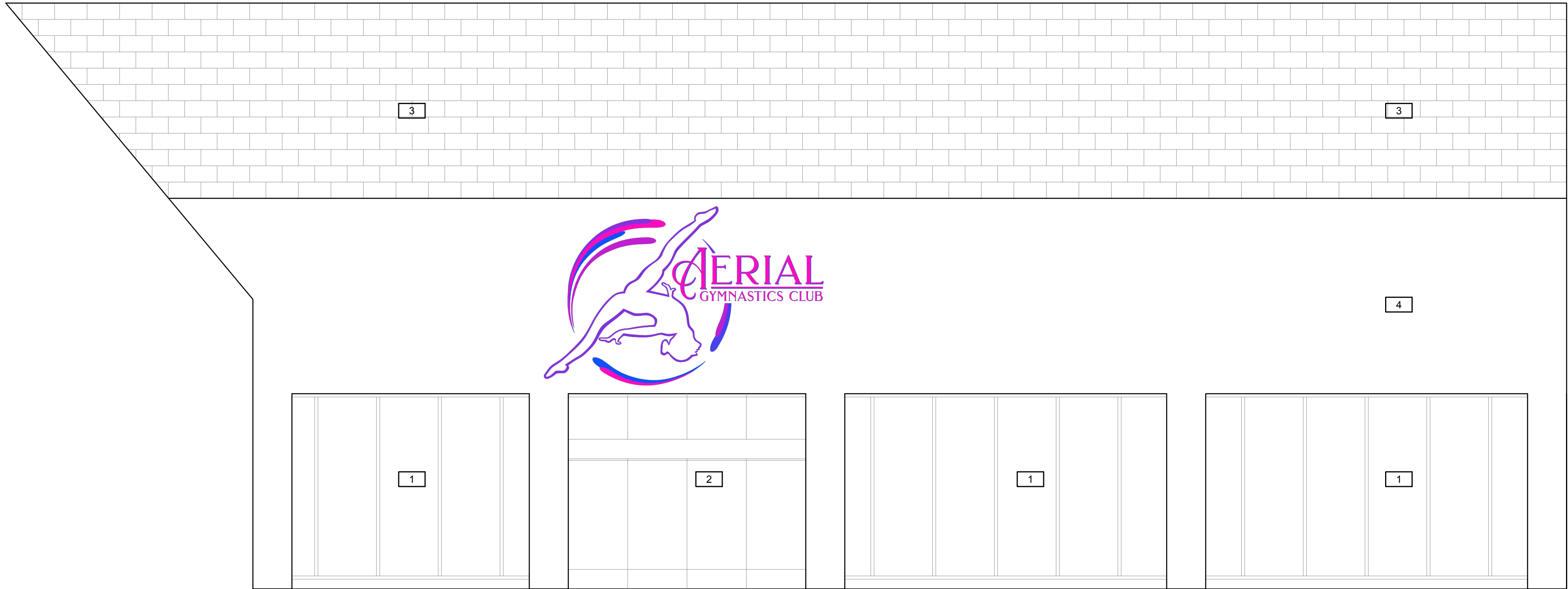
(E) EXISTING TREE TO REMAIN



PROVIDED
2

1	2	3	10
A8.1	A8.1	A8.1	A8.1

A1.3



A

ELEVATION - EXTERIOR

SCALE 1/4" = 1'-0"

KEYNOTES

1

EXISTING STOREFRONT GLASS SYSTEM

2

EXISTING STOREFRONT SLIDING DOOR IN THIS LOCATION

3

EXISTING TILE ROOF IN THIS LOCATION

4

EXISTING EXTERIOR PAINTED STUCCO WALL

FINISH LEGEND

KingKong

DESIGN + CONSTRUCTION

www.KingKongDS.com

Irvine, California

info@kingkongds.com949.466.3878

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All existing field dimensions and conditions are to be verified by the owner and/or contractors prior to starting construction. Any deviation or changes shall be notified to King Kong Studio Inc.

PROJECT NAME.

AERIAL GYMNASTIC CLUB

PROJECT LOCATION.

2701 MANHATTAN BEACH BLVD,
REDONDO BEACH, CA 90278

STATUS / ACTION	
drawn by: M.L.	
DATE	ACTION ITEM
04.XX.2025	SEND TO MEP ENG.
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ELEVATIONS - EXTERIOR

A6.0

Aerial Gymnastics Class Schedule

	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3-3:45PM	3:45-4pm	4-4:45PM	4:45-5PM	5-5:45PM	5:45-6PM	6-6:45PM	7PM
Mon	Closed	Staff	ClassA	Class A	Class A	Class A	Staff	Class A Class B Class C	Class Prep	Class A Class B Class C	Class Prep	Class A Class B Team Practice	Class Prep	Class A Class B Team Practice	Team Practice
Tues	Closed	Staff	Staff	Class A	Class A	Staff	Staff	Class A Class B Class C	Class Prep	Class A Class B Class C	Class Prep	Class A Class B Team Practice	Class Prep	Class A Class B Team Practice	Team Practice
Wed	Closed	Staff	ClassA	Class A	Class A Class B	Staff	Staff	Class A Class B Class C	Class Prep	Class A Class B Class C	Class Prep	Class A Class B Team Practice	Class Prep	Class A Class B Team Practice	Team Practice
Thurs	Closed	Staff	Staff	Staff	Class A	Class A	Staff	Class A Class B Class C	Class Prep	Class A Class B Class C	Class Prep	Class A Class B Team Practice	Class Prep	Class A Class B Team Practice	Team Practice
Fri	Staff	Open Gym Children Only	Open Gym Children Only	Class A Class B	Class A	Class A	Staff	Class A Class B Class C	Class Prep	Class A Class B Class C	Class Prep	Class A Class B Team Practice	Class Prep	Class A Class B Team Practice	Team Practice
Sat	Staff	Class A Class B Class C	Class A Class B Class C	Class A Class B Class C	Class A Class B Class C	Class A Class B Class C	Privates	Birthday Party				Closed	Closed	Closed	Closed
Sun	Closed	Staff	Class A Class B Class C	Class A Class B Class C	Class A Class B Class C	Privates	Staff	Birthday Party				Closed	Closed	Closed	Closed

- Staff only time approx. 6 people cleaning and working on class curriculum
- Open Gym parent supervised children play approx. 10 to 15 people
- Typically one class, 6 students per class
- Typically, two to three classes 6 students per class
- Typically, three classes 6 students per class
- Birthday party 15 kids max with parents anywhere from 30 to about 40 people max
- Team Practice 20 kids per session
- Private lessons - one on one instruction, up to 10 people

*Each Class time is 45 minutes with 15 minutes of instructor prep before each class

*Birthday parties are 2 hrs