

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

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

REGULAR MEETING OF THE REGULAR 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.

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

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

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

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

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

Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under

the relevant agenda item. PlanningRedondo@redondo.org

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG

D. APPROVE ORDER OF AGENDA

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

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

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

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The 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.

F.1. [APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF JUNE 18, 2026.](#)

F.2. [APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF APRIL 16 AND MAY 21, 2026.](#)

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.

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

I. EX PARTE COMMUNICATION

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

J. PUBLIC HEARINGS

J.1. [Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow for the operation of a gymnastics company \(Fit Kids Gymnastics Center\) for children and teenagers ages 2-18 within an existing 18,186 square foot industrial space on property located at 2605 Manhattan Beach Boulevard in the Industrial IC-1](#)

Zone.

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Adopt the attached resolution by title only, waiving further reading:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A GYMNASTICS COMPANY (FIT KIDS GYMNASTICS CENTER, INC.) FOR CHILDREN AND TEENAGERS AGES 2-18 WITHIN AN EXISTING 18,168 SQUARE FEET INDUSTRIAL SPACE ON PROPERTY LOCATED AT 2605 MANHATTAN BEACH BOULEVARD IN THE INDUSTRIAL (IC-1) ZONE (CASE NO. 20260288)

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 July 16, 2026, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach.

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

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



Administrative Report

E.1., File # PC26-0744

Meeting Date: 6/18/2026

TITLE

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



Administrative Report

F.1., File # PC26-0745

Meeting Date: 6/18/2026

TITLE

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



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 June 18, 2026 6:30 p.m.

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

Daisy Canales, Planning Technician

Date: June 11, 2026



Administrative Report

F.2., File # PC26-0746

Meeting Date: 6/18/2026

TITLE

APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF APRIL 16, 2026.



**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, April 16, 2026**

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

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

B. ROLL CALL

Commissioners Present: Boswell, Gaddis, Hazeltine, Young, Chair Craig

Commissioners Absent: Conroy, Light

Officials Present: Sean Scully, Planning Manager
Steven Giang, Senior Planner
Jamaal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Hazeltine led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

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

The motion carried, 5-0-2. Commissioners Conroy and Light were absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS - None

F. CONSENT CALENDAR

**F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION
REGULAR MEETING OF APRIL 16, 2026.**

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 19 AND SPECIAL MEETING OF MARCH 31, 2026

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

The motion carried, 5-0-2. Commissioners Conroy and Light were absent.

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

Chair Craig invited public comments.

There were no public comments.

I. EX PARTE COMMUNICATION

Commissioner Hazeltine reported speaking with members of the public regarding Item No. J.1.

Chair Craig reported speaking with Councilmember Obagi.

J. PUBLIC HEARINGS

J.1. Public Hearing for the consideration of an Exemption Declaration and Conditional Use Permit for the operation dog daycare and dog training facility within an existing commercial space on property located at 1212 S. Pacific Coast Highway in a Commercial (C-2-PD) zone. (Case No. 2026-0124)

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 APPROVING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OPERATION DOG DAYCARE AND DOG TRAINING FACILITY WITHIN AN EXISTING COMMERCIAL SPACE ON PROPERTY LOCATED AT 1212 S. PACIFIC COAST HIGHWAY IN A COMMERCIAL (C-2-PD) ZONE. (CASE NO. 2026-0124)

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

The motion carried, 5-0-2. Commissioners Conroy and Light were absent.

Senior Planner Giang narrated a PowerPoint presentation with details of the proposed project. He addressed location of the proposed project, the subject site, existing conditions, parking, accessibility, the proposed tenant space and adjoining businesses, the proposed operation, training, operating hours, total capacity, staffing, daily operation, services, surrounding uses, noise, animal waste and odor, CUP findings and recommendations.

Commissioner Hazeltine spoke in favor of the project and congratulated the applicants and mentioned the new business will bring in a lot of traffic to adjoining businesses.

Chair Craig invited public comments.

Grace Loey spoke about her family's experience living in Redondo Beach and with the subject business noting they are like family, now.

Sharon Lundy, Hermosa Beach, spoke reported she has known the applicants for many years; reported they have helped with training her dogs and commented favorably regarding the services they provide.

Antoinette, El Segundo mentioned she has been friends with the applicants for many years; spoke in support of the project and stated the El Segundo's loss is Redondo Beach's gain.

There were no other public comments.

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

The motion carried, 5-0-2. Commissioners Conroy and Light were absent.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by roll call vote, to adopt a Resolution of the Planning Commission of the City of Redondo Beach approving an exemption declaration and approving the request for a Conditional Use Permit for the Operation Dog Daycare and Dog Training Facility within an existing commercial space on property located at 1212 S. Pacific Coast Highway in a commercial (C-2-PC) zone. (Case No. 2026-0124).

The motion carried, 5-0-0-2 as follows:

AYES: Commissioners Boswell, Gaddis, Hazeltine, Young and Chair Craig
NOES: None

ABSTAIN: None
ABSENT: Commissioners Conroy and Light

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF

Planning Manager Scully discussed upcoming agenda items and reported all zoning ordinance items will be considered by City Council on May 5, 2026.

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

Chair Craig spoke about the issue of a Farmers Market in North Redondo and reported being advised that it was not within the Planning Commission's purview. He referenced Ordinance No. 3301-25, Section 2(b) noting it allows for the Commission to consider "such matters as directed by the City Council, City Manager, or staff liaison with the approval and/or at the direction of the City Manager". He reported on a group of citizens who took it upon themselves to research it; stated they approached the City and after some thought, the North Redondo Beach Farmers Market will open on April 22, 2026, every Wednesday from 2:00 p.m. to 7:00 p.m. at the Green Lane at Artesia Boulevard.

O. ADJOURNMENT – 7:05 p.m.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 7:05 p.m.

The motion carried, 5-0-2. Commissioners Conroy and Light were absent.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on May 21, 2026, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California.

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

Respectfully submitted,

Sean Scully
Planning Manager



**CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, May 21, 2026**

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

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

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Gaddis, Hazeltine, Light, Young, Chair Craig

Officials Present: Sean Scully, Planning Manager
Steven Giang, Senior Planner
Luke Smude, Assistant to the City Manager
Jamaal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Conroy led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

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

The motion carried, 7-0-0.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Planning Analyst Brown reported receiving one email under Blue Folder Items.

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

The motion carried, 7-0-0.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 21, 2026.

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

There were no public comments regarding the Consent Calendar.

Commissioner Conroy noted corrections to Senior Planner Steven Giang's name in the Planning Commission minutes of April 16, 2026.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, the Consent Calendar, with Item No. F.2, as corrected.

The motion carried, 6-0-1, with Commissioner Conroy, abstaining from Item No. F.2, as he was not in attendance.

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

Chair Craig invited public comments.

There were no public comments.

I. EX PARTE COMMUNICATION

Commissioner Young reported speaking with members of the public.

Commissioner Conroy reported speaking with members of the public regarding Item No. J.1.

Commissioner Hazeltine reported speaking with members of the public and Chair Craig.

Chair Craig reported speaking with Commissioner Hazeltine and Councilmember Castle.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING FOR CONSIDERATION OF AMENDMENTS TO TITLE 10, CHAPTER 5 (ZONING ORDINANCE) OF THE REDONDO BEACH MUNICIPAL

CODE (RBMC) PERTAINING TO SERVICE STATION REGULATIONS REGARDING GENERAL FOOD SALES. CONSIDERATION OF FINDINGS/EXEMPTIONS UNDER THE CALIFORNIA ENVIRONMENT QUALITY ACT (CEQA), INCLUDING BUT NOT LIMITED TO FINDINGS THAT SAID ADDITIONAL REGULATIONS AND/OR AMENDMENTS OF EXISTING REGULATIONS ARE NOT SUBJECT TO CEQA PURSUANT TO SECTIONS 15060(C)(2), 15060(C)(3), AND 15061(B)(3) OF THE CEQA GUIDELINES, AND THAT THE CODE AMENDMENTS ARE NOT A “PROJECT” SUBJECT TO SECTION 15378(B)(5).

RECOMMENDATION:

- 1. Open the continued public hearing, take testimony from staff and other interested parties, and deliberate;**
 - 2. Close the public hearing; and**
 - 3. Adopt a resolution by title only subject to the findings contained therein**
- A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING REDONDO BEACH MUNICIPAL CODE TITLE 10, CHAPTER 5, SECTION 10-5.1602 PERTAINING TO GENERAL FOOD SALES, INCLUSIVE OF BEER AND WINE, AT SERVICE STATIONS**

CONTACT: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

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

The motion carried, 7-0-0.

Planning Manager Scully introduced the item and Assistant to the City Manager Luke Smude and deferred to him for a presentation.

Assistant to the City Manager Smude narrated a PowerPoint presentation with details of the item including background, existing regulations, additional city regulations, and City Council direction.

Planning Manager Scully offered additional background information noting that when the inland ordinance came before the Planning Commission in 2023, it decided not to adopt it, and City Council did. The ordinance being reviewed at this time is identical to that ordinance.

Discussion followed regarding the hours of operation, alcohol-related incidents related to the business that was granted a CUP under this ordinance (Mickey’s), referral of this item by Councilmember Castle, reasons why the ordinance was not approved initially by the Planning Commission, RBPD’s opinion regarding the item, the time needed for Coastal Commission certification, details of the prior CUP and when the current CUP was

approved, transient activity and calls for service related to the subject location and potential benefits of allowing alcohol sales at the subject location.

Commissioner Gaddis noted that changes can be made through the CUP if problems occur in the future.

Assistant to the City Manager Smude added that City Council provides final approval, but the Planning Commission could put additional restrictions through the CUP.

Discussion followed regarding the applicant's ability to appeal the Planning Commission's decision to the City Council, limitations placed on the Mickey's CUP, the businesses' ability to lease trailers and other equipment, the reason for the low number of applications, items included in the beer and wine category, the definitions of beer and wine per the Alcohol Beverage Code (ABC) and differentiating between the coastal zone and non-coastal zone.

Motion by Commissioner Young, seconded by Commissioner Gaddis, and approved by voice vote, to invite public comment.

The motion carried, 7-0-0.

There were no public comments on this item.

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

The motion carried, 7-0-0.

Commissioner Hazeltine spoke about the reason the Planning Commission opposed this item in 2023 and increases in crime related to alcohol-serving establishments; noted the Commission, at that time, considered the matter in-depth; mentioned the location is two blocks from the beach and that there are already many alcohol-serving establishments in the vicinity.

Commissioner Boswell agreed with Commissioner Hazeltine; spoke about staff minimizing the Commission's discussion with the City Council where City Council approved the resolution and hoped that staff will correctly represent the Commission's thoughts regarding this matter.

Commissioner Light mentioned prior rules regarding selling alcohol in gas stations; felt nothing has changed and that this may be useless exercise depending on Council's actions but asserted that the Commission should stand its ground and do what is right.

Commissioner Conroy noted that through the CUP path, each applicant will have to appear before the Planning Commission, with site-specifics reviews and conditions that can be put in place.

Motion by Commissioner Conroy, to recommend the City Council adopt a resolution by title only subject to the findings contained therein, A Resolution of the Planning Commission of the City of Redondo Beach, California, recommending that the City Council adopt an ordinance amending Redondo Beach Municipal Code Title 10, Chapter 5, Section 10-5.1602 pertaining to General Food Sales, inclusive of Beer and Wine, at service stations and determine such amendments as exempt from the California Environmental Quality Act (CEQA).

Chair Craig noted that although he dislikes having another alcohol-serving business in the area, he agrees with Commission Conroy as specific conditions can be made through the CUP process and felt this will not accomplish much, as there are similar businesses in the area.

Chair Craig seconded the motion.

The motion failed, 2-5-0, with the following roll call vote:

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

Commissioner Boswell mentioned it is the Planning Commission's job to do the right thing for the people of Redondo Beach, and not to ensure one person's investment is good or bad; agreed it may not change much, but it creates a slippery slope and may set precedence.

Commissioner Conroy confirmed that even if City Council approves the resolution, the Coastal Commission must still consider it.

Commissioner Light reiterated that people should not drink and drive and noted that the business is a gas station where allowing the purchase of alcohol sends the wrong message.

Commissioner Hazeltine pointed out that she has not changed her opinion from 2023, when the Planning Commission first considered the matter and talked about surrounding businesses selling alcohol and how the subject location is a busy corner.

Commissioner Boswell mentioned that all the concerns listed by the Planning Commission in 2023 are still relevant; observed that the RBPD's opinion has not changed; opined that City Council's previous decision was egregious and noted there are plenty of existing places to buy alcohol.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, to recommend the City Council NOT adopt a resolution by title only subject to the findings contained therein, A Resolution of the Planning Commission of the City of Redondo Beach,

California, recommending that the City Council adopt an ordinance amending Redondo Beach Municipal Code Title 10, Chapter 5, Section 10-5.1602 pertaining to General Food Sales, inclusive of Beer and Wine, at service stations and determine such amendments as exempt from the California Environmental Quality Act (CEQA).

The motion carried, 5-2-0, with the following roll call vote:

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

J.2. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND VARIANCE FOR A REDUCED FRONT YARD SETBACK, SIDE YARD SETBACK, REAR YARD SETBACK, AND REDUCED OUTDOOR LIVING SPACE FOR FIRST AND SECOND-STORY ADDITIONS TO AN EXISTING SINGLE-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE

RECOMMENDATION:

- 1. Open public hearing, receive and file all documents and correspondence on the proposed project;**
- 2. Accept all testimony from staff, applicant, and the public and deliberate;**
- 3. Close public hearing;**
- 4. Adopt a Resolution by title only approving an Exemption Declaration and granting a Variance for a reduced front yard setback, side yard setback, rear yard setback and reduced outdoor living space for first and second-story additions to an existing single-story single-family residence on property located within a Low-Density Multiple-Family Residential (R-2) Zone.**

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

The motion carried, 7-0-0.

Senior Planner Giang narrated a PowerPoint presentation with details of the project including an overview, site background and existing conditions, surrounding properties, open space, existing and proposed setbacks, first- and second-floor additions and plans, elevations, attic space, habitable space, expansion of the deck, height requirements, no increase in non-conformity, architectural materials and the various variance requests. He addressed findings and special circumstances, buildable areas, neighborhood compatibility, and recommendations.

Commissioner Conroy noted the lot has been there for a long time; felt it would not be fair to force them to change the size of the existing structure; mentioned those restrictions were in place when the property was first purchased; commented on the owner wanting

to increase the value of the property while the City strives for more affordable housing in Redondo Beach; suggested allowing the applicant to build within the current footprint and mentioned that he is not convinced the City should allow the applicant to build up to the lot lines all the way around.

Discussion followed regarding changes to the front of the house, changes in terms of encroachments on setbacks/footprints, outdoor living space, neighborhood compatibility, no increases in non-conformance, the Juliette balcony, distinctions between living area and attic space, comments from surrounding neighbors, ADU on an adjacent property, privacy impacts and other similar projects approved by the Planning Commission.

Continuing discussion followed regarding the second-floor plan and encroachments, the rear deck as outdoor living space and the last time the home was purchased.

Chair Craig invited the applicant to the podium and swore him in.

Michael Ho, Architect, applicant's representative, reported that the owner has lived on the property for forty years; noted surrounding properties are all two stories and addressed the front entry. He added that the current owner intends to continue living on the property.

Commissioner Young agreed with building master bedrooms on first floors and in response to her question regarding attic space, Senior Planner Giang reported that in the Building Code, it is defined as any space with a ceiling height of under seven feet and stated that conformance is determined during the building permit process and stated that another part of the Building Code defines habitability in terms of whether or not you can have HVAC and insulation in it.

Commissioner Boswell wondered about whether any of the lots in the area were subdivided, how many people will live in the residence and questioned whether this is an attempt to flip the house for more money.

Planning Manager Scully commented on the creation of lots and transfer of ownership prior to the Subdivision Map Act and noted that the owner's intent is not something that is under the Planning Commission's purview.

Chair Craig invited public comments.

Michael Ho, Architect, applicant's representative, reported the owner is retired and has a twin sister that will be moving in with her.

There were no other public comments.

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

The motion carried, 7-0-0.

Commissioner Light referenced Commissioner Boswell's comments and added that information is none of the City's business and the Commission does not have the right to disapprove the project for that reason.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, to adopt a Resolution by title only approving an Exemption Declaration and granting a Variance for a reduced front yard setback, side yard setback, rear yard setback and reduced outdoor living space for first and second-story additions to an existing single-story single-family residence on property located within a Low-Density Multiple-Family Residential (R-2) Zone.

The motion carried, 7-0-0, with the following roll call vote.

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

J.3. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, FINDING THAT THE PROPOSED 2026-2031 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE ADOPTED GENERAL PLAN OF THE CITY OF REDONDO BEACH, AS REQUIRED BY SECTION 65401 OF THE CALIFORNIA GOVERNMENT CODE

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

The motion carried, 7-0-0.

Planning Manager Scully narrated a PowerPoint presentation with details of the item; addressed a summary of the proposed 2026-2031 CIP and related goals and asked for input regarding the Draft Annual Budget for 2026/2027. He announced that the City received notice from HCD that it certified the City's Housing Element and reviewed a list of Planning Commission recommendations made under the 2025 Budget/Strategic Plan.

Discussion followed regarding providing input to City Council regarding what kinds of items the Planning Commission would like to include for consideration and funding, including the Commission earlier in the budget process, going forward and the Commission's ability to continue the matter of providing input at the next meeting when members will be better prepared to offer recommendations.

Motion by Chair Craig, seconded by Commissioner Hazeltine, and approved by voice vote, to invite public comments.

The motion carried, 7-0-0.

There were no public comments on this item.

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

The motion carried, 7-0-0.

Motion by Commissioner Hazeltine, seconded by Commissioner Conroy, to adopt a Resolution of the Planning Commission of the City of Redondo Beach, California, finding that the proposed 2026-2031 Capital Improvement Program (CIP) is consistent with the adopted General Plan of the City of Redondo Beach, as required by Section 65401 of the California Government Code.

The motion carried, 7-0-0, with the following roll call vote.

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

Commissioner Hazeltine suggested moving forward with the prior recommendations made to Council from last year's budget to this year's budget and continuing a discussion for input regarding the budget to the Commission's next meeting.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and approved by voice vote, to reiterate the recommendations from last year's budget to this year's budget and continue a discussion regarding providing input to Council of items to include in the budget.

The motion carried, 7-0-0.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF

Planning Manager Scully noted HCD certified the City's Housing Element and addressed next steps in the General Plan update.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Chair Craig spoke about the new North Redondo Farmers Market and its success and encouraged residents to visit.

O. ADJOURNMENT – 8:49 p.m.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 8:30 p.m.

The motion carried, 7-0-0.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on June 18, 2026, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California.

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

Respectfully submitted,

Sean Scully
Planning Manager



Administrative Report

H.1., File # PC26-0747

Meeting Date: 6/18/2026

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



Administrative Report

J.1., File # PC26-0748

Meeting Date: 6/18/2026

To: PLANNING COMMISSION
From: JOHN CIAMPA, SENIOR PLANNER

TITLE

Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow for the operation of a gymnastics company (Fit Kids Gymnastics Center) for children and teenagers ages 2-18 within an existing 18,186 square foot industrial space on property located at 2605 Manhattan Beach Boulevard in the Industrial IC-1 Zone.

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Adopt the attached resolution by title only, waiving further reading:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A GYMNASTICS COMPANY (FIT KIDS GYMNASTICS CENTER, INC.) FOR CHILDREN AND TEENAGERS AGES 2-18 WITHIN AN EXISTING 18,168 SQUARE FEET INDUSTRIAL SPACE ON PROPERTY LOCATED AT 2605 MANHATTAN BEACH BOULEVARD IN THE INDUSTRIAL (IC-1) ZONE (CASE NO. 20260288)

EXECUTIVE SUMMARY:

The applicant, Fit Kids Gymnastics Center, is requesting approval of a Conditional Use Permit (CUP) to allow the relocation and operation of a gymnastics and youth fitness training facility within a 18,168 -square-foot tenant space located at 2605 Manhattan Beach Boulevard within the West Bay Business Park.

Fit Kids Gymnastics Center is an established Redondo Beach business that has operated within the West Bay Business Park for approximately 17 years and is proposing to relocate from its current location at 2641 Manhattan Beach Boulevard (9,700 square feet) to a larger tenant space in the same business park. The proposed facility will provide gymnastics instruction, fitness training, dance-related activities, youth camps, weekend birthday parties, and related youth recreational programming for children and teenagers.

The facility will include gymnastics training equipment, balance beams, uneven bars, tumbling areas, foam pit activities, climbing features, administrative offices, restrooms, and ancillary retail sales of branded merchandise. All activities will occur entirely within the existing building and no outdoor

instructional activities are proposed.

The proposed use is classified as a Personal Improvement Service pursuant to the Redondo Beach Municipal Code and requires approval of a Conditional Use Permit within the Industrial-Commercial (IC-1) Zone. Interior tenant improvements are proposed; no substantial exterior modifications to the building are requested.

BACKGROUND

Existing Site, Surroundings, Zoning, and Project Description

The subject property is located at 2601-2641 Manhattan Beach Boulevard within the West Bay Business Park, an existing industrial-commercial development situated on an approximately 6.58-acre site near the northwest corner of Manhattan Beach Boulevard and Inglewood Avenue. The property is zoned Industrial-Commercial (IC-1) and is developed with six industrial/commercial buildings totaling approximately 119,321 square feet.

Surrounding properties are characterized by industrial, commercial, and institutional uses. Properties to the north are zoned Industrial (I-1), to the east are zoned Commercial (C-1), and to the south are zoned residential (R-1). Properties further to the north and east are located within the City of Lawndale and contain commercial and industrial uses.

The West Bay Business Park contains 322 parking spaces and is occupied by a variety of commercial, industrial, office, and personal improvement service uses. The proposed tenant space is located in the northwestern portion of the business park with 40 parking spaces allocated to its use by the property owner, which is consistent with the number of parking spaces required by the Zoning Ordinance during weekdays based upon the size of the proposed classes and number of instructors.

Fit Kids Gymnastics Center has operated within the West Bay Business Park since approximately 2009 at 2641 Manhattan Beach Blvd. and is seeking to relocate to the larger 18,168-square-foot space at 2605 Manhattan Beach Boulevard to accommodate expanded programming and equipment that will be more appealing to customers. According to the applicant, the proposed location is situated within the least utilized portion of the West Bay Business Park and is separated from the primary parking demand areas serving other tenants.

ANALYSIS

Conditional Use Permit

Pursuant to RBMC Sections 10-2.1020 and 10-2.2506, the proposed gymnastics training facility is classified as a Personal Improvement Service and requires approval of a Conditional Use Permit (CUP) within the Industrial-Commercial (IC-1) zone. The purpose of the CUP process is to ensure that the proposed use operates in a manner that is compatible with surrounding businesses and properties and does not adversely affect neighboring uses. Through the CUP review, potential operational impacts including parking demand, noise generation, traffic circulation, and other land use compatibility considerations are evaluated and, where necessary, addressed through conditions of approval.

Facility

The proposed Fit Kids Gymnastics Center suite is situated at the northwestern corner of the industrial/commercial complex. The suite consists of administrative offices, restrooms, and a large indoor activity area used for gymnastics and youth fitness instruction. The tenant space consists primarily of a large open gymnasium area designed to accommodate gymnastics instruction and related youth fitness activities. The facility layout includes multiple floor exercise areas, balance beams, tumbling strips, uneven bars, climbing and obstacle-course elements, a foam pit, exercise rooms, administrative offices, and supporting restroom facilities. The open configuration allows for the placement of specialized gymnastics equipment while maintaining adequate circulation and supervision areas for instructors, students, and parents. No expansion of the building footprint is proposed, and operations would occur entirely within the existing enclosed tenant space with no modifications.

The office areas are served by mechanical air conditioning, while the activity area is ventilated through a combination of roll-up doors and natural airflow. The building includes two roll-up doors along the west elevation and one roll-up door on the north elevation, which provide cross-ventilation within the activity area. According to the applicant, this ventilation configuration has been utilized by previous tenants at the subject property and is similar to the arrangement at the applicant's existing facility.

Business Operations

Classes generally operate in scheduled instructional blocks throughout the day with enrollment varying by age group and program type. The applicant indicates that classes are designed as instructor-led training sessions emphasizing physical fitness, coordination development, and gymnastics skills. The facility's operations are primarily concentrated during after-school hours, evenings, and weekends.

The applicant's sample schedules (Attachment 5) indicate that weekday activity is generally concentrated between approximately 3:30 p.m. and 7:30 p.m., while weekend programming occurs primarily during daytime hours. Birthday parties are proposed on weekends and would occur entirely indoors within the facility.

The proposed hours of operation are

- Monday through Thursday: 8:00 a.m. to 8:00 p.m.
- Friday: 8:00 a.m. to 8:00 p.m.
- Saturday: 8:00 a.m. to 10:00 p.m.
- Sunday: 9:00 a.m. to 10:00 p.m.

Parking

Pursuant to Redondo Beach Municipal Code Section 10-2.1706, the proposed gymnastics facility is classified as a health and physical fitness club, which requires one parking space per employee plus one parking space for every two students. Based on the applicant's proposed operations, parking demand would vary throughout the day and is greatest during weekday evening hours and weekends when class enrollment is highest.

Table 1 provided below identifies the three different operational periods for the business and the parking demand based on the parking use category of health and physical fitness club.

Table 1: Proposed Parking Demand by Operational Period

Operational Period	Maximum Students	Maximum Employees	Student Parking Requirement (1 space/2 students)	Employee Parking Requirement (1 space/employee)	Total Parking Demand
Weekday Business Hours (8:00 AM – 8:00 PM)	56	12	28 spaces	12 spaces	40 spaces
Weekday After-Business Hours (5:00 PM – Close)	80	20	40 spaces	20 spaces	60 spaces
Weekends	80	20	40 spaces	20 spaces	60 spaces

The subject 18,168 square foot tenant space is within a larger existing development that includes approximately 119,321 square feet of mixed industrial and commercial uses. The existing number of parking spaces in support of all uses on the larger property was originally built with a parking ratio of approximately one (1) space per 375 square feet. This is a generally consistent rate with current parking requirements assuming fifty percent of the future uses would be warehouse and fifty percent commercial.

Field observations conducted by staff and information provided by the applicant (Attachment 6) demonstrate that a surplus of parking spaces is regularly available throughout the business park with very limited use on the weekends.

Staff also finds that the proposed use is particularly compatible with the site's shared parking characteristics. Unlike the majority of tenants within the center, Fit Kids Gymnastics Center's peak operating periods occur during after-school hours, evenings, and weekends, when parking demand from surrounding businesses is significantly reduced. As a result, the facility's highest parking demand of 60 spaces would occur during periods when excess parking capacity exists on-site. In addition, a portion of the facility's activity consists of short-term parent drop-off and pick-up activity rather than long-term vehicle parking.

Based on the existing pool of parking for this tenant space of 48 spaces and available parking inventory, historical operating experience within the West Bay Business Park, parking observations conducted by staff, and the operational characteristics and times of the proposed use, staff concludes that the project will not create adverse parking impacts or result in parking spillover onto adjacent properties or public streets. Therefore, staff finds that adequate parking is available to accommodate the proposed gymnastics facility and existing uses within the center.

Noise

Potential noise impacts associated with gymnastics training facilities were evaluated as part of the

CUP review. All instructional activities will occur entirely within the unit building and no outdoor classes or activities are proposed.

The applicant indicates that the facility emphasizes instructor-led training and does not utilize amplified music or outdoor activities. The applicant further states that operations at the existing location within the business park have not generated noise complaints during approximately 17 years of operation.

Supporting correspondence submitted by the property owner and adjacent tenants of the current location at 2641 Manhattan Beach Blvd confirms that Fit Kids Gymnastics Center has operated within the complex for more than a decade without creating noise impacts on neighboring tenants. Additionally, BearCom a telecommunications supplier located next to the proposed space indicates that no noise concerns were experienced from the previous training-related tenant occupying the building (Attachment 7).

Given the proposed location of the use in the north west corner of the industrial commercial facility, enclosed nature of the unit, separation from residentially zoned properties (nearly 350 feet south across Manhattan Beach Blvd), and the documented operational history of the business within the same business park, staff finds that the proposed use would operate without creating significant noise impacts to surrounding properties. Conditions of approval requiring compliance with applicable City noise standards are however included in the attached Planning Commission Resolution.

Conditional Use Permit Findings

Pursuant to Redondo Beach Municipal Code Section 10-2.610, the proposed Fit Kids Gymnastics Center use is classified as "Personal Improvement Service" which requires Planning Commission approval since the use is classified as a personal improvement and the space is over 2,000 square feet. 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 Fit Kids Gymnastics Center is not located within the Artesia and Aviation Corridors Area Plan. The Fit Kids Gymnastics Center will be housed within an existing industrial building previously used by "Velocity" which was a similar Personal Improvement Service tenant. The proposed use is in conformity with the General Plan land use designation of Industrial-Commercial (IC-1) zone which allows "personal improvement services". The gymnastics studio, as conditioned, is required to have dedicated parking in an amount required by the City's parking regulations for this use type which is determined to be 40 spaces on weekdays from 8:00am to 5:00pm and 60 spaces from 5:00pm to 10:00pm on weekdays and 8:00am to 10:00pm on

weekends. The gymnastics studio, as conditioned, will not generate excessive noise, is located more than 300 feet from any sensitive land uses (residential south of Manhattan Beach Blvd) 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 adjacent to Manhattan Beach Boulevard and Inglewood Avenue intersection, and is accessed by three (3) existing two-way driveways on 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.

- 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 is located in the northwest corner of the property that is adjacent to industrial uses.

The subject 18,168 square foot tenant space is within a larger existing development that includes approximately 126,726 square feet of mixed industrial and commercial uses. The existing number of parking spaces in support of all uses on the larger property was originally built with a parking ratio of approximately one (1) space per 375 square feet. This is a generally consistent rate with current parking requirements assuming fifty percent of the future uses would be warehouse and fifty percent commercial. Pursuant to the City's parking standard of "one space per employee, plus one space per each two students" for "personal improvement services", this project is only required to provide 40 parking spaces during normal business hours from 8:00am to 5:00pm. Since the existing parking field for the subject tenant space is 48 spaces the use, as proposed, complies with the City's parking regulations. Additionally, the proposed facility's peak operating hours occur primarily during weekday evenings (5:00pm to 10:00pm) and weekends (8:00am to 10:00pm) when many surrounding industrial and commercial tenants have reduced activity or are closed, resulting in a greater availability of on-site parking to accommodate the increased staffing and class sizes that would require 60 parking spaces. Finally, the applicant has demonstrated a history of operating within the business park without parking-related complaints or conflicts and has structured class schedules to limit peak occupancy. Based on the available parking inventory, operational characteristics of the use, and the staggered parking demand among tenants, the parking arrangement will not create adverse impacts on neighboring properties or the overall function of the business park.

- 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. *The proposed 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 three (3) two-way access driveways comply with Zoning Ordinance and Public Works standards. Additionally, the suite's location at the northwest corner of the complex provides ample parking for customers and is separated from the other 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. All instructional activities will occur entirely within the enclosed building, and the use does not include outdoor operations, amplified music, or high-noise activities. The applicant has operated within the West Bay Business Park for many years without documented noise complaints, and both the property owner and adjacent tenant have confirmed that the existing operation has not created noise-related issues.*
 - i. No deliveries are anticipated for the operation of the business. Parking will occur to the north and west of the building, separated from the other units and their parking area.*
 - 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 certificate of occupancy and any future tenant improvements 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 8:00AM to 8:00PM Monday through Thursday; 8:00AM to 8:00PM on Fridays, 8:00AM to 10:00PM on Saturdays, and 9:00AM to 10:00PM 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 Fit Kids Gymnastics Center 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 304-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; and
- Class sizes and staffing shall not result in a parking demand that would exceed the total number of parking spaces provided at the site.

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:

John Ciampa

Marc Wiener

Senior Planner

Community Development Director

ATTACHMENTS

1. Manhattan Beach Boulevard - Exemption Declaration
2. 2605 Manhattan Beach Boulevard - Draft Resolution
3. 2605 Manhattan Beach Boulevard - CUP Application
4. 2605 Manhattan Beach Boulevard - Plans
5. 2605 Manhattan Beach Boulevard - Schedule
6. 2605 Manhattan Beach Boulevard - Parking Survey

7. 2605 Manhattan Beach Boulevard - Neighboring Business Letters



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

- DATE:** June 18, 2026
- PROJECT ADDRESS:** 2605 Manhattan Beach Boulevard
- PROPOSED PROJECT:** Consideration of an Exemption Declaration and Conditional Use Permit (CUP) to allow the relocation and operation of a gymnastics and youth fitness training facility within a 18,168-square-foot tenant space located at 2605 Manhattan Beach Boulevard within the West Bay Business Park located within an Industrial-Commercial (IC-1) zone. (Case No. 2026-0288)

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

The project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15301 (Existing Facilities) of the California Guidelines for Implementation of the CEQA. Specifically, the project includes a change of use for a personal improvement service within an existing commercial and industrial business complex.

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

John Ciampa
John Ciampa
Senior Planner

RESOLUTION NO. 2026-06-PCR-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A GYMNASTICS COMPANY (FIT KIDS GYMNASTICS CENTER, INC.) FOR CHILDREN AND TEENAGERS AGES 2-18 WITHIN AN EXISTING 18,168 SQUARE FEET INDUSTRIAL SPACE ON PROPERTY LOCATED AT 2605 MANHATTAN BEACH BOULEVARD IN THE INDUSTRIAL-COMMERCIAL (IC-1) ZONE (CASE NO. 20260288)

WHEREAS, an application was filed on behalf of the owner of property located at 2605 Manhattan Beach Boulevard for consideration of an Exemption Declaration and Conditional Use Permit, for the operation of a gymnastics company (Fit Kids Gymnastics Center) for children and teenagers ages 2-18 within an existing 18,168 square feet commercial space on property located at 2605 Manhattan Beach Boulevard in the Industrial-Commercial (IC-1) Zone; and

WHEREAS, the applicant has operated this gymnastics company within an adjacent space located at 2641 Manhattan Beach without incident for 17 years and is moving to the subject property to accommodate expanded programming and equipment that will be more appealing to customers; 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 18th day of June, 2026 with respect thereto.

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

1. In accordance with Sections 10-2.1020 and 10-2.2506 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 Fit Kids Gymnastics Center is not located within the Artesia and Aviation Corridors Area Plan. The Fit Kids Gymnastics Center will be housed within an existing industrial building previously used by "Velocity" which was a similar Personal Improvement Service tenant. The proposed use is in conformity with the General Plan land use designation of Industrial-Commercial (IC-1) zone which allows "personal improvement services". The gymnastics studio, as conditioned, is required to have dedicated parking in an amount required by the City's parking regulations for this use type which is determined to be 40 spaces on weekdays from 8:00am to 5:00pm and 60 spaces from 5:00pm to 10:00pm on weekdays and 8:00am to 10:00pm on weekends. The gymnastics studio, as conditioned, will not generate excessive noise, is located more than 300 feet from any sensitive land uses (residential south of Manhattan Beach Blvd) 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 adjacent to Manhattan Beach Boulevard and Inglewood Avenue intersection, and is accessed by three (3) existing two-way driveways on 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.

- 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 is located in the northwest corner of the property that is adjacent to industrial uses.

The subject 18,168 square foot tenant space is within a larger existing development that includes approximately 126,726 square feet of mixed industrial and commercial uses. The existing number of parking spaces in support of all uses on the larger property was originally built with a parking ratio of approximately one (1) space per 375 square feet. This is a generally consistent rate with current parking requirements assuming fifty percent of the future uses would be warehouse and fifty percent commercial. Pursuant to the City's parking standard of "one space per employee, plus one space per each two students" for "personal improvement services", this project is only required to provide 40 parking spaces during normal business hours from 8:00am to 5:00pm. Since the existing parking field for the subject tenant space is 48 spaces the use, as proposed, complies with the City's

parking regulations. Additionally, the proposed facility's peak operating hours occur primarily during weekday evenings (5:00pm to 10:00pm) and weekends (8:00am to 10:00pm) when many surrounding industrial and commercial tenants have reduced activity or are closed, resulting in a greater availability of on-site parking to accommodate the increased staffing and class sizes that would require 60 parking spaces. Finally, the applicant has demonstrated a history of operating within the business park without parking-related complaints or conflicts and has structured class schedules to limit peak occupancy. Based on the available parking inventory, operational characteristics of the use, and the staggered parking demand among tenants, the parking arrangement will not create adverse impacts on neighboring properties or the overall function of the business park.

- 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 three (3) two-way access driveways comply with Zoning Ordinance and Public Works standards. Additionally, the suite's location at the northwest corner of the complex provides ample parking for customers and is separated from the other 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. All instructional activities will occur entirely within the enclosed building, and the use does not include outdoor operations, amplified music, or high-noise activities. The applicant has operated within the West Bay Business Park for many years*

- without documented noise complaints, and both the property owner and adjacent tenant have confirmed that the existing operation has not created noise-related issues.*
- ii. *No deliveries are anticipated for the operation of the business. Parking will occur to the north and west of the building, separated from the other units and their parking area.*
 - 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 8:00AM to 8:00PM Monday through Thursday; 8:00AM to 8:00PM on Fridays, 8:00AM to 10:00PM on Saturdays, and 9:00AM to 10:00PM 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 of/pick up to rear of building) 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, pursuant to the plans, specifications, drawings, and applications considered by the Planning Commission at its meeting on the 18th day of June, 2026.

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 18,168 square foot tenant space within an existing multi-tenant commercial center at 2605 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 June 18th, 2026.
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 8:00AM to 10:00PM Monday through Friday and 8:00AM to 10:00PM on Saturdays and Sundays.
4. There shall be a maximum of twelve (12) employees and fifty-six (56) students in the gymnastics studio from 8:00am to 5:00pm Monday through Friday. From 5:00pm to 10:00pm Monday through Friday and 8:00am to 10:00pm Saturday and Sunday class sizes shall not exceed for than 80 students and 20 employees.
5. 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.
6. The project developer and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.
7. The tenant space shall be fully fenced prior to the start of construction.
8. All on-site litter and debris shall be collected daily.
9. The project developer, if applicable, 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.
10. Walkways adjacent to job sites shall be clean and free of debris.

11. 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.
12. Barriers shall be erected to protect the public where walkways are damaged or removed.
13. All aspects of the gymnastics studio shall occur exclusively within the interior of the tenant space.
14. 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.
15. 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.
16. 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.
17. The applicant shall provide additional lighting and security cameras to enhance security at the rear of the building.
18. The Community Development Department is authorized to approve minor changes.
19. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.
20. The Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.

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

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

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

PASSED, APPROVED AND ADOPTED this 18th day of June, 2026.

Chair Wayne Craig
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-06-PCR-09 was duly passed, approved, and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 18th day of June, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc Wiener
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office



415 DIAMOND STREET, REDONDO BEACH, CALIFORNIA 90277

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

PROPERTY OWNER'S AUTHORIZATION FORM

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

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

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

for my property located at
(Property Address)

* * *

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

Property Owner Name and Title

Date

Property Owner Signature

Phone Number

Email Address

Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARKING DATA:

8 ACCESSIBLE PARKING SPACES REQUIRED

10 ACCESSIBLE PARKING SPACES PROVIDED

4 VAN ACCESSIBLE PARKING SPACES PROVIDED

312 STANDARD ACCESSIBLE PARKING SPACES PROVIDED

312 STANDARD PARKING SPACES PROVIDED

322 TOTAL PARKING SPACES PROVIDED ON-SITE

FIT KIDS GYM ALLOWANCED PARKING:

WEEKDAY DAYTIME PARKING DEMAND 8AM - 5PM

40 TOTAL PARKING SPACES ASSIGNED TO FIT KID'S GYM INCLUDING TWO ACCESSIBLE SPACES

12 STAFF PARKING SPACES (12 EMPLOYEES)

28 STUDENT PARKING SPACES (86 STUDENTS)

WEEKDAY EVENING PARKING DEMAND 5PM - 10PM

60 TOTAL PARKING SPACES ASSIGNED TO FIT KID'S GYM INCLUDING TWO ACCESSIBLE SPACES

20 STAFF PARKING SPACES (20 EMPLOYEES)

40 STUDENT PARKING SPACES (86 STUDENTS)

WEEKEND PARKING DEMAND 8AM - 10PM

60 TOTAL PARKING SPACES ASSIGNED TO FIT KID'S GYM INCLUDING TWO ACCESSIBLE SPACES

20 STAFF PARKING SPACES (20 EMPLOYEES)

40 STUDENT PARKING SPACES (86 STUDENTS)

LEGAL DESCRIPTION:

TRAPARTITION MAP SHOWING PROPERTY FORMERLY OF THE REDONDO LAND CO LOT EX OF ST COM S 89°59'19" W 606.94 FT FROM SE COR OF LOT 12 IN SEC 20 T 35 R 14W TH S 89°59'19" W 64.06 FT TH N PARALLEL WITH W LINE OF SD LOT 465 FT TH N 89°59'19" E 11.8 FT TH E ON A CURVE CONCAVE TO N RADII EQUALS 412.78 FT 188.07 FT TH N 74°59'19" E TO A PT N 0°04' W FROM BEG TH S 0°04' E TO BEG POR OF LOT 12 IN SEC 20 T 35 R 14W

PROJECT DATA:

AINR: 414-9006-032

ZONE: IC-1

SITE AREA: 28724 S.F. (28826 S.F. USABE)

CONSTRUCTION TYPE: III-B (ORIGINAL III-N, 1997 UBC/2002 CBC)

ACTUAL STORIES: 1 STORY

EXISTING BUILDINGS: 25,500 S.F. (2601/2605)

OFFICE AREA: 3,166 S.F.

OTHER AREAS: 15,902

TRAINING AREA: 18,168

TOTAL AREA: 18,168

TENANT: FIT KID'S GYMNASTICS CENTER
2641 MANHATTAN BEACH BLVD.
REDONDO BEACH, CA 90278
CONTACT: CHRIS OLSEN
PHONE: (310) 938-7595
EMAIL: FITKIDSGYM@GMAIL.COM

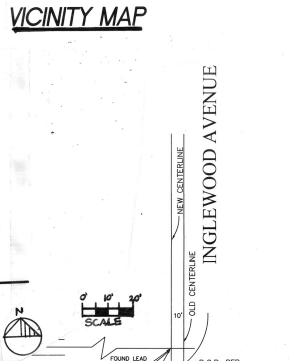
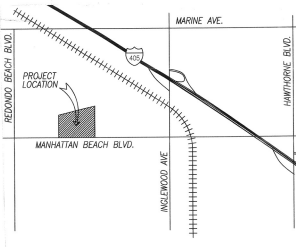
OWNER: REXFORD INDUSTRIAL
2605 MANHATTAN BEACH BLVD.
REDONDO BEACH, CA 90278
(310) 966-1680

ARCHITECT: BRUCE McVey
BRUCE@BRUCEMVEY.COM
PHONE: (562) 310-2759

DRAWN BY: ROBERT MULL
RMM@SM3.COM

THIS PROJECT SHALL COMPLY WITH CURRENT GOVERNING CODES:
BUILDING CODE - 2025 CALIFORNIA BUILDING CODE w/ CITY OF REDONDO BEACH MUNICIPAL CODE

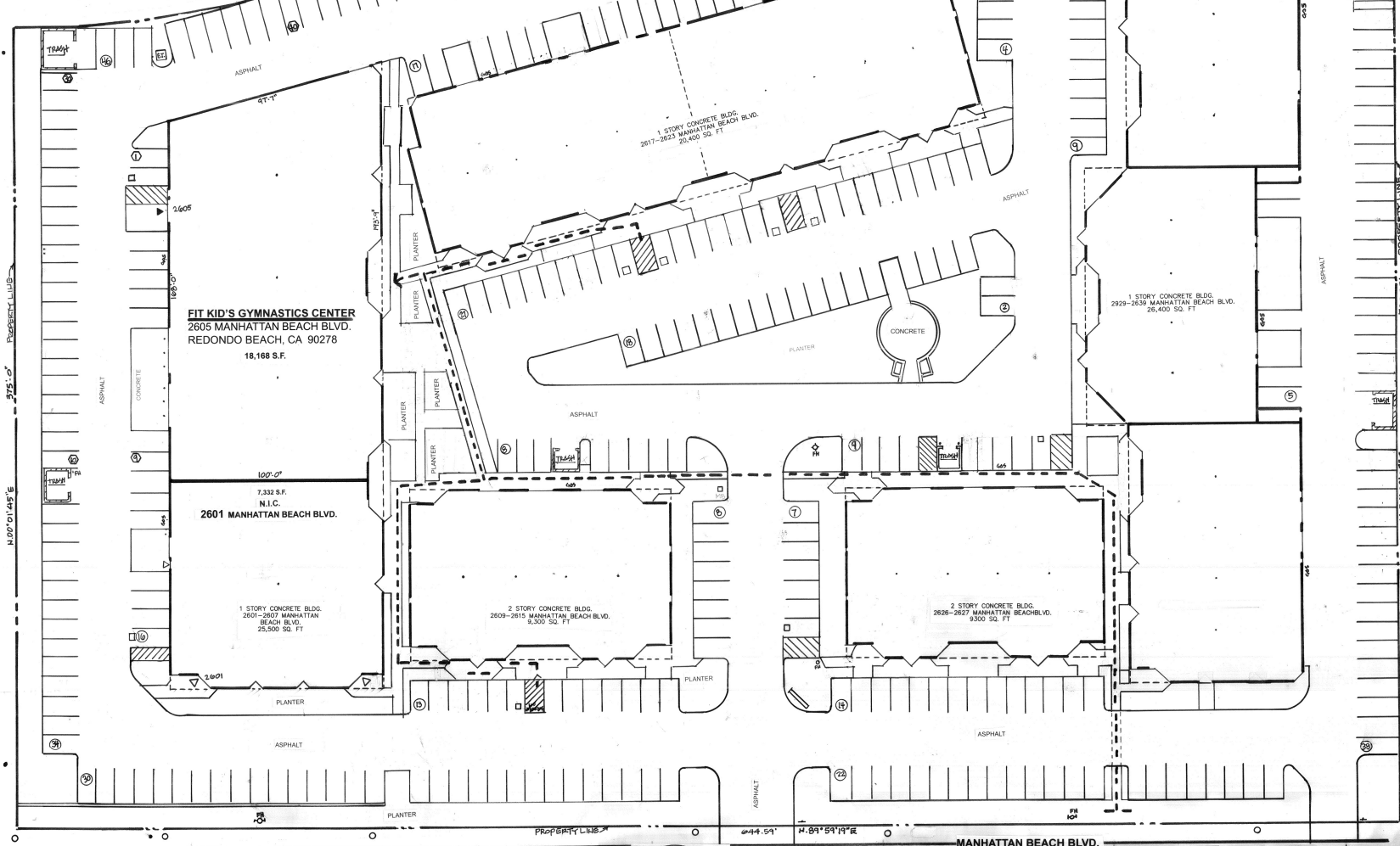
OCCUPANCY:
ORIGINAL OCCUPANCY: 2005 TRAINING GYMNASIUM UNDER THE 2001 CALIFORNIA BUILDING STANDARDS CODE, BASED ON THE 1997 UNIFORM BUILDING CODE SECTION 303.2.2.2, ASSEMBLY, DIVISION 3 PROVISIONS.
CURRENT PROPOSED OCCUPANCY: 2025 NO CHANGE OF USE, TRAINING GYMNASIUM PER 2025 CALIFORNIA BUILDING CODE SECTION 303.4 ASSEMBLY GROUP 3 OCCUPANCY, **0 4 5**.



TYPICAL ACCESSIBLE PARKING SPACE:

STANDARD OVERALL PARKING SPACES

FIT KID'S GYM ASSIGNED PARKING SPACES



Revision	Date	Description	By	Revision	Date	Description	By	Revision	Date
1				1				1	
2				2				2	
3				3				3	



FIT KID'S GYMNASTICS CENTER
2605 MANHATTAN BEACH BLVD.,
REDONDO BEACH, CA 90278



SITE PLAN
ALL CONDITIONS ARE EXISTING, TYPICAL.

Job No.	2025R-26	A-1
Date	2/11/25	
Drawn	R. MULL	
Checked		
Scale	1" = 20'-0"	Of
P.O.B. PER TITLE REPORT		Sheets

PLUMBING FIXTURE ANALYSIS:

PER 2025 CALIFORNIA PLUMBING CODE, TABLE 422.1 MINIMUM PLUMBING FACILITIES:

ROOM DESCRIPTION	AREA	FACTOR	OCCUPANTS
OFFICES / CHECK-IN / RECEPTION	= 1,063 S.F. / 150 S.F.	= 7.0	
WAITING AREA	= 132 S.F. / 15 S.F.	= 8.8	
STORAGE AREA	= 719 S.F. / 300 S.F.	= 2.3	
CIRCULATION OFFICE AREA	= 484 S.F. /	= N/A	
UTILITY & ELECTRICAL ROOMS	= 156 S.F. /	= N/A	
MEN'S & WOMEN'S ROOM	= 612 S.F. /	= N/A	
TRAMPOLINE AREA	= 540 S.F. / RESTRICTED USE	= 2.0	
NINJA AEROBATICS AREA	= 1,040 S.F. / RESTRICTED USE	= 2.0	
BAR AREA	= 1,121 S.F. / RESTRICTED USE	= 6.0	
VAULT AREA	= 912 S.F. / RESTRICTED USE	= 2.0	
FLOOR EXERCISE AREA	= 1,600 S.F. / RESTRICTED USE	= 5.0	
BALANCE BEAM AREA	= 1,030 S.F. / RESTRICTED USE	= 10.0	
TRAINING CIRCULATION AREA	= 8,839 S.F. /	= N/A	
TOTAL OCCUPANT LOAD	18,168 S.F.		46

BASED ON 60 MAXIMUM OCCUPANTS AT PEAK BUSINESS HOURS (PER PARKING RESTRICTIONS):

REQUIRED:

TYPE OF OCCUPANCY	WATER CLOSETS		URINALS		LAVATORIES		DRINKING FOUNTAINS		OTHER	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	PER PERSON	PER PERSON	SERV. SINK	
A-3	1(1-100)	2(26-50)	1(1-100)		1(1-200)	1(1-200)	1(1-250)			1

PROVIDED:

TYPE OF OCCUPANCY	WATER CLOSETS		URINALS		LAVATORIES		DRINKING FOUNTAINS		OTHER	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	PER PERSON	PER PERSON	SERV. SINK	
A-3	2	2			2	2	1			1

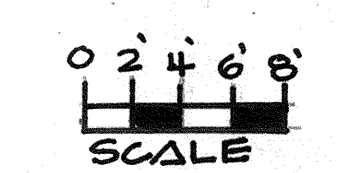
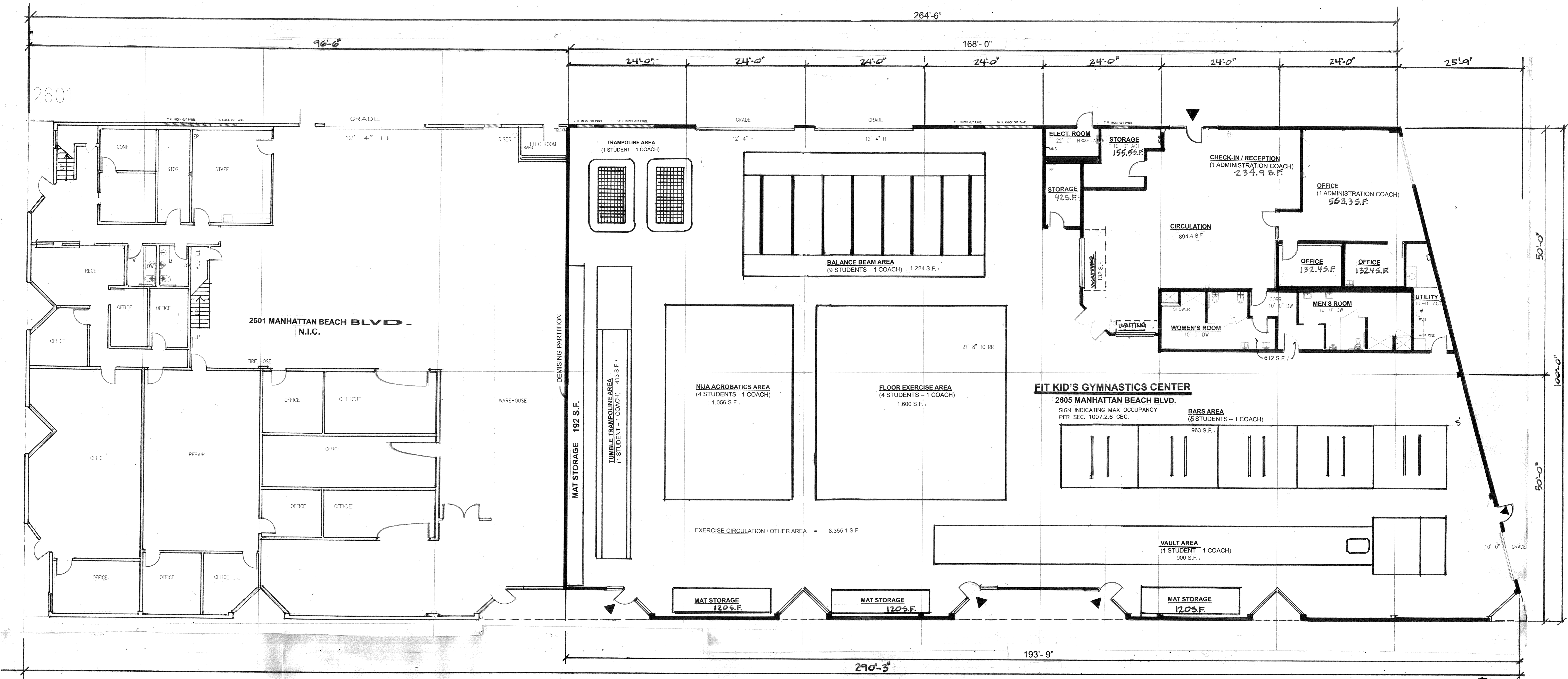
EXITING ANALYSIS:

PER 2025 CALIFORNIA BUILDING CODE, SECTION 1004 - OCCUPANT LOAD.

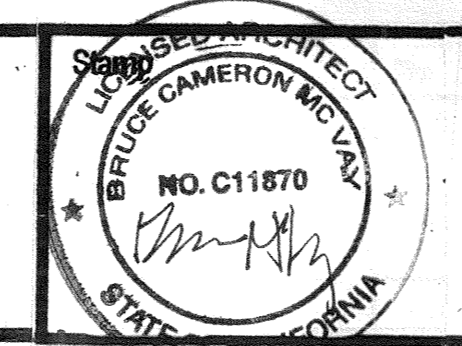
ROOM DESCRIPTION	AREA	FACTOR	OCCUPANTS
OFFICES / CHECK-IN / RECEPTION	= 1,063 S.F. / 150 S.F.	= 7.0	
WAITING AREA	= 132 S.F. / 15 S.F.	= 8.8	
STORAGE AREA	= 799 S.F. / 300 S.F.	= 2.6	
CIRCULATION FRONT AREA	= 894 S.F. / 50 S.F.	= 17.8	
UTILITY & ELECTRICAL ROOMS	= 156 S.F. /	= N/A	
MEN'S & WOMEN'S ROOM	= 612 S.F. /	= N/A	
TUMBLE/TRAMPOLINE EXERCISE AREA	= 413 S.F. / 50 S.F.	= 8.26	
NINJA AEROBATICS EXERCISE AREA	= 1,056 S.F. / 50 S.F.	= 21.1	
BAR EXERCISE AREA	= 983 S.F. / 50 S.F.	= 19.2	
VAULT EXERCISE AREA	= 900 S.F. / 50 S.F.	= 18.0	
FLOOR EXERCISE AREA	= 1,600 S.F. / 50 S.F.	= 32.0	
BALANCE BEAM EXERCISE AREA	= 1,224 S.F. / 50 S.F.	= 22.4	
EXERCISE CIRCULATION / OTHER AREA	= 8,355 S.F. / 50 S.F.	= 167.1	
TOTAL OCCUPANT LOAD	18,168 S.F.		325 OCCUP.

PER 2025 CBC TABLE 1006.3.3 MIN. NUMBER OF EXITS:

2 EXITS REQUIRED
 5 EXITS PROVIDED
 REQUIRED WIDTH OF EXIT DOOR = 322 OCCUPANTS / 5 EXITS = 65 OCCUPANTS PER EXIT.
 65 x 2 = 13' MINIMUM SIZE EACH EXIT DOOR REQUIRED
 (5) 36" MINIMUM SIZE EXIT DOORS PROVIDED.



Revision	Date	Description	By	Revisions	Date	Description	By	Revision	Date
▲				▲				▲	
▲				▲				▲	
▲				▲				▲	



FIT KID'S GYMNASTICS CENTER
 2605 MANHATTAN BEACH BLVD.,
 REDONDO BEACH, CA 90278

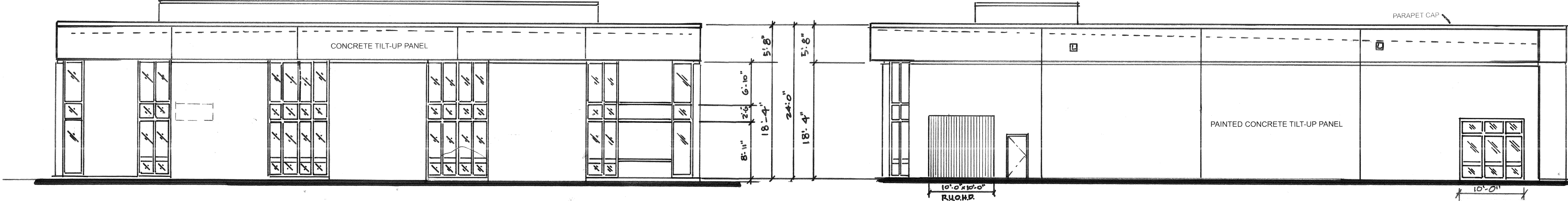


FLOOR PLAN 18,168 S.F.
 ALL PARTITIONS & CEILINGS ARE EXISTING, TYPICAL

Job No.	
Date	20 MAR 26
Checked	R. Mull
Scale	1/8" = 1'-0"

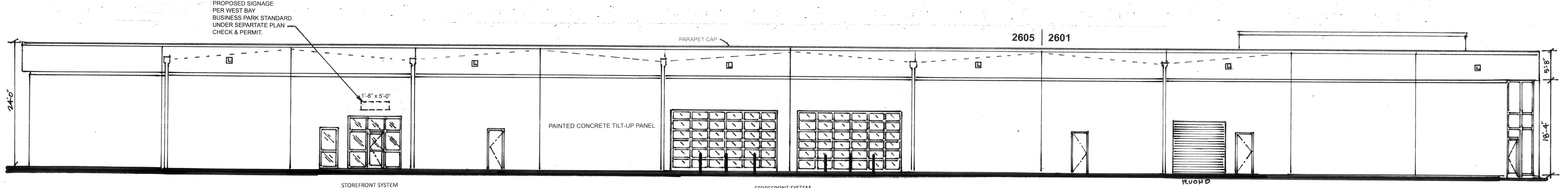
A-2

DATE PLOTTED: 03/26/2024 10:00 AM

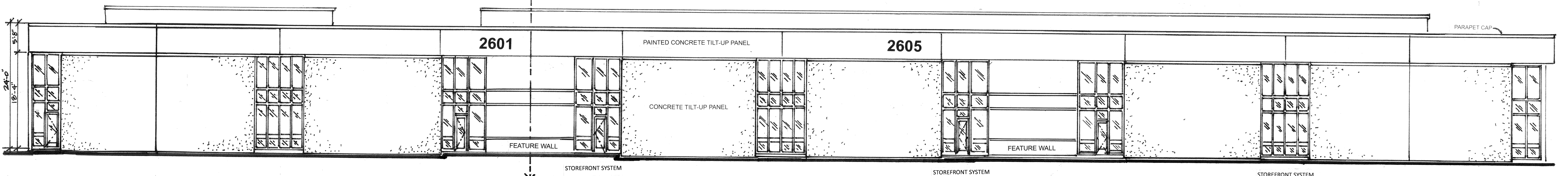


SOUTH ELEVATION
2601 MANHATTAN BEACH BLVD.

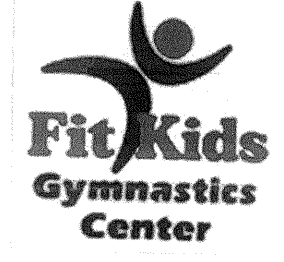
NORTH ELEVATION
2605 MANHATTAN BEACH BLVD.



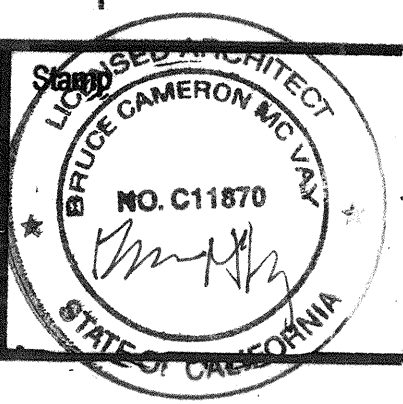
WEST ELEVATION



EAST ELEVATION



Revision	Date	Description	By	Revision	Date	Description	By	Revision	Date
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▲				▲				▲	
▲				▲				▲	



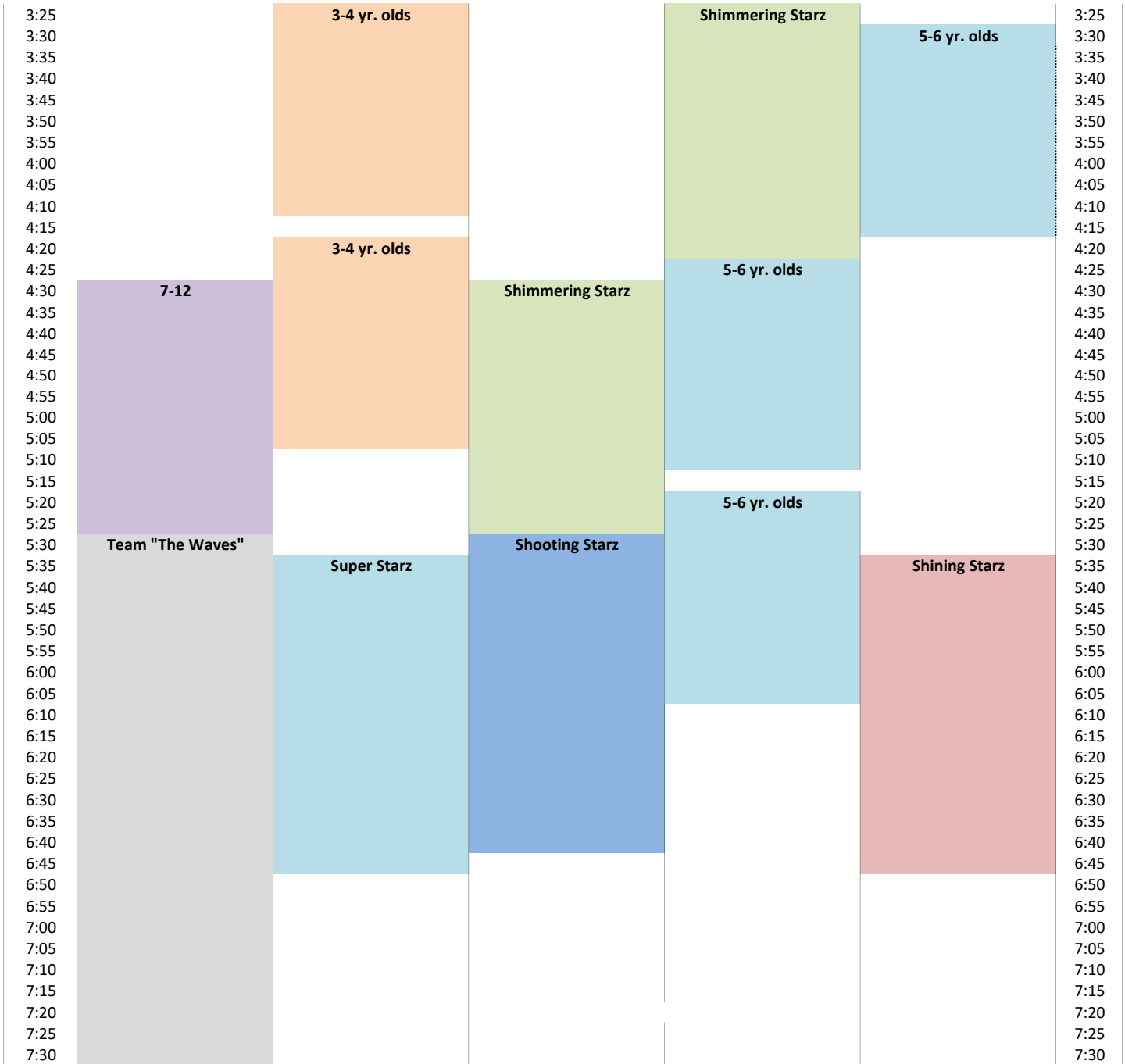
FIT KID'S GYMNASICS CENTER
2605 MANHATTAN BEACH BLVD.,
REDONDO BEACH, CA 90278

EXTERIOR ELEVATIONS
ALL CONDITIONS ARE EXISTING, TYPICAL.

Job No.
Date **20MAR26**
Drawn **R.MULL**
Checked
Scale **1/8" = 1'-0"**

A-3
Of Sheets

Fit Kids Sample Weekday Schedule

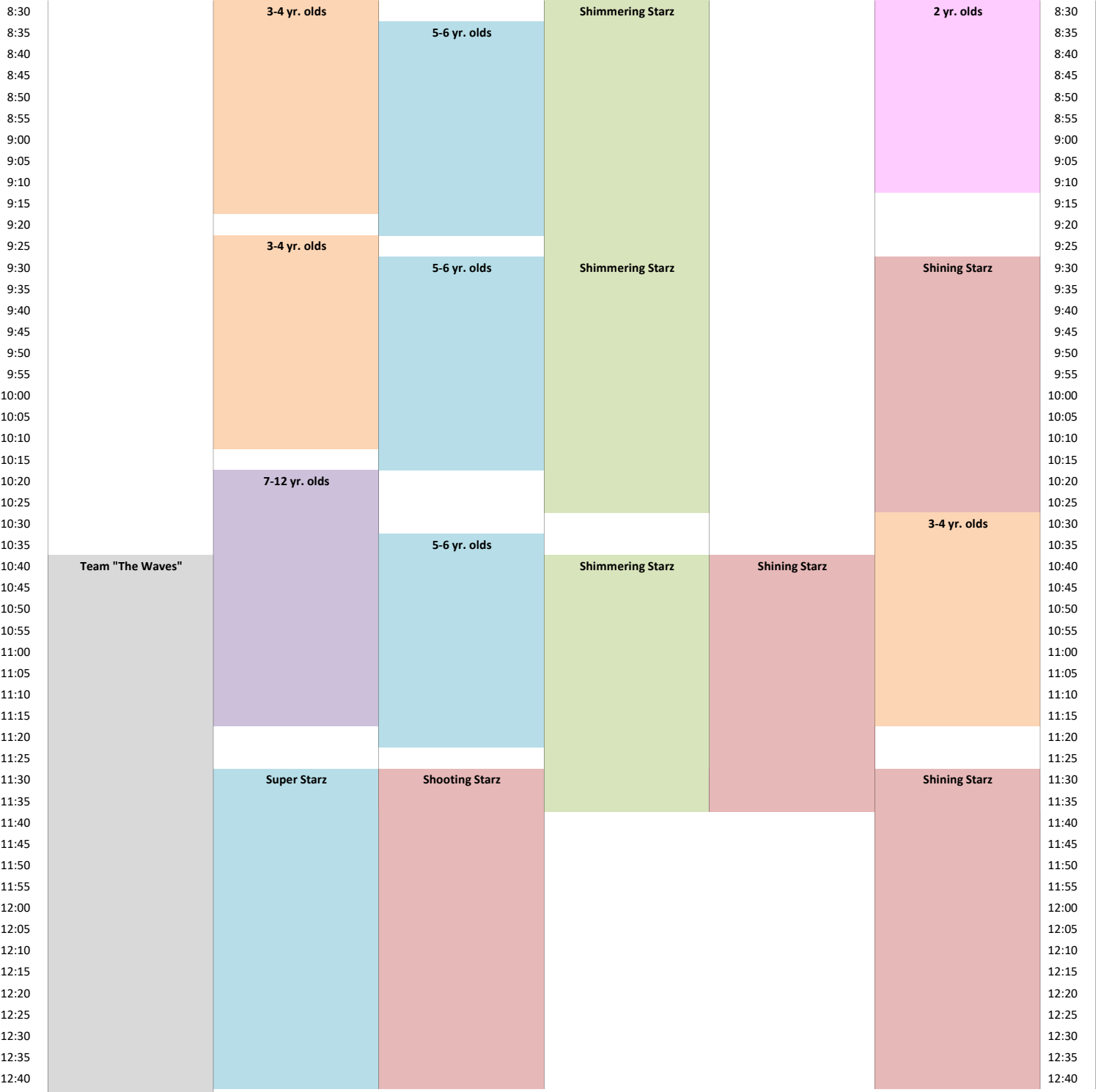


Note:

As class sizes grow and shrink due to customer demands, student promotions and seasonal influences, the schedule naturally changes a bit over time.

Be assured that regardless of which classes are in demand or what the schedule evolves into over time, We will not exceed the maximum allotment of students and employees allowed by the Conditional Use Permit.

Fit Kids Sample Weekend Schedule



Note:

As class sizes grow and shrink due to customer demands, student promotions and seasonal influences, the schedule naturally changes a bit over time.

Be assured that regardless of which classes are in demand or what the schedule evolves into over time, We will not exceed the maximum allotment of students and employees allowed by the Conditional Use Permit.

Parking Plan

Over the past 16 years operating in the West Bay Business Park we have identified three different parking demand scenarios which occur weekly during our proposed hours of operation They are as follows:

Scenario 1: Weekday Daytime Parking Demand - 8:00 AM to 5:00 PM

The site's current CUP shows an allotment of 40 parking spaces from the Landlord, which we plan to use.

Scenario 2: Weekday Evening Parking Demand - 5:00 PM to 10:00 PM

Most other tenants in the business park are done for the day at 5:00 PM.

Scenario 3: Weekend Parking Demand - 8:00 AM to 10:00 PM

Most tenants in the park are closed on weekends.

Based on the above information, we request the following employee and customer ratios:

Weekday Daytime Parking - 8:00 AM to 5:00 PM

40 Parking spaces which are currently allotted

12 spaces for up to 12 employees

28 spaces for up to 56 Students, based on 2 students per parking space criteria.

Weekday Evening Parking - 5:00 PM to 10:00 PM.

60 Parking spaces. The majority of the parking spaces in the park become available.

20 for up to 20 employees

40 for up to 80 Students, based on 2 students per parking space criteria.

Weekend Parking - 8:00 AM to 10:00 PM. Over 90% of the parking spaces are empty.

60 Parking Spaces: We will be the only tenant that is regularly open on weekends.

20 for up to 20 employees

40 for up to 80 Students, based on 2 students per parking space criteria.

Fit Kids Gymnasium Center CUP Parking Survey

Pictures of parking around the proposed Fit Kids Gymnasium Center on Saturday, May 23, 2026 to document parking utilization in the area on weekends.



Photo 1. Central parking area to the east of 2605 Manhattan Beach Blvd.



Photo 2. Side (south) parking area near 2601 Manhattan Beach Blvd.



Photo 3. Rear parking area to the north of 2605 Manhattan Beach Blvd.



Photo 4. Side (west) parking area adjacent to 2605 Manhattan Beach Blvd.

These photos document parking utilization around the proposed Fit Kids Gymnasium Center on Saturday, May 23, 2026.

Fit Kids Gymnasium Center CUP Parking Survey

Pictures of parking around the proposed Fit Kids Gymnasium Center on Sunday, May 31, 2026 to document parking utilization in the area on weekends.



Photo 1. Central parking area to the east of 2605 Manhattan Beach Blvd.



Photo 2. Parking along the side (south) frontage area near 2601 Manhattan Beach Blvd.



Photo 3. Rear parking area to the north of 2605 Manhattan Beach Blvd.



Photo 4. Side (west) parking area adjacent to 2605 Manhattan Beach Blvd.

These photos document parking utilization around the proposed Fit Kids Gymnasium Center on Sunday, May 31, 2026.

Fit Kids Gymnasium Center CUP Parking Survey

Pictures of parking around the proposed Fit Kids Gymnasium Center on Saturday, June 6, 2026 to document parking utilization in the area on weekends.



Photo 1. Central parking area to the east of 2605 Manhattan Beach Blvd.



Photo 2. Parking along the side frontage area near 2601 Manhattan Beach Blvd.



Photo 3. Rear parking area to the north of 2605 Manhattan Beach Blvd.



Photo 4. Side (west) parking area adjacent to 2605 Manhattan Beach Blvd.

These photos document parking utilization around the proposed Fit Kids Gymnasium Center on Saturday, June 6, 2026.

Re: Letter to City of Redondo Beach regarding No Noise Issues

From James Rose <James.Rose@bearcom.com>
Date Wed 4/29/2026 7:14 AM
To colsen fitkidsgym.com <colsen@fitkidsgym.com>

Chris, I can say in our time here at 2601 Manhattan Beach BLVD. (Next door to 2605 MB BLVD) have had zero noise issues from the previous tenant (Dodgers Training) during our open business hours. 7am-5pm daily.

Thank You,

James Rose
General Manager
Los Angeles / Orange / San Bernadino / Riverside / Ventura / Santa Barbara - Counties
760-533-4072: Cell
424-675-7116 x 40220: Office



Christopher L. Olsen
President
310.297.9550 (d) 310.938.7595 (m)
colsen@fitkidsgym.com

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**Rexford
Industrial**

April 29, 2026

John Ciampa
Senior Planner
City of Redondo Beach

Re: FitKids — Confirmation of No Noise Impact

Dear Mr. Ciampa:

This letter is provided to confirm that FitKids (the “Tenant”) does not pose a noise impact to surrounding neighbors based on the intended use and standard operating practices. The primary activities occur indoors and consist of youth fitness and gymnastics instruction. Noise generated by instruction or activity is typical of indoor recreational use and is not expected to be audible at a level that would create a nuisance at nearby properties.

FitKids has been a valued tenant in our complex for over 10 years, operating at 2641 Manhattan Beach Blvd. FitKids is proposing to relocate within our complex to 2605 Manhattan Beach Blvd, and we are pleased they will be continuing their tenancy.

Should you have any questions or require additional information, please contact me at your convenience.

Sincerely,

Niki Falls

Niki Falls
Director, Portfolio Management
nfalls@rexfordindustrial.com
424-256-2123

GO GENTLY NATION.

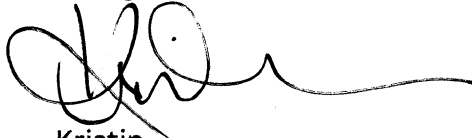
April 27, 2026

Go Gently , Inc
2639 Manhattan Beach Blvd
Redondo Beach, CA 90278

To Whom it May Concern within the City of Redondo Beach,

We have been neighbors with Fit Kids for over 10 years, sharing adjacent spaces in the West Bay Business Park. During that time, there has never been any instance of noise disturbance or disruption.

Kindly

A handwritten signature in black ink, appearing to be 'Kristin', with a long horizontal flourish extending to the right.

Kristin
President
Go Gently, Inc