

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