

RESOLUTION NO. 2024-12-PCR-**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST TO ALLOW THE OPERATION OF A LIVE PERFORMANCE THEATER (PERFORMANCE ART FACILITY) IN AN APPROXIMATELY 8,861 SQUARE FEET INTERIOR SPACE WITHIN AN EXISTING MULTI-TENANT PUBLIC-COMMUNITY FACILITY (MEDICAL OFFICES AND HEALTH-RELATED FACILITY) ON PROPERTY LOCATED AT 514 N. PROSPECT AVENUE IN A PUBLIC-COMMUNITY FACILITY (P-CF) ZONE. (CASE NO. PCUP2024-1652)

WHEREAS, an application was filed on behalf of the owner of property located at 514 N. Prospect Avenue for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a live performance theater (performance art facility) on property located within the Public-Community Facility (P-CF) zone; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to State law and local ordinance by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; and

WHEREAS, after noticing the project pursuant to the City's noticing requirements, no comments were received on the project from either adjacent businesses and residences; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 19th day of December, 2024 with respect thereto.

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

1. In accordance with Section 10-2.2506 of the Redondo Beach Municipal Code, approval of the 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.

- i. The proposed live performance theater is not located within the Artesia and Aviation Corridors Area Plan. The live performance use will be housed within the basement of an existing public-community facility building previously used by a childcare development center. The proposed use is in conformity with the General Plan land use designation of Public (P) uses which allows various public uses, which include “public cultural facilities”. Additionally, Goal 1A states, “Provide for the types and mix of land uses necessary to serve the needs of existing and future residents” and Objective 1.5 and Policy 1.51 read, “Provide for the continuation of existing and development of new public service uses and facilities which meet the needs of the City’s residents” and “Allow for the continuation of existing public recreational, cultural (libraries, museums, etc.), educational, institutional (governmental, police, fire, etc.), and health uses at their present location [areas classified as Public (“P”) on the Land Use Plan map] and development of new uses where they complement and are compatible with adjacent land uses (I1.1)”. Additionally, the site as developed is adequate to accommodate all required parking spaces, meets all required setbacks and has existing significant landscaping between the existing facilities and the nearest residential properties to the south of the facility.*
- 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.
 - i. The site is directly adjacent to a signalized intersection at N. Prospect Avenue, a secondary arterial street, and Diamond Street. The access to the subject property is limited to N. Prospect Avenue therefore limiting access to Diamond Street via a controlled intersection. Additionally, the existing driveway on N. Prospect Avenue complies with RBMC driveway standards. Pedestrian access is also provided by an existing ADA compliant walkway from the public sidewalk on N. Prospect Avenue. It is anticipated that the many of the expected attendees will “carpool” to the performances as they are geared towards families/children. With this in mind the expected occupancy of upwards of 90 attendees could result in approximately 50 trips that would occur outside the PM peak hour with performances beginning at 8 PM. Therefore, the quantities expected can be accommodated by the adjacent roadways (Prospect, Diamond, and Beryl).*

- c. The proposed use shall have no adverse effect on abutting property or the permitted use thereof.
 - i. *The live performance theater will operate entirely within an existing basement space with a use that is not anticipated to project any noise due to being both subterranean and entirely indoors. Additionally, there is an approximate 200-foot distance and heavy landscaping to the closest residential properties which will further mitigate any potential noise impacts. Adequate parking exists on site for the proposed live performance theater use (as demonstrated in the shared parking analysis) and no other exterior changes are planned.*

- d. The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:
 - i. Additional setbacks, open spaces, and buffers;
The existing side setback of 120 feet complies with applicable RBMC development standards (20 foot setback) as the adjacent uses east of the site are residentially zoned.
 - ii. Provision of fences and walls;
Not applicable. The existing wall between the subject property and adjacent uses is 5 feet in height. No new fences or walls are proposed as a part of this project scope.
 - iii. Street dedications and improvements, including service roads and alleys;
A change in use does not trigger street dedications. The existing right-of-way for Prospect Avenue is 120'. If redevelopment were to occur at the subject property an additional 10' dedication would be required of the project. Improvements along the frontage of the subject property (N. Prospect Avenue) are consistent with City standards.
 - iv. The control of vehicular ingress, egress, and circulation;
Existing two-way access driveway and traffic signal complies with Zoning Ordinance and Public Works standards.
 - v. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.
 - vi. Provision of landscaping and the maintenance thereof;
Existing compliant landscaping to remain.

- vii. The regulation of noise, vibration, odor and the like;
The proposed use is entirely indoors and will not produce any excessive noise, vibration, or odor.
- viii. Requirements for off-street loading facilities;
Loading facilities can be accommodated by small trucks and vans that utilize the immediate adjacent ground floor parking lot.
- ix. A time period within which the proposed use shall be developed;
The proposed tenant improvement will comply with required building construction and inspections days/hours
- x. Hours of permitted operation and similar restrictions;
Hours of performances are proposed to be 8:00PM to 11:00PM between Thursday through Sunday and additional matinees on Saturday and Sunday between 2:00PM to 5:00PM. This will further reduce any potential parking concerns as the live performance theater's peak times will be during the evenings when many of the other tenants will be closed.

Hours of rehearsals are anticipated to be between Monday through Thursday from 6:00PM to 11:00PM and Saturday and Sundays from 10:00AM to 4:00PM.

The anticipated performance schedule will be from September to May, with no performances planned during the summer months of June to August.
- xi. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
Not applicable. No billboards are located on this subject property.
- xii. 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.
The conditions of approval address all noted issues of concern, namely potential parking and the acquisition of all related certificates and licenses required by the State, County of Los Angeles, and City of Redondo Beach, 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 1.46.1 of the Land Use Element allows for the accommodation of cultural facilities such as performing and visual arts. The live performance theater will be of service to local residents. No additional buffers or setbacks are warranted as the use is not expected to produce significant noise impacts and there is an existing 120-foot setback from the nearest residential uses to the northeast. 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 performing arts business use is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No loading facilities are necessary for the proposed performing arts business use. Concerning parking, the applicant conducted an extensive parking survey that determined all required parking for this use could be accommodated on the subject property. This is supported by the fact that the hours of the performances, as conditioned, are after normal business hours which results in the availability of most of the parking spaces for the subject business. Additional conditions of approval have been added that require the following:

- That the business be permitted to hold performances between the hours of 8:00PM to 11:00PM, Thursday through Sunday; and 2:00PM to 5:00PM on Saturday and Sundays; between the months of September to May.*
- Maximum number of ninety-eight (98) audience members occupy the theater space at any given time; and*
- That all performances and rehearsals shall occur exclusively within the interior of the tenant space.*

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 Sections 15301(a) of the Guidelines for Implementation 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.

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 application considered by the Planning Commission at its meeting of the 17th day of October, 2024.

SECTION 2. The Conditional Use Permit shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is for performance art facility on a P-CF public-community facility property. The property shall be maintained and operated in substantial compliance with the plans reviewed and approved by the Planning Commission at its meeting on December 19, 2024.
2. The proposed project shall comply with all applicable codes, regulations, and requirements and the applicant shall obtain all necessary permits from the Building Division, Engineering Division, Fire Department, and any other agency with jurisdiction over the improvements to the site.
3. That the business may only be permitted to hold performances between the hours of 8:00PM to 11:00PM, Thursday through Sunday; and 2:00PM to 5:00PM on Saturday and Sundays; between the months of September to May.
4. That the business shall not be permitted to serve or sell alcohol from the premises.
5. That the business shall have a maximum occupancy limit of ninety-eight (98) audience members at any given time.
6. That all performances and rehearsals shall occur exclusively within the interior of the tenant space.
7. The Planning Division shall be authorized to approve minor changes.
8. 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.

9. 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.
10. In the event that complaints are filed with the City and the City determines that a violation of the City's municipal code has occurred, these entitlements may be brought back to the Planning Commission for additional business operations restrictions up to and including revocation of these entitlements in the event the business is determined to be non-compliant with Title 6 (Businesses, Professions, and Trades) and Title 10 (Planning and Zoning) of this code.

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 an 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 19th day of December, 2024.

Chair
 Planning Commission
 City of Redondo Beach

ATTEST:

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

I, Sean Scully, Planning Manager of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2024-12-PCR-** was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 19th day of December 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sean Scully
Planning Manager

APPROVED AS TO FORM:

City Attorney's Office