



Administrative Report

, File # PC25-0711

Meeting Date: 5/15/2025

TO: PLANNING COMMISSION

FROM: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow for the operation of a gymnastics company (Aerial Gymnastics Club) for children and teenagers ages 2-17 within an existing 24,000 square feet commercial space on property located at 2701 Manhattan Beach Boulevard in the Commercial (C-1) Zone.

RECOMMENDATION:

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A GYMNASTICS COMPANY (AERIAL GYMNASTICS CLUB) FOR CHILDREN AND TEENAGERS AGES 2-17 WITHIN AN EXISTING 24,000 SQUARE FEET COMMERCIAL SPACE ON PROPERTY LOCATED AT 2701 MANHATTAN BEACH BOULEVARD IN THE COMMERCIAL (C-1) ZONE (CASE NO. 20250015)

EXECUTIVE SUMMARY

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

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

bathroom stalls.

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

BACKGROUND

Existing Site, Surroundings, Zoning, and Project Description

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

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

ANALYSIS

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

Parking

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

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

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

Noise

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

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Section 10-2.610, the proposed gymnastics studio use requires Planning Commission approval. The Conditional Use Permit serves to ensure that certain uses possessing unique characteristics will not adversely affect surrounding uses and properties, nor disrupt the orderly development of the community. For approval of the project, the Planning Commission must make the following findings in the affirmative. The following italicized text is the specific response to the individual criteria:

- a) The site for the proposed use shall be in conformity with the General Plan, and when located within the Artesia and Aviation Corridors Area Plan area shall be consistent with the intent of the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.

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

- b) The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.

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

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

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

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

- d) The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:

- a. Additional setbacks, open spaces, and buffers;
 - i. *The existing setbacks comply with applicable RBMC development standards.*
- b. Provision of fences and walls;
 - i. *Not applicable. No new fences or walls are proposed with this project.*
- c. Street dedications and improvements, including service roads and alleys;
 - i. *A change in use does not trigger street dedications. Improvements along the frontage of the subject property (Manhattan Beach Boulevard and Inglewood Avenue) are consistent with City standards.*
- d. The control of vehicular ingress, egress, and circulation;
 - i. *The existing five (5) two-way access driveways comply with Zoning Ordinance and Public Works standards. Additionally, drop off/pick up areas are to the north of the building and separated from the larger parking area between all the business, which will further improve circulation on the subject property.*
- e. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
 - i. *Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.*
- f. Provision of landscaping and the maintenance thereof;
 - i. *Existing compliant landscaping to remain.*
- g. The regulation of noise, vibration, odor and the like;
 - i. *Conditions of approval have been added requiring an acoustical analysis*

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

- h. Requirements for off-street loading facilities;
 - i. No deliveries are anticipated for the operation of the business. Drop off/pick up will occur to the north of the building, separated from the larger main parking area.*
- i. A time period within which the proposed use shall be developed;
 - i. The proposed tenant improvement will comply with required building plan check, permit, and inspections schedules.*
- j. Hours of permitted operation and similar restrictions;
 - i. Hours of operation will be 9:00AM to 8:00PM Monday through Thursday; 8:00AM to 8:00PM on Fridays, 8:00AM to 5:00PM on Saturdays, and 9:00AM to 5:00PM on Sundays.*
- k. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
 - i. Not applicable. No billboards are located on this subject property.*
- l. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter, the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and the General Plan.
 - i. The conditions of approval address all noted issues of concern, namely potential parking (condition project for drop off/pick up to rear of building) and noise (condition project to conduct and implement noise mitigation per noise analysis) resulting in a project that is in conformity with the intentions and purposes of the applicable provisions of the City's Zoning Ordinance and its General Plan.*

The project is consistent with the Comprehensive General Plan of the City. Policy 1.3.1 of the Land Use Element allows for the development of commercial services which provide for the needs of current and future residents. The gymnastics studio will be of service to local residents. No additional buffers or setbacks are warranted as additional sound attenuation conditions are required and there is an existing 440-foot setback from the nearest residential uses to the south. No dedications or easements are required. No new fences or walls are required. Proposed signage shall require a separate permit and shall be consistent with the Sign Regulations/Criteria in Section 10-2.1802. No new landscaping is required. As conditioned, the gymnastics studio is not anticipated to generate unusual noise, vibration, or additional traffic. No changes to the existing delivery/service area are necessary for the proposed gymnastics studio and ancillary retail use. Additional conditions of approval have been added that require the following:

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

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

Based on a review of the plans by the Planning Division, approval of the project is recommended.

ENVIRONMENTAL STATUS

The proposed project is Categorically Exempt from the preparation of environmental analyses, pursuant to Sections 15301(a) (Existing Facilities) of the California Environmental Quality Act (CEQA). This section exempts projects involving minor interior and exterior alterations of existing structures including interior partitions, plumbing, and electrical, with no expansion, from environmental review. The project does not propose any floor area expansion, and work will be limited to interior renovations within the existing building, consistent with those items specified as exempt under this section.

CONCLUSION

Staff recommends that the Planning Commission approve the Exemption Declaration and grant the Conditional Use Permit subject to the findings and conditions contained within the attached draft resolution

Prepared by:

Approved by:

Steven Giang
Senior Planner

Marc Wiener
Community Development Director

ATTACHMENTS

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