

RESOLUTION NO. 2025-05-PCR-XX

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

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

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

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 15th day of May, 2025 with respect thereto.

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

1. In accordance with Section 10-2.620 of the Redondo Beach Municipal Code, a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
 - a) The site for the proposed use shall be in conformity with the General Plan, and when located within the Artesia and Aviation Corridors Area Plan area shall be consistent with the intent of the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.

The proposed gymnastics studio is not located within the Artesia and Aviation Corridors Area Plan. The gymnastics studio will be housed within

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

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

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

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

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

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

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

- a. Additional setbacks, open spaces, and buffers;
 - i. *The existing setbacks comply with applicable RBMC development standards.*
- b. Provision of fences and walls;
 - i. *Not applicable. No new fences or walls are proposed with this project.*
- c. Street dedications and improvements, including service roads and alleys;
 - i. *A change in use does not trigger street dedications. Improvements along the frontage of the subject property (Manhattan Beach Boulevard and Inglewood Avenue) are consistent with City standards.*
- d. The control of vehicular ingress, egress, and circulation;

- i. The existing five (5) two-way access driveways comply with Zoning Ordinance and Public Works standards. Additionally, drop off/pick up areas are to the north of the building and separated from the larger parking area between all the business, which will further improve circulation on the subject property.*
- e. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
 - i. Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.*
- f. Provision of landscaping and the maintenance thereof;
 - i. Existing compliant landscaping to remain.*
- g. The regulation of noise, vibration, odor and the like;
 - i. Conditions of approval have been added requiring an acoustical analysis to ensure any excessive noise produced by the students and music on site will not negatively impact adjacent commercial uses. The recommendations from the acoustical analysis are required to be incorporated in the tenant improvement plans. Exterior doors shall remain closed during all operating hours. All business operations shall occur indoors.*
- h. Requirements for off-street loading facilities;
 - i. No deliveries are anticipated for the operation of the business. Drop off/pick up will occur to the north of the building, separated from the larger main parking area.*
- i. A time period within which the proposed use shall be developed;
 - i. The proposed tenant improvement will comply with required building plan check, permit, and inspections schedules.*
- j. Hours of permitted operation and similar restrictions;
 - i. The hours of operation will be 9:00AM to 8:00PM Monday through Thursday; 8:00AM to 8:00PM on Fridays, 8:00AM to 5:00PM on Saturdays, and 9:00AM to 5:00PM on Sundays.*
- k. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
 - i. Not applicable. No billboards are located on this subject property.*
- l. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter, the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and the General Plan.
 - i. The conditions of approval address all noted issues of concern, namely potential parking (condition project for drop off/pick up to rear of building) and noise (condition project to conduct and implement noise mitigation per noise analysis) resulting in a project that is in conformity with the intentions and purposes of*

the applicable provisions of the City's Zoning Ordinance and its General Plan.

2. The plans, specifications, and drawings submitted with the application have been reviewed by the Planning Commission.
3. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which exempts projects involving minor interior and exterior alterations of existing structures including interior partitions, plumbing, and electrical, with no expansion, from environmental review. The project does not propose any floor area expansion, and work will be limited to interior renovations within the existing building, consistent with those items specified as exempt under this section.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Based on the above findings, the Planning Commission does hereby approve the California Environmental Quality Act Exemption Declaration and grant the Conditional Use Permit and Planning Commission Design Review, pursuant to the plans, specifications, drawings, and applications considered by the Planning Commission at its meeting on the 15th day of May, 2025.

Section 2. This permit shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is for the operation of a gymnastics studio in an approximately 24,000 square foot tenant space within an existing multi-tenant commercial center at 2701 Manhattan Beach Boulevard. The gymnastics studio shall be maintained and operated in substantial conformance with the application and plans reviewed and approved by the Planning Commission at its meeting of May 15th, 2025.
2. A copy of this Resolution shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
3. The gymnastics studio hours of operation shall be 9:00AM to 8:00PM Monday through Thursday; 8:00AM to 8:00PM on Fridays, 8:00AM to 5:00PM on Saturdays, and 9:00AM to 5:00PM on Sundays.
4. There shall be a maximum of five (5) employees in the gymnastics studio at any given time.
5. Employees, students, and parents shall be directed to utilize the rear parking, north of the tenant space and the drop off and pick up loading zone at the rear.

6. Signage plans shall be submitted for approval by the Planning Division under a separate permit. All signage shall comply with the commercial Sign Regulations as specified in the Zoning Code, Title 10, Chapter 2, Article 6.
7. The project developer and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.
8. The tenant space shall be fully fenced prior to the start of construction.
9. All on-site litter and debris shall be collected daily.
10. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, with no work occurring on Sunday and specified holidays per RBMC Section 9-1.12.
11. The project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
12. Walkways adjacent to job sites shall be clean and free of debris.
13. The development shall comply with any conditions required by the City's Building and Safety Division, Public Works Engineering Division, and Fire Department that may arise during plan check.
14. Barriers shall be erected to protect the public where walkways are damaged or removed.
15. All aspects of the gymnastics studio shall occur exclusively within the interior of the tenant space.
16. The applicant shall obtain an acoustical design analysis and shall implement all sound control design recommendations from the analysis in the tenant improvement plans submitted for building permit to prevent noise impacts on the abutting tenant spaces.
17. The Acoustical Design Review Report shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
18. In the event of verifiable complaints, as determined by the Community Development Department, additional measures concerning sound attenuation and allowable hours of operation may be applied.

19. The interior tenant improvement shall require submittal of full architectural and structural drawings and documents to the City's Building and Safety Division for plan check. No work shall commence prior to the full approval of plans by all required City division with all required permits issued.
20. The heating, ventilation, and air conditioning system shall be adequately sized, designed, and fully operational so as to enable the doors to remain closed at all times.
21. The Community Development Department is authorized to approve minor changes.
22. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.
23. The Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.

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

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

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

PASSED, APPROVED AND ADOPTED this 15th day of May, 2025.

Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2025-05-PCR-XX was duly

passed, approved, and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 15th day of May, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc Wiener
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office