



Administrative Report

J.4., File # PC24-2015

Meeting Date: 12/19/2024

TO: PLANNING COMMISSION
FROM: STEVEN GIANG, SENIOR PLANNER

TITLE

PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A NEW PERSONAL TRAINING FITNESS BUSINESS WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 811 N. CATALINA IN A COMMERCIAL (C-5A) 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 THE OPERATION OF A NEW PERSONAL TRAINING FITNESS BUSINESS WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 811 N. CATALINA IN A COMMERCIAL (C-5A) ZONE. (CASE NO. PCUP2024-1793)

EXECUTIVE SUMMARY

The applicant is requesting approval of a Conditional Use Permit to allow the operation of a 1-on-1 personal fitness training (Pump Fitness) business in an approximately 1,046 square foot tenant space within an existing multi-tenant commercial building. The business would occupy one existing suite that is currently vacant.

The proposed personalized fitness training service will assist clients through tailored workout programs, offering personal training with a focus on 1-on-1 training. The proposed fitness use is anticipated to have no more than 6 customers per day. The hours of operation will be from 6:00am to 9:00am, Monday through Friday. No interior improvements are proposed since the existing suite already has a singular room gym style layout which is adequate for the proposed use. The interior layout will consist of one (1) main workout room, a restroom, and two (2) backrooms for employee use and storage. One (1) personal trainer will be available to train one (1) customer at a time. No changes to the exterior of the building are proposed except for a new sign to be processed under a separate permit.

BACKGROUND

Existing Site, Surroundings, Zoning, and Project Description

The subject site is located on the east side of N. Catalina Avenue, approximately 300 feet south of N.

Gertruda Avenue, and is currently developed with a multi-tenant commercial center. The properties to the north and south are zoned Commercial (C-5A). The properties to the east (across N. Catalina Ave.) are zoned multi-family residential (RMD). The property to the west is zoned generating plant zone, also known as the AES site (P-GP).

The existing site is developed with a four-story, with an approximately 60,278 square-foot retail and office space; and a 215,000 square-foot warehouse storage facility on a 99,939 square-foot property. The proposed Pump Fitness studio would occupy one (1) existing tenant space, Suite 2022, within an approximate area of 1,046 square-feet. The building sits centrally on the property and is setback from the adjacent residentially zoned and developed properties by approximately 120 feet. The property is served by 271 parking spaces through a combination of on grade and rooftop parking. Vehicular access to/from the property is off of N. Francisca Avenue and N. Catalina Avenue.

There are no interior or exterior improvements to the building/suite proposed at this time except for a new sign advertising the proposed business to be processed under a separate permit.

ANALYSIS

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Sections 10-5.710, the proposed personal improvement use requires the issuance of a Conditional Use Permit with 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 personal improvement service is not located within the Artesia and Aviation Corridors Area Plan. The one-on-one fitness business use will be housed within an existing commercial building. The proposed use is in conformity with the General Plan land use designation of Commercial (C-5) which allows all general commercial uses, which include "personal and business services and similar uses". The parking spaces provided comply with the minimum number required by code.

- 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 an intersection at N. Catalina Ave., a major arterial street, and N. Francisca Ave. The access to the subject property is available off of N.

Francisca Ave. and N. Catalina Ave. Traffic entering the site moving northbound on Catalina Ave will be able to access the site via a dedicated left turn lane thus allowing traffic to continue to flow north. Vehicles exiting the site can access both southbound and northbound Catalina Ave at the intersection of N. Francisca and Catalina Ave.

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

The personal fitness use will operate within an existing tenant space with a use that is inherently silent due to the use being focused on one-on-one client/instructor communications. Only a small stereo will be used for occasional music during training. Additionally, there is an approximate 120-foot distance to the adjacent residentially zoned properties across Catalina Ave which will further mitigate any potential noise impacts. Adequate parking exists on site for the personal fitness use 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:
- a. Additional setbacks, open spaces, and buffers;
 - i. *The existing setbacks comply with applicable RBMC development standards as the adjacent uses east of the site are residentially zoned and sit a distance of approximately 120 feet away.*
 - b. Provision of fences and walls;
 - i. *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.*
 - c. Street dedications and improvements, including service roads and alleys;
 - i. *A change in use does not trigger street dedications. The existing right-of-way is 80'. 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. Catalina Avenue) are consistent with City street improvement standards.*
 - d. The control of vehicular ingress, egress, and circulation;
 - i. *Existing two-way access driveway complies with Zoning Ordinance and Public Works standards.*
 - 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. *The proposed use is entirely indoors and will not produce any excessive noise, vibration, or odor.*
- h. Requirements for off-street loading facilities;
 - i. *As a personal fitness use with no retail operations, loading facilities can be accommodated by small vans that utilize the immediate adjacent ground floor parking lot.*
- i. A time period within which the proposed use shall be developed;
 - i. *Any future proposed tenant improvement will comply with required building construction and inspections days/hours. No physical improvement are proposed with this application.*
- j. Hours of permitted operation and similar restrictions;
 - i. *Hours of operation are proposed to be 6:00AM to 9:00AM, Monday through Friday only. This will further reduce any potential parking concerns as the business's peak times will be during the off-peak times (mornings) of the other businesses. Additionally, the business as proposed only generates the need for two (2) required parking spaces.*
- 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 for this project are standard for small scale personal improvement facilities. Staff does not anticipate any of the typical issues associated with type of use that concern noise and/or parking as the business is not proposing amplified music or large classes. This small-scale fitness business is consistent with the City's General Plan in that it provides a unique fitness opportunity for the residents of Redondo Beach.*

Additionally, 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 personal fitness use will be of service to local residents. No additional buffers or setbacks are warranted as the use is not expected to produce additional noise and there is an existing 120-foot distance from the adjacent residential uses to the east. 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 10-5.1802. No new landscaping is required. As conditioned, the fitness business use is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No loading facilities are

necessary for the proposed fitness business use. Additional conditions of approval have been added that require the following:

- That the business be permitted to operate between the hours of 6:00am to 9:00am, five (5) days a week;
- Maximum number of one (1) employee and 1-2 clients in the personal fitness studio at any given time; and
- The use shall occur exclusively within the interior of the tenant space.

Parking and Operations

In addition to the analysis of the specific use regulations applicable to this land use type, staff conducted additional analysis concerning parking to ensure compliance with the RBMC standards and potential “actual” parking conditions.

Approximately one-hundred and thirty-six (136) parking spaces are required based on the existing uses per applicable municipal code parking and a total of two-hundred and seventy-one (271) spaces exist on the subject property. Per Municipal Code Section 10-5.1706 related to commercial parking regulations, a personal improvement use requires a parking ratio of one (1) parking space per instructor and one (1) space per every two (2) students. The proposed use per this operation will use no more than 2 parking spaces at a time since it is focused on 1-on-1 training with 1 employee and 1 client. Based on the proposed use and the requirements of the RBMC Zoning Code, there will be ample parking on site for the proposed use and the parking will not conflict with the required parking of the other tenants.

Based on a review of the application, business operations, and 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 no interior renovations within the existing building are proposed, therefore the project is 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, AICP
Senior Planner

Sean Scully
Planning Manger

Attachments

811 N. Catalina Ave. - Exemption Declaration
811 N. Catalina Ave.- Draft Resolution
811 N. Catalina Ave.- Plans