



## CITY OF REDONDO BEACH

### EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**DATE:** May 15, 2025

**PROJECT ADDRESS:** 2701 Manhattan Beach Boulevard

**PROPOSED PROJECT:** Consideration of an Exemption Declaration and Conditional Use Permit to allow 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 in a Commercial (C-1) zone.

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

Section 15301(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that the minor alteration or use of an existing structure involving no expansion does not have a significant effect upon the environment and is categorically exempt from environmental review. This finding is supported by the fact that the proposed project consists of a new business occupying an existing tenant space within an existing commercial building. 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.

The subject site is not located within an area designated as an environmental resource of hazardous or critical concern, or within the California Coastal Zone, or within an officially designated, state scenic highway, or within a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.

*Steven Giang*

Steven Giang  
Senior Planner