

**RESOLUTION NO. 2021-\*\*-PCR-\*\*-\*\***

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUESTS FOR AN AMENDMENT TO A CONDITIONAL USE PERMIT, OVERLAP PARKING, AND COASTAL DEVELOPMENT PERMIT EXEMPTION TO ALLOW THE OPERATION OF A PERSONAL IMPROVEMENT SERVICE WITHIN A AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN AN COMMERCIAL (C-2) ZONE IN THE COASTAL ZONE AT 423 S. PACIFIC COAST HIGHWAY**

WHEREAS, an application was filed on behalf of the owner of the property located at 423 S. Pacific Coast Highway for approval of an Exemption Declaration and consideration of an Amendment to a Conditional Use Permit, Overlap Parking review, and Coastal Development Permit Exemption to allow the operation of a personal improvement service within an existing commercial building on property located in a Commercial (C-2) zone, in the Coastal Zone;

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and applications would be considered was given pursuant to State law and local ordinance by publication in the Beach Reporter, by posting the subject property, and by mailing notices to property owners within 300-feet and occupants within 100-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 16<sup>th</sup> day of September, 2021, with respect thereto.

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

1. In accordance with Section 10-5.620 of the Redondo Beach Municipal Code, personal improvement services are conditionally permitted within the Commercial (C-2) zone, in the Coastal Zone.
2. In accordance with Section 10-5.2506(b) of the Redondo Beach Municipal Code, the applicant's request for an amendment to a Conditional Use Permit is consistent with the criteria set forth therein for the following reasons:
  - a) The proposed personal improvement service is conditionally permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the use is consistent with the requirements of

Chapter 5, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood. The personal improvement service will be compatible with the surrounding land uses subject to the conditions of approval and the site is adequate base on approval overlap parking.

- b) The site of the proposed use has adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the use. The property has access by a two-way driveway located on Pacific Coast Highway, a major arterial street which is commercially zoned.
  - c) The proposed use shall have no adverse effect on abutting property subject to the conditions of approval.
  - d) Approval of the amendment to a Conditional Use Permit, as submitted, is in accordance with the objectives and policies of the City of Redondo Beach General Plan, in that the area is designated as Commercial (C-2) and the proposed use is allowed within that designation. It is Policy 1.3.1 of the Land Use Element to allow for the development of commercial services which provide for the needs of current and future residents. The personal improvement service will benefit persons living and working in the area.
  - e) The proposed use will not have an adverse impact upon abutting properties, the neighborhood, or the City, and the use will be designed in a manner to protect the public health, safety, convenience, interest and general welfare, in that the conditions of approval appropriately limit the intensity of the activity to maintain compatibility with surrounding uses.
3. In accordance with Section 10-5.1706(d) of the Redondo Beach Municipal Code, the applicant's request for Overlap Parking is consistent with the criteria set forth therein for the following reasons:
- a) The total parking provided for the uses sharing parking shall not be less than fifty (50%) percent of the parking requirement for the same uses with no shared parking.  
*The total parking requirement for the office building with the proposed use would be 54 (13,275 remaining office building at 1/300-sf totaling 45, and 11 for the personal improvement service at the ratio of 20 clients and 1 instructor per class). The 46 provided parking spaces equals 85% of the total 54 parking space requirement, therefore not less than 50%.*
  - b) The total parking provided for the uses sharing parking shall not be less than the parking requirement applicable to any single use with no shared parking.

*The 46 parking spaces provided are not less than what any single use would need. The other single use in the remainder of the building would be office at 13,275-square feet, which would require 45 parking spaces at 1/300-square feet.*

- c) The applicant shall provide the Community Development Department information on the proposed hours of operation of each use and anticipated maximum number of employees and customers for each use typically generated during each hour of the day and day of the week.

*The applicant has provided a business plan stating the proposed class times and class size. The remainder of the office building is utilized as property management offices for the owner of the building during typical business hours of 8:30 a.m. to 5:00 p.m. Monday through Friday. Occupants include employees of the property management, with client visits of two to three per hour.*

- d) A minimum two (2) week (fourteen (14) day) parking utilization survey, covering the existing and proposed business hours of operation, including hourly counts of vehicles shall be submitted along with a parking analysis of the subject property, which includes the number of tenant spaces and the number of parking spaces that these uses require, shall be submitted for review and approval.

*The applicant has submitted a two-week parking survey demonstrating that during proposed class times, there remains more than 11 parking spaces, meeting the parking requirement for the use.*

- 4. Pursuant to Municipal Code Section 10-5.2208(a)(2), the project is exempt from the requirement for a Coastal Development Permit. The project will not involve any items listed in a – h of the subsection.
- 5. 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) Existing Facilities of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which exempts 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 minor interior modifications within the existing building, consistent with those items specified as exempt under this section.
- 6. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.

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

Section 1. That based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and grant the amendment to a Conditional Use Permit, Overlap Parking, and Coastal Permit Exemption pursuant to the plans and applications considered by the Planning Commission at its meeting on the 16<sup>th</sup> day of September, 2021

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 shall amend the Conditional Use Permit for the property granted in Planning Commission Resolution No. 5632 allowing the operation of a personal improvement service providing fitness instruction within an existing 1,425-square foot tenant space within the existing commercial building. The proposed personal improvement service shall be maintained and operated in substantial compliance with the applications and plans reviewed and approved by the Planning Commission at its meeting of September 16, 2021.
2. All other conditions of Planning Commission Resolution No. 5632 shall remain effective.
3. The personal improvement service shall obtain a City Business License prior to commencement of any business activities.
4. The personal improvement service shall be allowed to operate seven (7) days a week from 7:00 a.m. to 8:00 p.m.
5. The personal improvement service shall be allowed to operate with a maximum of 20 clients and one (1) instructor occupying the tenant space at any one time.
6. Fitness instruction classes shall be scheduled so as to provide a minimum of 15 minutes between each class.
7. All aspects of the personal improvement service shall occur exclusively within the interior of the tenant space with no use of barbells, weight machines, or free weights/dumbbells in excess of 10 pounds. Fitness activities are prohibited within any exterior areas of the property.
8. Doors leading to the tenant space shall remain closed during times which classes are occurring. An adequate ventilation system shall be in place to ensure compliance with the condition that doors are to remain closed.

9. In the event that noise complaints are received by the Planning Division resulting from operation of the personal improvement service, the applicant shall work with City staff to resolve the issues, which may require additional measures concerning sound attenuation. If complaints continue, the issue shall be referred back to the Planning Commission for review and consideration of modification or revocation of this approval.
10. Any exterior and interior alterations to the building shall comply with applicable codes, regulations and requirements and the applicant shall obtain all necessary permits from the Building Division, Engineering Division, Fire Department and/or any other agency with jurisdiction over interior and exterior improvements to the tenant space.
11. Signage for the business shall obtain a separate sign permit and no signs shall be installed prior to approval by the Community Development Department in accordance with the City's Sign Regulation Criteria, Section 10-5.1802.
12. The Planning Division is authorized to approve minor changes.
13. 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.
14. Failure to meet the stated conditions may result in the suspension, modification, or revocation of the Conditional Use Permit and City Business License.
15. 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.
16. Amendments to any of the foregoing conditions shall require an application for amendment to this approval for consideration by the Planning Commission.

Section 3. The approved amendment to a 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 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 16<sup>th</sup> day of September, 2021.

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Chair  
Planning Commission  
City of Redondo Beach

ATTEST:

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

I, Brandy Forbes, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2021-\*\*-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 16<sup>th</sup> day of September, 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

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Brandy Forbes, AICP  
Community Development Director

APPROVED AS TO FORM:

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City Attorney's Office