

**CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Thursday, April 18, 2024**

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

**ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER.
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,
EMAIL OR eCOMMENT.**

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TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Must register in advance for the meeting using the following link:

https://us02web.zoom.us/webinar/register/WN_Q7qNKwzsQuWI6qYMIzpC4A

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting archived record, but may not be read out loud.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING (EMAILS WILL NOT BE READ OUT LOUD):

Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under the relevant agenda item. Written comments may be emailed to PlanningRedondo@redondo.org no later than 3:00 PM the day of the meeting to allow time for distribution to the Planning Commission as a blue folder item.

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG

D. APPROVE ORDER OF AGENDA

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

E.1. [RECEIVE AND FILE BLUE FOLDER ITEMS - Placeholder for items received after the release of the agenda](#)

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

F.1. [APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF APRIL 18, 2024](#)

F.2. [APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF SEPTEMBER 21, 2023](#)

G. EXCLUDED CONSENT CALENDAR ITEMS

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

H.1. [RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS](#)

I. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication

about the following public hearings.

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A PERSONAL IMPROVEMENT SERVICE IN AN APPROXIMATELY 3,111 SQUARE FOOT TENANT SPACE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 234 S. PACIFIC COAST HIGHWAY, SUITE #104-106 IN A MIXED-USE (MU-3) 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 PERSONAL IMPROVEMENT SERVICE (FITNESS STUDIO) WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED IN THE MIXED-USE (MU-3) ZONE AT 234 S. PACIFIC COAST HIGHWAY, SUITE #104-106 (CASE NO. CUP-2024-02)

CONTACT: VICTORIA BANFIELD, ASSOCIATE PLANNER AND SEAN SCULLY, ACTING COMMUNITY DEVELOPMENT DIRECTOR

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATIONS TO THE CITY MANAGER FOR THE UPCOMING FISCAL YEAR 2024-2025 BUDGET

CONTACT: MIKE WITZANSKY, CITY MANAGER

M. ITEMS FROM STAFF

N. COMMISSION ITEMS AND REFERRALS TO STAFF

O. ADJOURNMENT

The next meeting of the Redondo Beach Planning Commission will be a Regular Meeting to be held at 6:30 p.m. on Thursday, May 16, 2024, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California, and via teleconference.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner.

Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the City Clerk.



Administrative Report

E.1., File # PC24-0653

Meeting Date: 4/18/2024

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS - Placeholder for items received after the release of the agenda



Administrative Report

F.1., File # PC24-0654

Meeting Date: 4/18/2024

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF
APRIL 18, 2024



Community Development
Planning Division

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

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body Planning Commission

Posting Type Regular Meeting Agenda

Posting Locations 415 Diamond Street, Redondo Beach, CA 90277
 ✓ Bulletin Board Adjacent to Council Chambers
 ✓ City Clerk's Office, Door 1

Meeting Date & Time Thursday, April 18, 2024 6:30 p.m.

As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Latrice Williams, Planning Technician

Date: April 12, 2024



Administrative Report

F.2., File # PC24-0655

Meeting Date: 4/18/2024

TITLE

APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF SEPTEMBER 21, 2023

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach Planning Commission was called to order by Chair Gaddis at 6:30 PM, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, and teleconference.

Motion by Commissioner Boswell, seconded by Vice Chair Godek, to call the meeting to order. Motion carried unanimously, with no objection:

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis
NOES: None
ABSENT: None

C. SALUTE TO THE FLAG

Commissioner Boswell led the Commissioners in a Salute to the Flag.

B. ROLL CALL

Commissioners Present: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.

Commissioners Absent: None

Officials Present: Cheryl Park, Assistant City Attorney
Sean Scully, Acting Community Development Director
Antonio Gardea, Senior Planner

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Hazeltine, seconded by Vice Chair Godek, to approve the order of the agenda. Motion carried unanimously, with no objection:

AYES: Light, Lamb, Boswell, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Acting Community Development Director Scully confirmed that there were no Blue Folder Items.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 21, 2023

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION MEETING OF MARCH 29, 2023 - REVISED

F.3. RECEIVE AND FILE THE PLANNING COMMISSION REFERRALS TO STAFF UPDATE FOR SEPTEMBER 21, 2023

Motion by Commissioner Hinsley, seconded by Commissioner Boswell, to approve the Consent Calendar. Motion carried unanimously, with no objection:

AYES: Light, Lamb, Boswell, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

G. EXCLUDED CONSENT CALENDAR ITEMS

None.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

H.1. RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Chair Gaddis opened the floor to public comments.

Staff confirmed that there were no eComments or Public Comments.

Seeing no requests to speak, Chair Gaddis closed the floor to public comments.

I. EX-PARTE COMMUNICATION

Commissioner Lamb reported to have spoken Acting Community Development Director Scully and Commissioner Hazeltine.

Commissioner Hinsley confirmed to have nothing to report.

Commissioner Hazeltine reported to have spoken to staff and Commissioner Lamb.

Chair Godek reported to have spoken to staff, Commissioner Light, Commissioner Boswell, and Mayor Brandt.

Vice Chair Godek confirmed to have nothing to report.

Commissioner Boswell reported to have spoken to Chair Gaddis and a member of the public.

Commissioner Light reported to have spoken to Chair Gaddis.

J. PUBLIC HEARINGS

J.1. CONSIDERATION OF AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW ACCESSORY BUILDING/STRUCTURE AN APPROXIMATELY 1,755 SQUARE FOOT GARAGE FOR THE FIRE DEPARTMENT APPARATUS STORAGE ON PROPERTY LOCATED WITHIN THE PUBLIC COMMUNITY FACILITY (P-CF) ZONE

Motion by Commissioner Hazeltine, seconded by Commissioner Boswell, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: Light, Lamb, Boswell, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

Chair Gaddis administered the Audience Oath for individuals wishing to address the Planning Commission on the following Public Hearing.

Senior Planner Gardea provided the staff presentation regarding the request from the Fire Department apparatus storage construction. The PowerPoint presentation included the following details:

- Planning Commission Design Review
- Site Context
- Plans
- PCDR Criteria
- Recommendation

Fire Division Chief Jason May, Applicant, spoke on the reasons for approving the request for the construction at the Fire Department apparatus storage and what the construction would entail.

Chair Gaddis inquired if the cost for the paint is included.

Senior Planner Gardea provided clarification.

Commissioner Light asked about the size of the building.

Fire Division Chief May clarified that the building is 65 feet long.

Commissioner Boswell asked about equipment repair costs and the storage facility price.

Fire Division Chief May clarified that equipment repair costs are not entirely a direct cost from exposure to the elements but contributes to an overall maintenance cost.

Commissioner Hazeltine asked if someone had considered adding a hedge closer to the residential area.

Fire Division Chief May confirmed that it was not considered during design.

Chair Gaddis opened the floor to public comments.

Staff confirmed that there were no eComments or Public Comments.

Seeing no requests to speak, Chair Gaddis closed the floor to public comments.

Commissioner Boswell asked about the size of the building including the structures height.

Fire Division Chief May confirmed the building size and height.

Commissioner Lamb asked about the tan color paint and if it would blend in with its surroundings.

Chair Gaddis asked about the resolution and the language.

Senior Planner Gardea confirmed that the third finding of the resolution contains the language regarding the request from the Fire Department, and a color can be defined or the Planning Commission can provide an alternative.

Commissioner Lamb summarized the requirements of the municipal code for the entitlement beign considered by the Planning Commission and clarified what the findings required concerning the environmental determination and the Planning Commission Design review "criteria". She noted that painting the proposed structure a tan color would satisfy the "criteria".

Senior Planner Gardea confirmed the request.

Commissioner Hinsley inquired if notices were sent to the residences around the property.

Senior Planner Gardea confirmed that notices were sent and the City received no comments.

Motion by Commissioner Hazeltine, seconded by Vice Chair Godek, to close the Public Hearing. Motion carried unanimously, with no objection.

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.

NOES: None.

ABSENT: None.

Commissioner Hazeltine commented that placing a hedge would provide privacy for the residences around the area. Stressed that it is important to consider the perspective of the adjacent neighbors when a project/structure is located in such close proximity to property lines.

Acting Community Development Director Scully confirmed that screening with additional landscaping and additional setbacks were discussed at length with the Fire Department early on in the process, however due to the width of the structure and the adjacent existing structures on the Fire Department property there wasn't enough room to set the

proposed structure back from the adjacent property line and therefore there wasn't room between the structure and the adjacent neighbors to add landscaping.

Commissioner Lamb agreed with Commissioner Hazeltine's comment and added that there should be a consideration to have more green (trees and landscaping) throughout the City.

Chair Gaddis asked if there was a priority to develop more green (landscaping) at City facilities.

Acting Community Development Director Scully confirmed that additional landscaping at City properties whenever additional facilities are added is certainly a priority.

Commissioner Boswell asked about the material of the building.

Fire Division Chief May clarified.

Vice Chair Godek commented that the addition would be an improvement from what it looks like now.

Motion by Commissioner Hazeltine, seconded by Commissioner Light, to adopt a resolution of the Planning Commission of the City of Redondo Beach approving an exemption declaration and Planning Commission design review to allow the construction of an accessory building/structure that exceeds 1,000 square feet in size and uses metal as an exterior finishing material on a lot greater than 10,000 feet at Fire Station Number 2 on property located within a public community facility (P-CF) zone at 2400 Grant Avenue, with an amendment to the findings to include the color scheme to match the station. Motion carried unanimously, with the following roll call vote:

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.

NOES: None.

ABSENT: None.

J.2. PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCES AMENDING TITLE 10, CHAPTER 2, ZONING AND LAND USE AND TITLE 10, CHAPTER 5, COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS AND DETERMINING SUCH AMENDMENTS AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Commissioner Boswell left the dais at 7:11 PM.

Motion by Commissioner Hazeltine, seconded by Vice Chair Godek, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: Light, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: Boswell.

Commissioner Boswell returned to the dais at 7:15 PM.

Acting Community Development Director Scully provided the PowerPoint presentation, which included the following details:

- Adoption of City's ADU Regulations since 2019 in compliance with State law
 - Noted the multiple changes by the State since 2019 and the history of the City's updates since 2019
- HCD's Letter Dated May 12, 2023 itemized inconsistencies of City's existing ADU Ordinance with most recent State ADU laws that went into effect January 1, 2023
- Summary of City's Proposed ADU Ordinance Amendments to comply with January 1, 2023 State law
- Summary of recommended changes in City's ADU regulations.

Commissioner Hazeltine asked how it would work for an ADU to be sold.

Acting Community Development Director Scully clarified that it is very limited where that could happen, but it would not apply to privately owned residential properties but rather be very limited to ADUs owned by a non-profit entity and the sale would have to comply with "affordability" requirements.

Commissioner Lamb asked if ADU requires an owner occupancy with no covenant.

Senior Planner Gardea clarified that the City cannot require owner occupancy except for a Junior ADU.

Commissioner Lamb asked about converted garages in multi-family units that are also not required to be owner occupied.

Senior Planner Gardea confirmed ADU owner occupancy circumstances and multi-family requirements.

Chair Gaddis spoke about a property on Beryl that converted multiple garages into an ADU and their cars are now parked on the street.

Senior Planner Gardea clarified the limited circumstances in the Coastal Zone where the City demonstrated to the Coastal Commission that there is a scarcity of on-street parking and as a result the Coastal Commission approved in this location only that the City could require some additional on-site parking with an ADU approval.

Chair Gaddis commented on the issues there will be regarding parking due to more ADUs being approved by the City. Asked for clarification where some on-site parking can be required with the approval of an ADU.

Senior Planner Gardea confirm the there are 3 areas where the City can impose some parking regulations with the approval of an ADU, Two (2) where there is no bus stops within ½ mile of a bus stop (near Spreckles/190th and in the “tall and skinny” neighborhood) and in the coastal zone where it was demonstrated there is impacted street parking.

Chair Gaddis asked what would happen if the City chose not to adopt the proposed changes to the City’s ADU ordinance.

Assistant City Attorney Park stated that if the City does not amend its City code to include the HCD requirements, it would revert to State law.

Chair Gaddis asked how different is the City’s amended ADU with the State’s ADU regulations.

Assistant City Attorney generally stated that the City’s proposed ADU regulations include some additional regulations where the State law is silent and where the State provides the City with some latitude, the City is adding regulations allowed by the State that the State regulations don’t include.

Acting Community Development Director Scully confirmed that there is language added for additional local protections. Chair Gaddis asked what would happen if the State found that one of the provisions of the City’s ADU Ordinance, i.e. the sprinklers requirement, was found to be inconsistent with State ADU law.

Assistant City Attorney explained the “severance provision” included in the proposed ordinance and summarized it’s provisions, noting that if a section of the proposed Ordinance is found to be invalid the remaining provisions are still valid. She followed up by noting the State provisions would supersede our local provision.

Commissioner Lamb commented on the parking in the coastal zone and asked how did the city verify there was a parking constraint in the area determined to have a parking issue.

Senior Planner Gardea explained the study that was conducted with the help of the public works department that confirmed there is constrained street parking in a portion of the Coastal Zone.

Commissioner Lamb asked how many ADU have been permitted to date and how many in 2023.

Acting Community Development Director Scully confirmed about 25-30 per year based on prior numbers, but the number has increased.

Senior Planner Gardea estimated about 70 or more currently in 2023.

Commissioner Hazeltine spoke on density, which the Commission should consider when discussing allowing for additional residential units. Noted that City of Redondo Beach is in the top 5% in California for density.

Chair Gaddis asked about affordability in State law regarding ADUs and sprinklers mentioned in the Ordinance. Noted that there is nothing in the State's ADU regulations about affordability.

Acting Community Development Director Scully clarified that the language provided by staff is broader than what was provided by the HCD and HCD wanted the City to specifically add language concerning fire sprinklers.

Assistant City Attorney Park noted the requirements for fire sprinklers in the State's Government Code for ADUs. Chair Gaddis asked about language regarding parking within the property.

Acting Community Development Director Scully provided clarification that HCD wanted the City to allow for total flexibility on the parking accommodations on a property with a proposed ADU.

Assistant City Attorney Park noted additional language regarding the State's parking regulations on the property.

Staff stated for the record that there are technical difficulties with eComments and asked the members of the public who would like to submit comments to email them to laura.diaz@redondo.org.

Commissioner Hinsley asked about the two feet height option within the code and proposed that if it's only two feet, then it should be allowed.

Senior Planner Gardea stated that it would be 18' plus 2' if its within ½ a mile of a major transit center or high quality transit corridor locations.

Assistant City Attorney Park confirmed changes to the Ordinance concerning the height allowances.

Commissioner Light asked about the legality of not approving or making changes to the ordinances to comply with the request by the HCD.

Acting Community Development Director Scully provided clarification.

Commissioner Boswell commented on how the City is in a difficult position to comply with the HCD.

Commissioner Lamb asked how could the City's certified Housing Element be impacted if the City didn't comply with State ADU laws.

Acting Community Development Director Scully noted that there could be Housing Element non-compliance issues but needed to confirm the specific language within the "programs" within the Housing Element.

Commissioner Lamb discussed the required findings necessary for the Planning Commission to recommend approval on the proposed ADU Ordinance.

Commissioner Hinsley commented that the policies put in place by the City are reasonable to comply with the HCD.

Chair Gaddis opened the floor to public comments.

Staff confirmed that there were no eComments or Public Comments.

Seeing no requests to speak, Chair Gaddis closed the floor to public comments.

Motion by Commissioner Lamb, seconded by Commissioner Hazeltine, to close the Public Hearing. Motion carried unanimously, with no objection.

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

Motion by Commissioner Lamb, seconded by Commissioner Hazeltine, to adopt a resolution of the Planning Commission of the City of Redondo Beach, California, recommending that the City Council adopt ordinances amending Title 10, Chapter 5 Coastal Land Use Plan implementing Ordinance pertaining to accessory dwelling units in residential zones consistent with State Law, and recommending that the City Council determine such amendments as exempt from the California Environmental Quality Act (CEQA), as amended and with the recommendations by the Planning Commission. Motion carried unanimously, with the following roll call vote:

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

J.3. PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCES AMENDING TITLE 10, CHAPTER 1, SUBDIVISIONS AND TITLE 10, CHAPTER 2, ZONING AND LAND USE AND TITLE 10, CHAPTER 5, COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO URBAN LOT SPLITS AND TWO-UNIT DEVELOPMENTS SUBJECT TO SENATE BILL 9 (SB 9) AND DETERMINING SUCH AMENDMENTS AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Motion by Vice Chair Godek, seconded by Commissioner Hazeltine, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

Acting Community Development Director Scully provided the PowerPoint presentation, which included the following details:

- Adoption of SB 9 Background
- Redondo Beach's Chronology/History of Addressing SB-9 Including the City's SB9 Urgency Ordinance
- What is SB9
- What SB9 Allows – Urban Lot Splits
- What SB9 Allows – Two-Units Per Lot
- Reason for Permanent Ordinance
- State Advisories to Consider: HCD Fact Sheet
- Proposed Ordinance – Urban Lot Splits
- Proposed Ordinance – Two-Unit Developments
- Proposed Ordinance – Two-Unit Developments (Coastal Zone)
- Additional Considerations & Recommendations
- Recommendation

Commissioner Lamb asked about the recommendations from staff and the details regarding lot splits and owner occupancy requirements.

Acting Community Development Director Scully and Assistant City Attorney Park clarified the City's code and State law.

Chair Gaddis asked about possible outcomes should the HCD not approve the City's Ordinance.

Assistant City Attorney Park provided clarification.

Commissioner Light spoke about another City that could be used as an example and also recommended that if the State is essentially silent on an additional regulation the City is proposing, he would support the additional provision being included.

Chair Gaddis opened the floor to public comments.

Staff confirmed that there were no eComments or Public Comments.

Seeing no requests to speak, Chair Gaddis closed the floor to public comments.

Commissioner Hazeltine spoke on the City Ordinance regarding trees and would not want to remove the tree preservation provisions in the draft SB9 Ordinance.

Acting Community Development Director Scully spoke on the tree preservation ordinance based on information received from Public Works Director Seeman.

Commissioner Boswell inquired about wetlands or whether a prior wetland was developed.

Acting Community Development Director Scully confirmed that if it is a wetland, it will stay a wetland, but if it is developed, it will not be considered a wetland.

Chair Gaddis asked what would be the consequences for the City should there not be an SP 9 compliant Ordinance. He also noted there are no affordability requirements for SB9 developments and he did not generally support further subdividing R-1 lots.

Assistant City Attorney Park did not locate any language that would revert to State law should the City not have a local SB9 Ordinance similarly to the language in the State's ADU regulations. Assistant City Attorney Park would have to conduct further research to determine if there were specific consequences if the City did not adopt a SB9 Ordinance as there was no clear language on this matter.

Acting Community Development Director Scully added clarification that there would be a need to also look at the Housing Element Plan to confirm there is not additional implications concerning SB9 if repealed in the Housing Element.

Commissioner Lamb asked about the four findings in the resolution and compared them to those in the resolution regarding ADUs that were consistent with the California Government Code and wondered whether the SB 9 resolution is consistent with State law.

Assistant City Attorney Park provided clarification and confirmed that if the motion by the Planning Commission were to recommend approval of the SB9 Ordinance as recommended, then yes it would be consistent with State law.

Motion by Commissioner Lamb, seconded by Commissioner Hazeltine, to close the Public Hearing. Motion carried unanimously, with no objection.

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

Motion by Commissioner Hazeltine, seconded by Commissioner Lamb, to adopt a resolution of the Planning Commission of the City of Redondo Beach recommending that the City Council adopt Ordinances amending Title 10, Chapter 1 subdivisions and Title 10, Chapter 2 Zoning and Land Use and Title 10, Chapter 5 Coastal Land Use Plan implementing Ordinance pertaining to urban lot splits and two-unit developments subject to Senate Bill 9 (SB9), and recommending that the City Council determine such amendments as exempt from the California Environmental Quality Act (CEQA). Motion carried unanimously, with the following roll call vote:

AYES: Lamb, Boswell, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.
NOES: None.
ABSENT: None.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

None.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

None.

M. ITEMS FROM STAFF

Acting Community Development Director Scully made the following announcements:

- Reported that two new Commissioners will be coming in and thanked the two Commissioners that will be leaving.
- There is a recruitment for an additional Senior Planner.
- For the upcoming agendas several projects will be coming to the Commission for discussion.
- Items from referrals to staff will be coming in future meetings as well.

Chair Gaddis thanked the two outgoing Commissioners for all their work and time provided to the Commission.

Commissioner Lamb asked about the next three months and possible items for the Commission's consideration.

Acting Community Development Director Scully clarified items that staff is working on for the Commission's future consideration.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Hinsley thanked staff for all the work and thanked his fellow Commissioners and applicants that have allowed the Commissioners to come into their homes and ask questions about their projects.

O. ADJOURNMENT

Motion by Commissioner Hinsley, seconded by Commissioner Hazeltine, to adjourn the meeting at 9:45 PM. Motion carried unanimously, with no objection.

AYES: Light, Boswell, Lamb, Hinsley, Hazeltine, Vice Chair Godek, and Chair Gaddis.

NOES: None.

ABSENT: None.

The next meeting of the Redondo Beach Library Commission will be a Regular Meeting to be held at 6:30 PM on October 19, 2022, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California, and via teleconference.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Sean Scully
Acting Community Development Director



Administrative Report

H.1., File # PC24-0656

Meeting Date: 4/18/2024

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



Administrative Report

J.1., File # PC24-0657

Meeting Date: 4/18/2024

TO: PLANNING COMMISSION

FROM: Victoria Banfield, Associate Planner and Sean Scully, Acting Community Development Director

TITLE

PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A PERSONAL IMPROVEMENT SERVICE IN AN APPROXIMATELY 3,111 SQUARE FOOT TENANT SPACE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 234 S. PACIFIC COAST HIGHWAY, SUITE #104-106 IN A MIXED-USE (MU-3) 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 PERSONAL IMPROVEMENT SERVICE (FITNESS STUDIO) WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED IN THE MIXED-USE (MU-3) ZONE AT 234 S. PACIFIC COAST HIGHWAY, SUITE #104-106 (CASE NO. CUP-2024-02)

EXECUTIVE SUMMARY

The applicant is requesting approval of a Conditional Use Permit to allow the operation of a personal improvement service (fitness studio) in an approximately 3,111 square foot tenant space within an existing multi-tenant commercial building. The business would occupy three existing suites, which were previously occupied by a retail store, massage business, and tutoring business. The proposed fitness studio will offer 50-minute classes that encompass a variety of workouts, including cardio, strength training, and core stability. The hours of operation will be from 5:00am to 11:00am and 4:00pm to 8:00pm Monday through Friday, and from 7:00am to 11:00am on Saturday, and from 8:00am to 11:00am on Sunday. The interior layout will consist of an open workout floor area approximately 2,180 square feet, that includes nine (9) different workout stations of three (3) or less students/clients each, as well as a locker room (approximately 375 square feet), restrooms, and storage. Coaches will rotate around the stations, assisting multiple stations at once. There will be a maximum of three (3) coaches and 28 students/clients in the studio during any given class period. Interior tenant improvements are proposed for the new business. No changes to the exterior of the

building are proposed except for the closure of the entrance door that provided access to Suite 105.

BACKGROUND

Existing Site, Surroundings, Zoning, and Project Description

The subject site is located on the east side of S. Pacific Coast Highway, just north of Torrance Boulevard, and is currently developed with a multi-tenant commercial shopping center, Pacific Plaza. The properties to the north, south, and west are zoned Mixed Use (MU-3). The property to the north is developed with a multi-tenant office building. The property to the south is developed with a commercial bank building. The three properties to the west, across Pacific Coast Highway, are developed with multi-family residential, and commercial buildings. There are four (4) adjacent properties to the east, which are zoned Low Density Multiple-Family Residential (R-3) and are developed with multi-story, multi-family residential buildings, accessed from S. Francisca Avenue.

The existing site is developed with a two-story, 22,450 square-foot, multiple-tenant commercial building. The proposed fitness studio would occupy three (3) existing tenant spaces, suites 104, 105, and 106, with a combined area of approximately 3,111 square feet. The building sits toward the rear portion of the property however it is setback from the adjacent residentially zoned and developed properties by 20 feet as required by current zoning setback standards. The property is served by 26 parking spaces at the ground level fronting Pacific Coast Highway and 62 spaces in the underground garage. The property is accessed on the north side by a two-way driveway off of Pacific Coast Highway.

The applicant intends to remodel the interior of the tenant space, creating two main rooms. The front entry room would be the locker room and front reception area with incidental retail. The second room would be the workout room, which would also have two restrooms and a storage room. No changes to the exterior of the building are proposed except for the closure of the entrance door that provided access to Suite 105.

ANALYSIS

In accordance with Section 10-2.910 of the Redondo Beach Municipal Code, personal improvement services which are greater than 2,000 square feet require a Conditional Use Permit in the Mixed Use (MU-3) 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 fitness studio operation are parking impacts and noise.

Parking

A minimum of 83 parking spaces are required for the entire multiple-tenant building and a total of 88 spaces (26 surface, 62 subterranean) are provided (reference Attachment 6). In addition, there are also 16 tandem spaces in the subterranean garage, however these spaces are not included in the parking count. Per Municipal Code Section 10-2.1706 related to commercial parking regulations, a personal improvement service use requires one (1) parking space per employee, plus one (1) parking space per each two (2) students. The three (3) tenant spaces being combined for this personal improvement service are allocated a total of 12 parking spaces at the standard retail parking ratio of one (1) parking space per 250 square feet of gross floor area. Per the attached parking demand table for all tenants in the shopping center, the center has 5 parking spaces in excess of what is required for all tenants combined. This allows for the proposed personal improvement service to utilize a total of 17 parking spaces on the site. While the ground level parking appears to be optimally used, the majority of the spaces in the subterranean level are under-utilized. Additionally, classes will be staggered by 10 minutes to allow students to leave/arrive without overlap. Maintenance/janitorial services are anticipated to occur after regular business hours and should not interfere with the routine operations of the business. Again, it is noteworthy that there are an additional 16 tandem spaces existing that are not counted toward the required parking.

Based on the proposed business operation, and particularly their hours of operation, the allocated parking spaces should be sufficient. In furtherance of confirming that the parking in support of this commercial center could accommodate all

existing and this proposed use, staff reviewed the general hours of operation from existing tenants as compared with the proposed hours for the subject business and found that there would only be very limited overlap with some of the existing onsite uses. For example, during the proposed morning hours proposed for the subject business, 5 AM to 11 AM, the existing restaurants would not be open, thereby freeing up to 11 parking spaces required by those uses. Concerning the evening hours proposed, 4 PM until 9 PM, there would only be one (1) hour, 4 PM to 5 PM, where all uses at the center could potentially be open and this is an off-peak hour for restaurants and most office uses are nearing closing which is also typically a less parking-generating time for office uses.

Special note: Currently, three (3) parking spaces in the subterranean level are being used as storage space for construction materials while the shopping center undergoes a façade upgrade (permitted under a separate building permit). Due to the need for these three (3) parking spaces to be available for the proposed business, a condition of approval has been included in the Resolution requiring the storage materials must be removed prior to issuance of a certificate of occupancy for the proposed personal improvement service use.

Based upon the project's compliance with RBMC parking standards and the anticipated staggered peak times for the various existing commercial tenants and the proposed personal improvement service, and the additional 16 tandem spaces in the subterranean parking garage at the commercial center, parking is not anticipated to be an issue.

Noise

A noise study has been performed and the Acoustical Design Review Report is attached (reference Attachment 5). The tenant improvement work must comply with the recommendations pursuant to the Acoustical Design Review Report dated October 25, 2023 which prescribes sound control designs within the interior walls to prevent noise impacts on the abutting tenant spaces. Some additional sound attenuation is also required to be installed in the ceiling to ensure potential sound impacts from the proposed use will be reduced to acceptable levels. All business activities will occur within the building, with no outdoor activities. Entry doors will remain closed at all times. The amplified sound is limited to a maximum of between 95 and 100 decibels. As the fitness studio would be oriented toward PCH it is not anticipated to be audible from the neighboring residential uses to the east. There are no doors or windows that face the rear (east) side of the property.

Based upon the Acoustical Design Review Report and the requirement that the project 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 10-2.2506, the proposed animal grooming 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 personal improvement service is not located within the Artesia and Aviation Corridors Area Plan. The personal improvement service use will be housed within an existing commercial building previously used by commercial tenants. The proposed use is in conformity with the General Plan land use designation of Mixed Use (MU-3) which allows all C-2 commercial uses, which include "personal services and similar uses". The proposed personal improvement service, as determined by an "acoustical analysis" and as conditioned, will not generate excessive noise and is in conformity with City's Noise Element and RBMC Noise requirements. 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 Pacific Coast Highway, a major arterial street, and is accessed by an existing two-way driveway on Pacific Coast Highway that complies with RBMC driveway standards. Pedestrian access is provided by an existing ADA compliant walkway from the public sidewalk on Pacific Coast Highway to the building.
- c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof.
The fitness studio will operate within three existing tenant spaces that will be sound-proofed to prevent noise impacts on adjacent commercial tenants and the multiple-family residences to the rear of the subject property as there are no openings in the rear of the tenant space and there is a 20-foot setback to the adjacent residentially zoned properties as required by the applicable provisions of the RBMC. Adequate parking exists on site for the proposed personal improvement service use. Only a minor change to the front elevation (door closed) is proposed with no other exterior changes 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 rear setback of 20 feet complies with applicable RBMC development standards as the adjacent uses east are residentially zoned. Additionally, no openings are proposed in the rear of the tenant space.*
 - b. Provision of fences and walls;
 - i. *Not applicable. Existing 8-foot walls existing between the subject property and adjacent residential uses.*
 - 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 (Pacific Coast Highway) are consistent with Caltrans 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. *An acoustical analysis was required to ensure the amplified music that supports the personal improvement service would not negatively impact adjacent commercial uses nor the adjacent residential uses to the east. Conditions of approval have been added to incorporate the recommendations from the acoustical analysis that include, requiring doors to be closed during all operating hours, installation of additional internal walls with sound attenuation elements between the proposed tenant space and adjacent commercial tenants to either side and above.*
 - h. Requirements for off-street loading facilities;
 - i. *As a service commercial use with only limited retail operations, loading facilities can be accommodated by small vans that utilized the immediate adjacent ground floor parking lot.*
 - i. A time period within which the proposed use shall be developed;
 - i. *The proposed tenant improvement will comply with required building plan check and inspections schedules.*
 - j. Hours of permitted operation and similar restrictions;

- i. Hours of operation are split between early morning and late evening to accommodate working schedules of the anticipated clients. This will further reduce any potential parking concerns and potential for noise related complaints as the personal services business will be operating with many of the other commercial tenants will be closed.*
- 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 and noise impacts 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 fitness 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 20-foot setback 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 10-2.1802. No new landscaping is required. As conditioned, the personal improvement service use is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No loading facilities are necessary for the proposed personal improvement service use. Additional conditions of approval have been added that require the following:

- Set hours of operation that don't conflict with many of the existing tenants;*
- Maximum number of coaches and students/clients in the fitness studio at any given time;*
- Class registration shall be done online and shall limit the number of students/clients;*
- Classes will be staggered by a minimum of 10 minutes;*
- The use shall occur exclusively within the interior of the tenant space;*
- Entry doors to the fitness facility shall remain closed during class times;*
- Sound-proofing shall be required;*
- All construction storage material in the subterranean parking garage shall be removed prior to certificate of occupancy issuance.*

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.

ATTACHMENTS

1. 234 S. Pacific Coast Highway - Exemption Declaration
2. 234 S. Pacific Coast Highway - Draft Resolution

3. 234 S. Pacific Coast Highway - CUP Application
4. 234 S. Pacific Coast Highway - Plans
5. 234 S. Pacific Coast Highway - Acoustical Design Review
6. 234 S. Pacific Coast Highway - Parking Demand



Administrative Report

J.1., File # PC24-0657

Meeting Date: 4/18/2024

TO: PLANNING COMMISSION

FROM: Victoria Banfield, Associate Planner and Sean Scully, Acting Community Development Director

TITLE

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RECOMMENDATION:

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existing and this proposed use, staff reviewed the general hours of operation from existing tenants as compared with the proposed hours for the subject business and found that there would only be very limited overlap with some of the existing onsite uses. For example, during the proposed morning hours proposed for the subject business, 5 AM to 11 AM, the existing restaurants would not be open, thereby freeing up to 11 parking spaces required by those uses. Concerning the evening hours proposed, 4 PM until 9 PM, there would only be one (1) hour, 4 PM to 5 PM, where all uses at the center could potentially be open and this is an off-peak hour for restaurants and most office uses are nearing closing which is also typically a less parking-generating time for office uses.

Special note: Currently, three (3) parking spaces in the subterranean level are being used as storage space for construction materials while the shopping center undergoes a façade upgrade (permitted under a separate building permit). Due to the need for these three (3) parking spaces to be available for the proposed business, a condition of approval has been included in the Resolution requiring the storage materials must be removed prior to issuance of a certificate of occupancy for the proposed personal improvement service use.

Based upon the project's compliance with RBMC parking standards and the anticipated staggered peak times for the various existing commercial tenants and the proposed personal improvement service, and the additional 16 tandem spaces in the subterranean parking garage at the commercial center, parking is not anticipated to be an issue.

Noise

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Based upon the Acoustical Design Review Report and the requirement that the project 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

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- 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 personal improvement service use will be housed within an existing commercial building previously used by commercial tenants. The proposed use is in conformity with the General Plan land use designation of Mixed Use (MU-3) which allows all C-2 commercial uses, which include "personal services and similar uses". The proposed personal improvement service, as determined by an "acoustical analysis" and as conditioned, will not generate excessive noise and is in conformity with City's Noise Element and RBMC Noise requirements. 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 Pacific Coast Highway, a major arterial street, and is accessed by an existing two-way driveway on Pacific Coast Highway that complies with RBMC driveway standards. Pedestrian access is provided by an existing ADA compliant walkway from the public sidewalk on Pacific Coast Highway to the building.
- c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof.
The fitness studio will operate within three existing tenant spaces that will be sound-proofed to prevent noise impacts on adjacent commercial tenants and the multiple-family residences to the rear of the subject property as there are no openings in the rear of the tenant space and there is a 20-foot setback to the adjacent residentially zoned properties as required by the applicable provisions of the RBMC. Adequate parking exists on site for the proposed personal improvement service use. Only a minor change to the front elevation (door closed) is proposed with no other exterior changes 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 rear setback of 20 feet complies with applicable RBMC development standards as the adjacent uses east are residentially zoned. Additionally, no openings are proposed in the rear of the tenant space.*
 - b. Provision of fences and walls;
 - i. *Not applicable. Existing 8-foot walls existing between the subject property and adjacent residential uses.*
 - 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 (Pacific Coast Highway) are consistent with Caltrans 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. *An acoustical analysis was required to ensure the amplified music that supports the personal improvement service would not negatively impact adjacent commercial uses nor the adjacent residential uses to the east. Conditions of approval have been added to incorporate the recommendations from the acoustical analysis that include, requiring doors to be closed during all operating hours, installation of additional internal walls with sound attenuation elements between the proposed tenant space and adjacent commercial tenants to either side and above.*
 - h. Requirements for off-street loading facilities;
 - i. *As a service commercial use with only limited retail operations, loading facilities can be accommodated by small vans that utilized the immediate adjacent ground floor parking lot.*
 - i. A time period within which the proposed use shall be developed;
 - i. *The proposed tenant improvement will comply with required building plan check and inspections schedules.*
 - j. Hours of permitted operation and similar restrictions;

- i. Hours of operation are split between early morning and late evening to accommodate working schedules of the anticipated clients. This will further reduce any potential parking concerns and potential for noise related complaints as the personal services business will be operating with many of the other commercial tenants will be closed.*
- 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 and noise impacts 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 fitness 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 20-foot setback 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 10-2.1802. No new landscaping is required. As conditioned, the personal improvement service use is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No loading facilities are necessary for the proposed personal improvement service use. Additional conditions of approval have been added that require the following:

- Set hours of operation that don't conflict with many of the existing tenants;*
- Maximum number of coaches and students/clients in the fitness studio at any given time;*
- Class registration shall be done online and shall limit the number of students/clients;*
- Classes will be staggered by a minimum of 10 minutes;*
- The use shall occur exclusively within the interior of the tenant space;*
- Entry doors to the fitness facility shall remain closed during class times;*
- Sound-proofing shall be required;*
- All construction storage material in the subterranean parking garage shall be removed prior to certificate of occupancy issuance.*

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.

ATTACHMENTS

1. 234 S. Pacific Coast Highway - Exemption Declaration
2. 234 S. Pacific Coast Highway - Draft Resolution

3. 234 S. Pacific Coast Highway - CUP Application
4. 234 S. Pacific Coast Highway - Plans
5. 234 S. Pacific Coast Highway - Acoustical Design Review
6. 234 S. Pacific Coast Highway - Parking Demand



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: April 18, 2024

PROJECT ADDRESS: 234 S. Pacific Coast Highway

PROPOSED PROJECT: Consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a personal improvement service in an approximately 3,111 square foot tenant space within an existing multi-tenant commercial building on property located in a Mixed-Use (MU-3) 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 combining and occupying three adjacent tenant spaces 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.

Victoria Banfield

Victoria Banfield
Associate Planner

RESOLUTION NO. 2024-04-PCR-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A PERSONAL IMPROVEMENT SERVICE (FITNESS STUDIO) WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED IN A MIXED USE (MU-3) ZONE AT 234 S. PACIFIC COAST HIGHWAY, SUITE #104-106 (CASE NO. CUP-2024-02)

WHEREAS, an application was filed on behalf of the owner of property located at 234 S. Pacific Coast Highway for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a personal improvement service within a 3,111 square foot tenant space in an existing multi-tenant commercial building on property located in a Mixed Use (MU-3) zone;

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 18th day of April, 2024 with respect thereto.

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

1. In accordance with Section 10-2.910 of the Redondo Beach Municipal Code, personal improvement services which are greater than 2,000 square feet are conditionally permitted within the Mixed Use (MU-3) zone.
2. In accordance with Section 10-2.2506(b) 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 personal improvement service is not located within the Artesia and Aviation Corridors Area Plan. The personal improvement service use will be housed within an existing commercial building previously used by commercial tenants. The proposed use is in conformity with the General Plan land use designation of Mixed Use (MU-3) which allows all C-2 commercial uses, which include “personal services and similar uses”. The proposed personal improvement service, as determined by an “acoustical analysis” and as conditioned, will not generate excessive noise and is in conformity with City’s Noise Element and RBMC Noise requirements. 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 Pacific Coast Highway, a major arterial street, and is accessed by an existing two-way driveway on Pacific Coast Highway that complies with RBMC driveway standards. Pedestrian access is provided by an existing ADA compliant walkway from the public sidewalk on Pacific Coast Highway to the building.

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

The fitness studio will operate within three existing tenant spaces that will be sound-proofed to prevent noise impacts on adjacent commercial tenants and the multiple-family residences to the rear of the subject property as there are no openings in the rear of the tenant space and there is a 20-foot setback to the adjacent residentially zoned properties as required by the applicable provisions of the RBMC. Adequate parking exists on site for the proposed personal improvement service use. Only a minor change to the front elevation (door closed) is proposed with no other exterior changes 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 rear setback of 20 feet complies with applicable RBMC development standards as the adjacent uses east are residentially zoned. Additionally, no openings are proposed in the rear of the tenant space.

b. Provision of fences and walls;

i. Not applicable. Existing 8-foot walls existing between the subject property and adjacent residential uses.

- 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 (Pacific Coast Highway) are consistent with Caltrans 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. An acoustical analysis was required to ensure the amplified music that supports the personal improvement service would not negatively impact adjacent commercial uses nor the adjacent residential uses to the east. Conditions of approval have been added to incorporate the recommendations from the acoustical analysis that include, requiring doors to be closed during all operating hours, installation of additional internal walls with sound attenuation elements between the proposed tenant space and adjacent commercial tenants to either side and above.*
- h. Requirements for off-street loading facilities;
 - i. As a service commercial use with only limited retail operations, loading facilities can be accommodated by small vans that utilized the immediate adjacent ground floor parking lot.*
- i. A time period within which the proposed use shall be developed;
 - i. The proposed tenant improvement will comply with required building plan check and inspections schedules.*
- j. Hours of permitted operation and similar restrictions;
 - i. Hours of operation are split between early morning and late evening to accommodate working schedules of the anticipated clients. This will further reduce any potential parking concerns and potential for noise related complaints as the personal services business will be operating with many of the other commercial tenants will be closed.*
- 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 and noise impacts 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 fitness 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 20-foot setback 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 10-2.1802. No new landscaping is required. As conditioned, the personal improvement service use is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No loading facilities are necessary for the proposed personal improvement service use. Additional conditions of approval have been added that require the following:

- *Set hours of operation that don't conflict with many of the existing tenants;*
- *Maximum number of coaches and students/clients in the fitness studio at any given time;*
- *Class registration shall be done online and shall limit the number of students/clients;*
- *Classes will be staggered by a minimum of 10 minutes;*
- *The use shall occur exclusively within the interior of the tenant space;*
- *Entry doors to the fitness facility shall remain closed during class times;*
- *Sound-proofing shall be required;*
- *All construction storage material in the subterranean parking garage shall be removed prior to certificate of occupancy issuance.*

3. The plans, specifications, and drawings submitted with the application have been reviewed by the Planning Commission.
4. 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 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, pursuant to the plans, specifications, drawings, and applications considered by the Planning Commission at its meeting on the 18th day of April, 2024.

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 personal improvement service (fitness studio) occupying an existing 3,111-square foot commercial tenant space. The fitness studio will offer 50-minute classes that encompass a variety of workouts, including cardio, strength training, and core stability. The fitness 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 April 18th, 2024.
2. The fitness studio hours of operation shall be from 5:00am to 11:00am and 4:00pm to 8:00pm Monday through Friday, and from 7:00am to 11:00am on Saturday, and from 8:00am to 11:00am on Sunday.
3. There shall be a maximum of three (3) coaches and 28 students/clients in the fitness studio at any given time.
4. All class registrations shall be done on-line and all students/clients shall be aware of the 28 maximum students/clients allowed during each class.
5. Classes will be staggered by a minimum of 10 minutes to allow students to leave/arrive without overlap.
6. The entry doors to the fitness facility shall remain closed during class times except to allow individuals to enter and exit the facility during an emergency.
7. All aspects of the fitness training shall occur exclusively within the interior of the tenant space.
8. The tenant improvement work must comply with the recommendations pursuant to the Acoustical Design Review Report dated October 25, 2023 which prescribes sound control designs within the interior walls to prevent noise impacts on the abutting tenant spaces. Additional sound attenuation is also required to be installed in the ceiling to ensure potential sound impacts from the proposed use will be reduced to acceptable levels.

9. The amplified sound is limited to a maximum of between 95 and 100 decibels.
10. 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.
11. A copy of this Resolution shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
12. The Acoustical Design Review Report dated October 25, 2023 shall be copied onto a sheet in the construction plan set submitted to the Building and Safety Division.
13. All construction storage material in the subterranean parking garage shall be removed prior to certificate of occupancy issuance for the personal improvement service, allowing access to all 88 on-site parking spaces.
14. 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.
15. 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 divisions with all required permits issued.
16. 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.
17. Construction work shall occur only between the hours of 7 a.m. and 6 p.m. Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays or observance of holidays.
18. The Community Development Department is authorized to approve minor changes.
19. 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.
20. 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 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 18th day of April, 2024.

Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Sean Scully, Acting Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2024-04-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 18th day of April, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sean Scully
Acting Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

CITY OF REDONDO BEACH
PLANNING DIVISION

APPLICATION NO.

DATE REVIEWED:

APPLICATION FOR CONDITIONAL USE PERMIT

Application is hereby made to the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 or Section 10-5.2506 of Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 234 S. Pacific Coast Highway, Units 104, 105 & 106	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: BLOCK: TRACT:	ZONING: MU-3
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE) 3,111 - Studio Only	
	SITE SIZE (SQ. FT.): 30,051 GROSS FLOOR AREA (SQ. FT.): FLOOR AREA RATIO: 0.75 - Total Site	
	RECORDED OWNER'S NAME: 234 Beach Plaza, LP MAILING ADDRESS: 116 S. Catalina Ave., Redondo Beach 90277 TELEPHONE: 310.995.0055	AUTHORIZED AGENT'S NAME & EMAIL: Terri Dickerhoff, terri@cgrdev.com MAILING ADDRESS: 5635 Evening Sky Dr, Simi Valley, 93063 TELEPHONE: 213.422.1450
	APPLICANT'S NAME: Flux Vibes Fitness - Redondo Beach LLC MAILING ADDRESS: 14071 Peyton Drive, Suite 1808, Chino Hills 91709 TELEPHONE: 773.654.0955	PROJECT ARCHITECT/FIRM/PRINCIPAL: DXU Architects MAILING ADDRESS: 15150 N. Hayden Road, Suite 225, Scottsdale, AZ 85260 TELEPHONE: 480-397-0005 LICENSE NO. C25788
B	REQUEST	
	<p>The applicant requests a Conditional Use Permit to use the above described property for the following purposes:</p> <p>This request is for the construction, use and maintenance of a 3,111 square foot fitness studio, BFT, with a use classification of Personal Improvement Service. BFT is a class-based fitness studio providing 50-minute classes that encompass a variety of workouts, including cardio, strength training, and core stability. The interior layout will consist of an open workout room with different workout stations of 3 or less people with coaches at these stations to help focus, motivate, and educate the students during their workout.</p> <p>The studio is only open during class periods; there are no free gym hours. Classes will be held every hour Monday through Friday from 5 am to 11 am and 4 pm to 8 pm. The studio will be closed from 11 am to 4 pm. Weekend hours are Saturday from 7 am to 11 am and Sunday from 8 am to 11 am.</p> <p>There will be a maximum of no more than three coaches and 28 students in the studio during any given class period.</p>	

C **SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.

1. Describe existing site improvements and their present use. If vacant, please specify.

The studio will occupy three tenant spaces in an existing, newly renovated shopping center, known as Pacific Plaza. These three tenant spaces are Suite 104, which was storage for the restaurant Made by Meg, Suite 105, which was a Thai spa, and Suite 106, which is vacant. Built in 1989, the approximately 30,051 square foot center is two stories with 88 parking spaces. There are 26 surface parking spaces with the remaining 62 spaces underground.

Pacific Plaza has recently received an extensive exterior renovation, with a beautiful new facade, landscaping, and signage. Current uses include restaurant, retail and medical offices.

2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)

The building was designed and built to meet all code requirements and design standards in 1989. The request for a Conditional Use Permit to allow a fitness use will not impact any building code or Zoning Ordinance requirement. There will be no exterior construction to accommodate this use. All modifications to the building will be interior remodel only.

The shopping Center has 88 non-tandem parking spaces. The current uses require 71 spaces to meet code requirements. This leaves a deficit of 17 spaces. A Personal Service Improvement classification, requires a parking ratio of 1 space per instructor and 1 space per 2 students. BTF will have 3 instructors and 28 students per class, which results in a requirement of 17 parking spaces. Therefore, the existing parking is adequate for the proposed use.

3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.

The site is directly adjacent to Pacific Coast Highway, which is approximately 55 feet wide. There is one driveway to access the center, which is accessed from Pacific Coast Highway. The driveway is approximately 35 feet wide. For pedestrian access, there is an approximate 12 foot sidewalk directly in front of the center.

4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.

The existing shopping center was designed for retail, restaurant and commercial uses and the fitness studio is consistent with other businesses in the center, as well as the adjacent commercial parcels and surrounding community, making this site suitable for the proposed development. Additionally, the project will not create any unusual noise. All classes are held indoors and the space is designed with sound dampening materials to minimize noise, so as not to interfere with any of the adjacent uses. The site takes access from a major commercial thoroughfare and all traffic will be similar to the existing traffic patterns. There will not be a significant change to either the property or any other improvements within the vicinity. Therefore, the use will not have an impact on the existing or future development of the neighborhood. Finally, the use will not be materially detrimental to the public welfare. On the contrary, this fitness workout has major health benefits and helps both the body and the mind through physical activity and stress relief.

5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.

There are seven elements of the General Plan, each establishing the policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of code requirements. The proposed use meets all requirements of the City Zoning Ordinance and is an allowed use in this zone with the approval of a Conditional Use Permit. Additionally, the City's General Plan provides incentives to encourage housing, jobs and services in closer proximity to one another; and to create balanced communities and neighborhoods. The Housing Element of the General Plan encourages the location of housing, jobs and services in mutual proximity. One plan objective is to accommodate a diversity of uses that support the needs of the City's existing and future residents. The fitness use furthers these goals. It is located in an area with a mix of residential, commercial and retail uses, on a major commercial thoroughfare, close to public transportation (bus lines). A mix of amenities enhances the desirability of the neighborhood as a place to work and live. It also directly and indirectly contributes to the jobs-housing linkage. The location of the fitness studio helps realize the goal of co-locating jobs, housing and services, which in turn encourages greater pedestrian activity and hopefully aids in the longer-term goal of encouraging a safer, more inviting environment.

D It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.

NAME	ADDRESS	LOT	BLOCK	TRACT

OWNER'S AFFIDAVIT

Project address: 234 Pacific Coast Highway, Units 104, 105 and 106 Redondo Beach

Project description: A new 3,111 square foot fitness studio in an existing shopping center.

I (We) JOHN F. KATNIK, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): 

Address: 116 S. CATALINA AVE

SUITE 255

REDONDO BEACH, CA 90277

Phone No. (Res.) 310-995-0055

(Bus.) _____

Subscribed and sworn to (or affirmed) before me this ____ day of _____, 20____

by _____, proved to me on the basis of satisfactory

evidence to be the person(s) who appeared before me.

FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 30th
day of October, 2023, by John F. Katnik

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

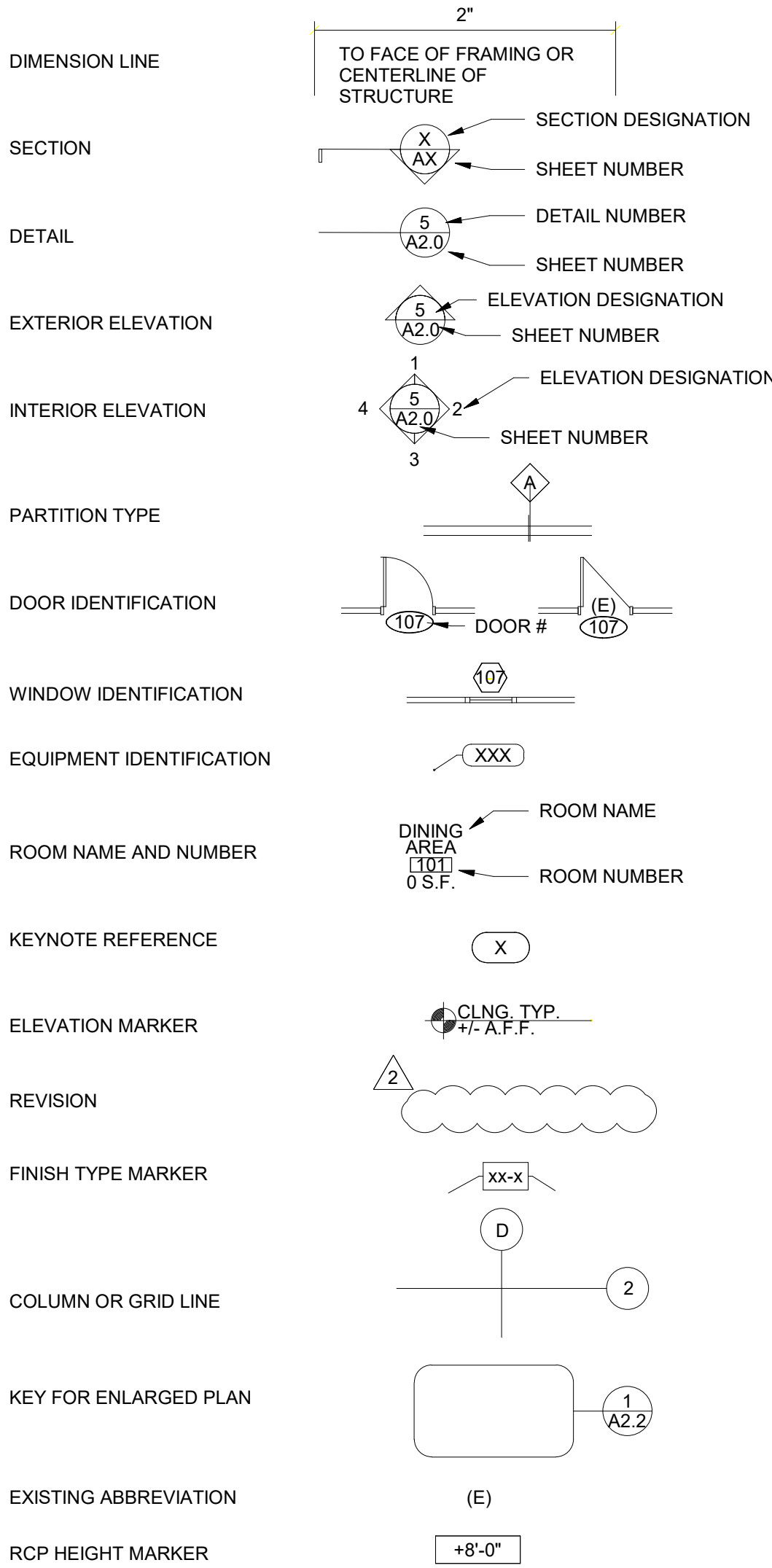
A handwritten signature in blue ink, appearing to read 'John F. Katnik', written over a horizontal line.

- ACOUSTICAL NOTES:**
1. OUTLET BOXES. INSTALL PUTTY PADS ON BACK OF ALL OUTLET BOXES AND OTHER SIMILAR PENETRATIONS WITHIN ANY SOUND-RATED CONSTRUCTIONS. BACK-TO-BACK OUTLET BOXES ARE PROHIBITED. SEPARATE OUTLET BOXES ON OPPOSING SIDE OF PARTITION BY AT LEAST 1 STUD BAY.
 2. CABLE TRAYS MUST NOT PASS THROUGH THE DEMISING WALLS BETWEEN TENANTS. IF POSSIBLE, CABLE TRAYS SHOULD BE REROUTED SO THAT THEY DO NOT PENETRATE THE DEMISING WALL WITH THE STUDIO. CABLE TRAY AND CONDUIT PENETRATIONS IN PARTITIONS SHOULD BE PACKED TIGHTLY WITH HEAVY-DENSITY PUTTY ONCE THE CABLES ARE PULLED.
 3. WRAP ANY PVC, ABS, OR SIMILAR PIPING THAT WILL BE EXPOSED TO THE STUDIO MUSIC AND CROSSES TO ANOTHER TENANT SPACE WITH 2-LB. PIPE WRAP.
 4. PROVIDE 1/4 INCH CLEAR BETWEEN ANY TRADES PENETRATING THE GYPSUM BOARD AND THE GYPSUM BOARD IN AN ACOUSTICALLY RATED WALL OR CEILING. FILL GAP WITH ACOUSTICAL SEALANT. ANY GAPS LARGER THAN 1/2-INCH SHALL BE LAPPED WITH GYPSUM BOARD. ALL PENETRATIONS IN SOUND-RATED ASSEMBLIES SHALL BE FILLED WITH SEALANT RATED GRADE 0 OR BETTER ACCORDING TO ASTM.
 5. SPEAKERS IN STUDIO SHALL NOT BE RECESSED WITHIN SOUND-RATED ASSEMBLIES.
 6. IN FURRED CONSTRUCTION, THERE SHALL BE NO CONNECTIONS BETWEEN FURRED STUDS AND ADJACENT CONSTRUCTION. TRADES SHALL NOT BE INSTALLED WITHIN THE AIRSPACE. CROSS BRACING IS NOT PERMITTED. TRADES SHALL NOT BE ATTACHED TO ADJACENT CONSTRUCTION AND FURRED WALL.
 7. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL ACOUSTICAL SYSTEMS
 8. SPEAKERS SHALL NOT BE RECESSED IN ANY SOUND-RATED ASSEMBLIES
 9. SPEAKER ISOLATION
 - 9.1. MAIN SPEAKERS. ISOLATE WITH USE OF MASON INDUSTRIES TYPE ND (NON-SEISMIC) NEOPRENE ISOLATION MOUNTS. MINIMUM 0.1" STATIC DEFLECTION (IN-SHEAR), 0.2 DEFLECTION (IN COMPRESSION OR TENSION)
 - 9.2. SUSPENDED SPEAKERS ARE PREFERRED OVER FLOOR-MOUNTED OR WALL-MOUNTED SPEAKERS
 - 9.3. ISOLATE SUBWOOFERS FROM THE BUILDING WITH USE OF MASON INDUSTRIES TYPE SLF SPRING ISOLATION MOUNTS. MINIMUM 2-INCH STATIC DEFLECTION. AVOID COUPLING SUBWOOFER TO BUILDING STRUCTURE.
 10. AUDIO-VISUAL SYSTEMS SHALL INCLUDE AN ELECTRONIC LIMITER THAT CONTROLS THE MAXIMUM WATTAGE FED TO THE SPEAKERS. THIS WILL CONTROL BOTH MUSIC AND AMPLIFIED VOICE SOURCES TO ENSURE THAT SOUND LEVELS DO NOT INCREASE OVER THE LIFE OF THE FACILITY, PARTICULARLY WITH MULTIPLE USERS AND NATURAL VARIATIONS IN INSTRUCTOR VOICE AND TIMBRE. AVOID ROUTING DUCTWORK BETWEEN THE STUDIO AND THE LOBBY/ RETAIL. IF UNAVOIDABLE, INSTALL 1-INCH-THICK ACOUSTICAL DUCT LINING WITHIN THE DUCTWORK.
 11. LOCATE DUCTWORK AND MECHANICAL EQUIPMENT WITHIN THE STUDIO BELOW THE GYPSUM BOARD CEILING
 12. AVOID DUCTWORK PENETRATIONS IN GYPSUM BOARD CEILING. IF UNAVOIDABLE, I.E. STUDIO SERVED BY ROOFTOP EQUIPMENT, WRAP DUCTWORK ABOVE CEILING IN TWO (2) LAYERS OF 5/8-INCH GYPSUM BOARD FOR THE ENTIRE LENGTH OF THE DUCTWORK BETWEEN CEILING AND ROOF.
 - 13.

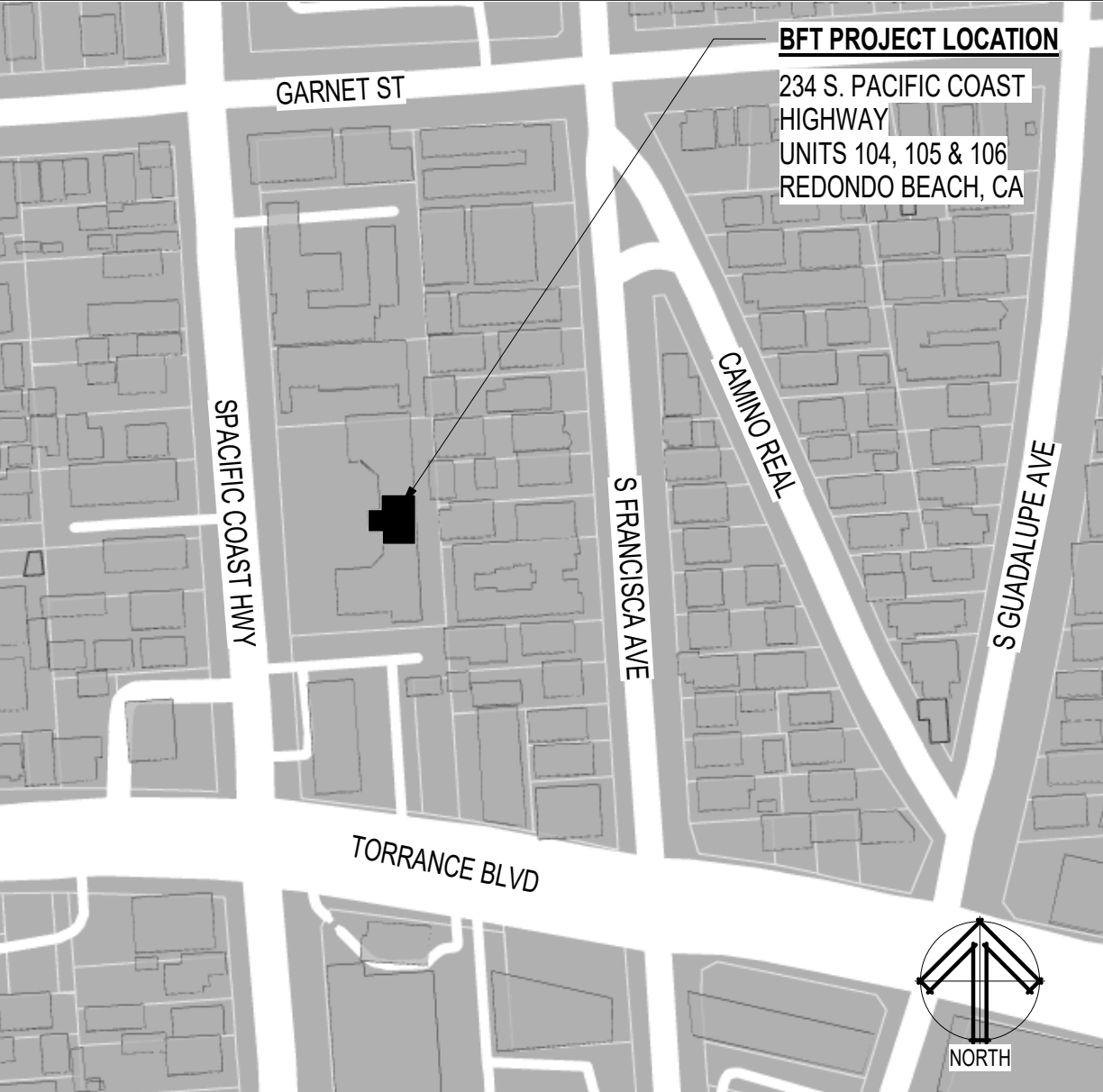


234 S. PACIFIC COAST HIGHWAY
UNITS 104, 105 & 106
REDONDO BEACH, CA

DRAFTING SYMBOLS



VICINITY MAP



CODE DATA

GOVERNING CODES: ALL WORK SHALL BE IN COMPLIANCE WITH, BUT NOT LIMITED TO, THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION:

BUILDING: 2022 CALIFORNIA BUILDING CODE
ELECTRICAL: 2022 CALIFORNIA ELECTRICAL CODE
MECHANICAL: 2022 CALIFORNIA MECHANICAL CODE
PLUMBING: 2022 CALIFORNIA PLUMBING CODE
FIRE: 2022 CALIFORNIA FIRE CODE
ENERGY: 2022 CALIFORNIA ENERGY CODE
GREEN: 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
ACCESSIBILITY: 2022 CALIFORNIA BUILDING CODE - CHAPTER 11B

TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLERS: YES
BUILDING USE: COMMERCIAL
PROJECT LEASE AREA: 3111 SF GROSS
PREVIOUS OCCUPANCY: CURRENTLY VACANT
PROPOSED OCCUPANCY: A3 - ASSEMBLY

EXIT REQUIREMENTS: 2 REQUIRED - 2 PROVIDED
PARKING: EXISTING - NO CHANGE

GENERAL NOTES

- GENERAL CONTRACTOR SHALL VISIT THE SITE, REVIEW THE DRAWINGS AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO CONSTRUCTION
- GENERAL CONTRACTOR SHALL CONSULT WITH THE CLIENT AND ARCHITECT TO RESOLVE ANY CHANGES, OMISSIONS OR PLAN DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCE.
- GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. ALL DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS, OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, FIRE ALARM, OR SPECIALTY SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.
- GENERAL CONTRACTOR SHALL RETAIN ON SET OF PERMIT PLANS ON-SITE TO DOCUMENT ALL CHANGES MADE DURING CONSTRUCTION. THE RECORD DRAWINGS SHALL BE ISSUED TO THE CLIENT AT PROJECT CLOSE-OUT AS DESCRIBED IN THE GENERAL REQUIREMENTS OF THE PROJECT MANUAL.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING DELIVERY OF MATERIALS AND INSTALLING SUCH MATERIALS SUPPLIED BY CLIENT OR CLIENT'S VENDOR.
- RESPONSIBILITY FOR SUPPLY AND DELIVERY OF MATERIALS AND EQUIPMENT IS IDENTIFIED IN THE DRAWING SCHEDULE SHEETS UNDER THE COLUMN LABELED RESPONSIBILITY.
- FOR THE PURPOSE OF THE DOCUMENTS, TO "INSTALL" SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, BLOCKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS AND OTHER ITEMS REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION UNLESS NOTED OTHERWISE.
- ALL ITEM SUBSTITUTIONS MUST BE APPROVED BY CLIENT AND ARCHITECT.

SHEET INDEX

PLANNING COMMISSION PLAN SET	
G-0.0	COVER SHEET
A-0.1	SITE PLAN
D-1.0	DEMO PLAN
A-1.0	BASEMENT FLOOR PLAN/PARKING
A-1.1	FLOOR PLAN
A-1.2	ROOF PLAN
A-1.3	ELEVATIONS

PROJECT DATA

PROJECT NAME: BFT - REDONDO BEACH, CA

PROJECT DESCRIPTION: TENANT IMPROVEMENT PROJECT - INTERIOR BUILD OUT OF AN EXISTING TENANT SPACE INTO A FITNESS STUDIO. WORK TO INCLUDE INTERIOR WALLS, CEILINGS, ACCESSIBLE RESTROOMS, MECHANICAL SYSTEMS, ELECTRICAL SYSTEMS AND ASSOCIATED INTERIOR FINISHES AND MILLWORK.

PROJECT LOCATION: 234 S. PACIFIC COAST HIGHWAY
UNITS 104, 105 & 106
REDONDO BEACH, CA

JURISDICTION: CITY OF REDONDO BEACH
BUILDING & SAFETY DIVISION
CITY HALL, DOOR 2
415 DIAMOND STREET
REDONDO BEACH, CA 90277
P: 310.318.0636

PROJECT TEAM

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LANDLORD: JOHN KATNIK
234 BEACH PLAZA, LP
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ARCHITECT: FM GROUP INC.
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SCOTTSDALE, AZ 85260
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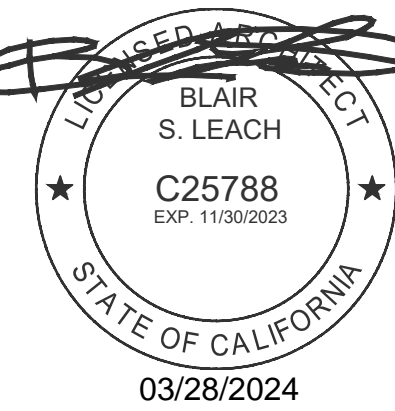
MEP ENGINEERING: ARDEBILI CONSULTING ENGINEERS
7326 EAST STETSON DR.
SCOTTSDALE, AZ 85251
C: OMID ARDEBILI
P: 480.550.8439
F: 480.247.4993
E: OMID@ARDEBILI.COM

DEFERRED SUBMITTALS

- FIRE SPRINKLERS

SEPARATE SUBMITTAL

OWNER'S SIGNAGE CONTRACTOR SHALL PREPARE SIGNAGE SHOP DRAWINGS AND SUBMIT TO THE BUILDING DEPARTMENT & LANDLORD FOR APPROVAL. ALL SIGNAGE IS UNDER A SEPARATE PERMIT.



PROJECT ADDRESS:
234 S. PACIFIC COAST HIGHWAY
UNITS 104, 105 & 106
REDONDO BEACH, CA

REVISIONS:

NO.	DESCRIPTION	DATE
1	PER PLANNING	03.28.2024

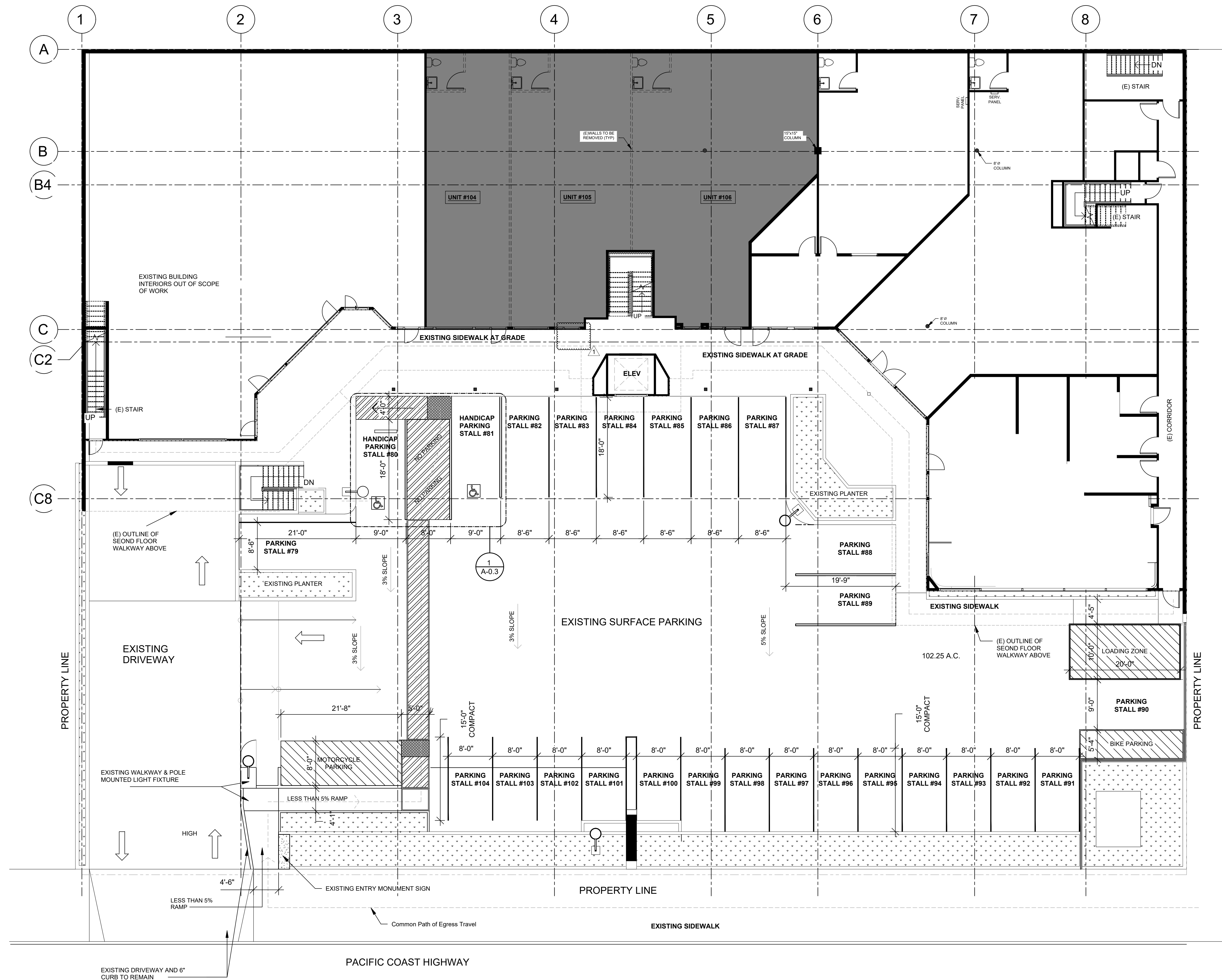
TITLE:
COVER SHEET

DATE:
09.18.2023

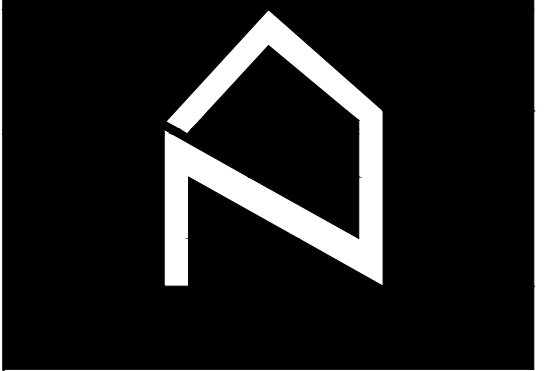
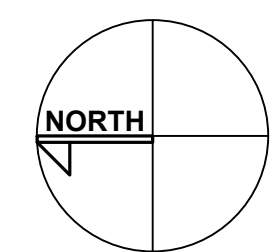
PROJECT NO.
23-123

SHEET NO.

G-0.0



1 SITE PLAN / PARKING PLAN
SCALE: 1/8" = 1'-0"



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PACIFIC PLAZA
234 PACIFIC COAST HWY
REDONDO BEACH, CA 90277
OWNER:
JOHN KATNIK

No.	Description	Date
1	PER PLANNING	03.28.2024

SITE PLAN



Project Number 2020 RB
Date 02-18-2024
Drawn By Author
Checked By Checker

A-0.1

Scale 1/8" = 1'-0"



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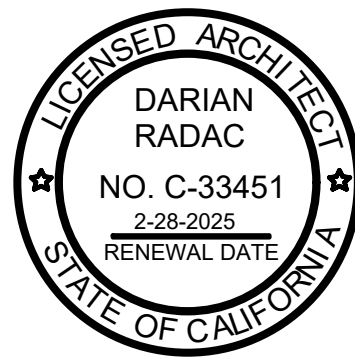
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PACIFIC PLAZA
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No.	Description	Date
1	PER PLANNING	03.28.2024

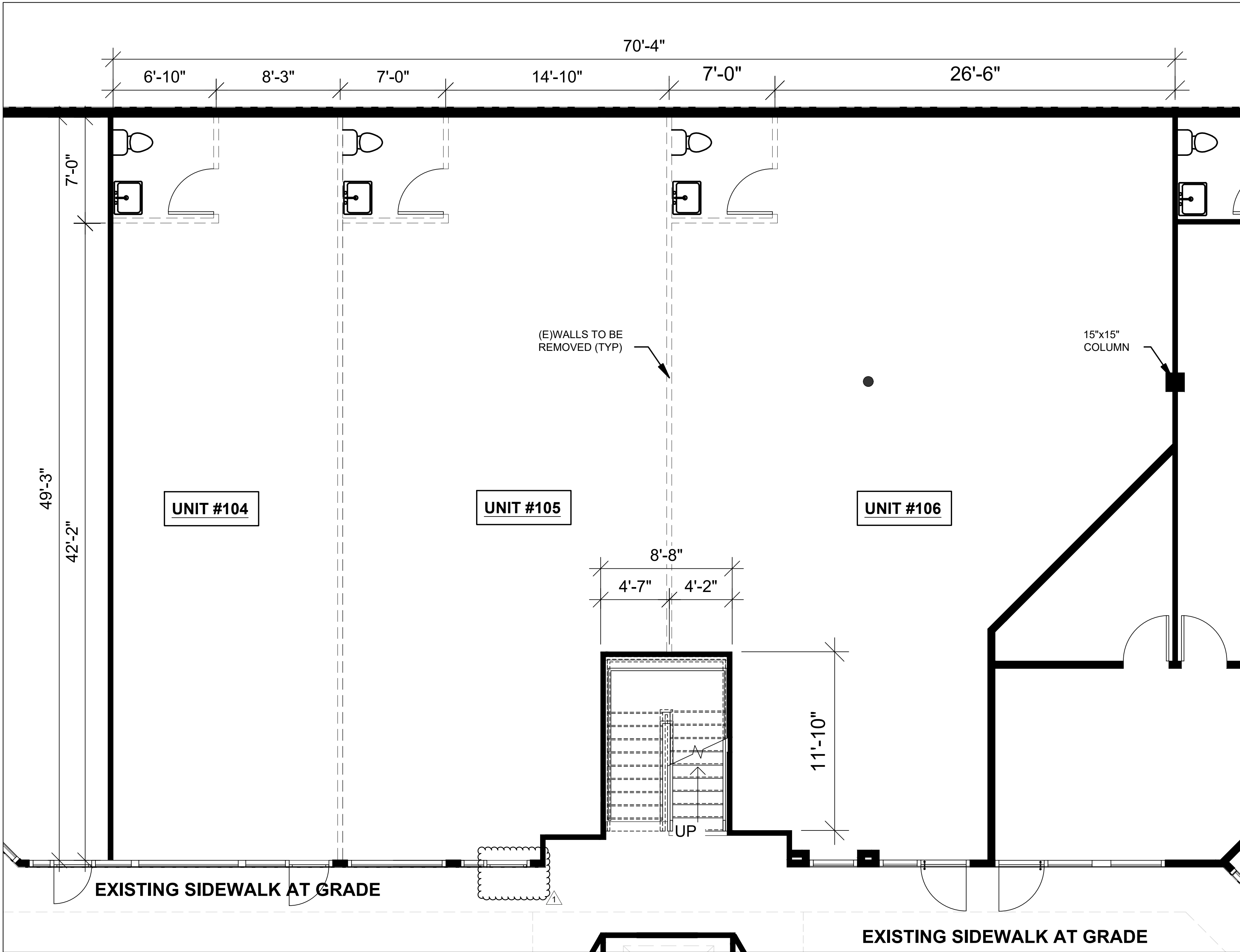
EXISTING DEMO PLAN



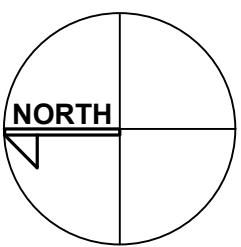
Project Number	2020 RB
Date	02-18-2024
Drawn By	Author
Checked By	Checker

D-0.1

Scale 1/4" = 1'-0"



1 EXISTING / DEMOLITION PLAN
SCALE: 1/4" = 1'-0"





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PACIFIC PLAZA
234 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

OWNER:
JOHN KATNIK

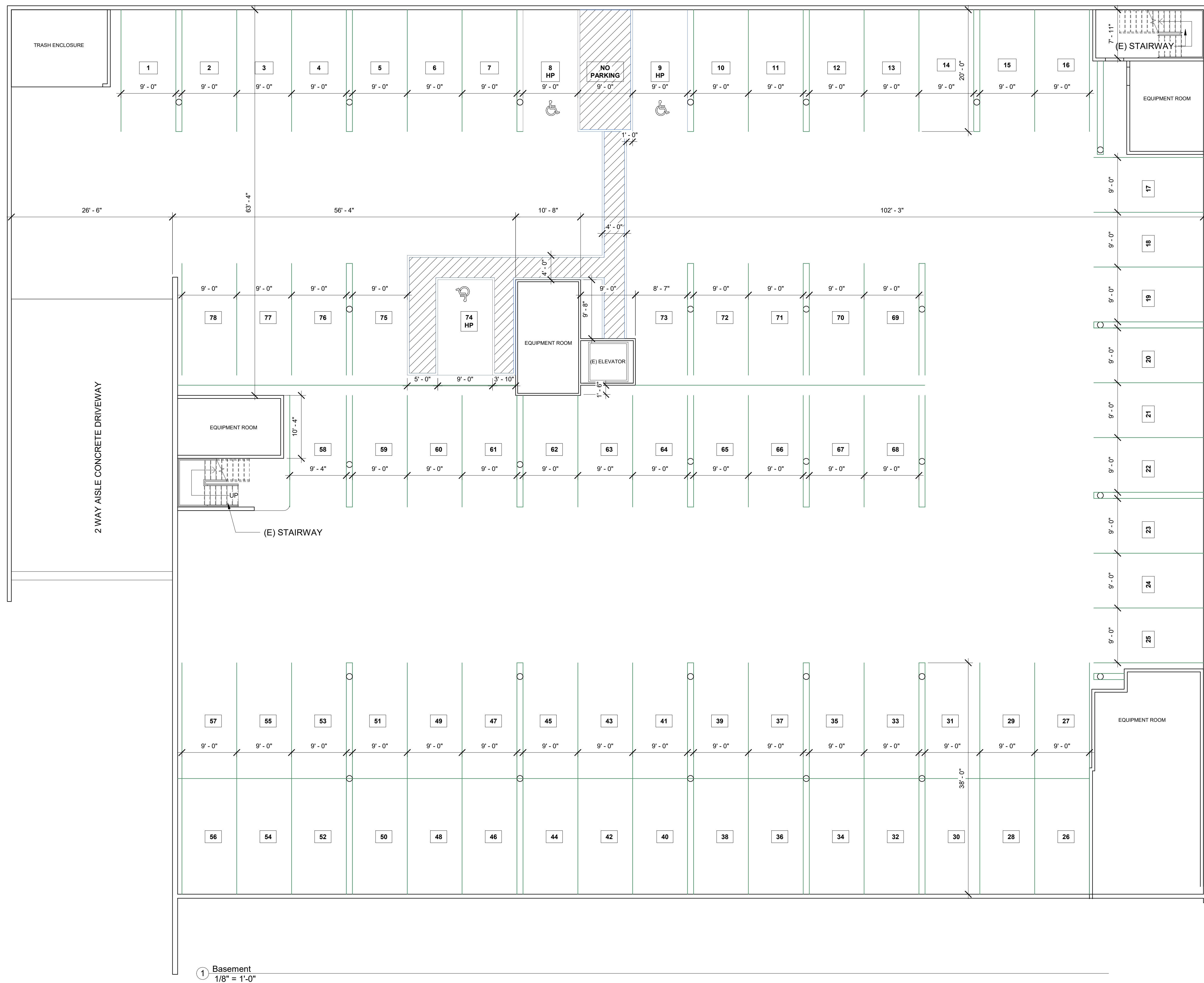
OWNER:
JOHN KATNIK

BASEMENT FLOOR PLAN

Project Number	2023 RB
Date	8-07-2023
Drawn By	Author
Checked By	Checker

A-1.0

Scale $1/8" = 1'-0"$



GENERAL NOTES - FLOOR PLAN

- A. G.C. TO VERIFY EXISTING FLOOR CONSTRUCTION CONDITION AND NOTIFY ARCHITECT OF ANY DISCREPANCY UPON DISCOVERY.
B. WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASEMENT. THE FACE OF GYPSUM BOARD SHALL BE ALIGNED W/ THE FACE OF THE EXISTING SURFACE.
C. WHERE DEMOLITION OF CERTAIN ITEMS LEAVES PENETRATIONS IN EXISTING TO REMAIN FLOORS, WALLS, CEILING, ROOFS, ETC. PATCH SUCH PENETRATIONS AS REQUIRED TO MEET ORIGINAL FIRE PROTECTION & STRUCTURAL REQUIREMENTS.
D. CONTRACTOR TO VERIFY ALL EXISTING DEMISING WALLS ARE DRYWALLED TO DECK.
E. ALL EXTERIOR DOORS, EXTERIOR WINDOWS AND STOREFRONT SYSTEMS ARE EXISTING U.N.O.
F. ALL DOORS ARE 4" OFF ADJACENT WALLS U.N.O. CONTRACTOR SHALL PROVIDE BACKING/ BLOCKING AT ALL WALL MOUNTED EQUIPMENT & ACCESSORIES.
G. ALL ANGLES AT 45° OR 90° U.N.O.
H. TAPE, BED, FLOAT & SAND GYP. BD. JOINTS. FINISH TO A LIGHT ROLLED TEXTURE AT ALL PAINTED AREAS. PAINT (1) COAT OF PRIMER & (1) COAT OF COLOR.

KEYNOTES - FLOOR PLAN

- 1 EXISTING STOREFRONT SYSTEM & DOOR TO REMAIN.
2 PROVIDE TACTILE EXIT SIGN, PROVIDE 18" x 18" CLEAR FLOOR SPACE FOR SIGN.
3 TACTILE RESTROOM SIGN W/ 18" x 18" CLEAR FLOOR SPACE.
4 POST INTERNATIONAL SIGN OF ACCESSIBILITY AT MAIN ENTRANCE.
5 TENANT LEASE LINE
6 G.C. TO PROVIDE WALL BLOCKING.
7 MOP SINK - REFER TO PLUMBING
8 NEW WATER HEATER - REFER TO PLUMBING
9 FLOOR DRAIN - REFER TO PLUMBING
10 NEW WASHER & VENTLESS DRYER
11 A/V EQUIPMENT RACK - SEE ELECTRICAL & ELEVATION.
12 ADA COMPLIANT FLOW WATER DISPENSER. LOBBY RECEPTION DESK MAINTAINED DURING HOURS OF OPERATION AND CAN PROVIDE CUPS AND DISPENSE WATER AS NEEDED FOR GUESTS.
13 EXISTING COLUMN
14 ADD 1 LAYER 5/8" GYP. BD. TO SECOND FLOOR, IF NONE EXISTS
15 EXTEND GYP. BD. TO DEMISING WALL. SEAL AGAINST WALL WITH ACOUSTIC SEALANT, FINISH PER PLAN.
16 ADD 1 LAYER 5/8" GYP. BD. @ STAIRWELL WALL
17 ADD 1 LAYER 5/8" GYP. BD. TO UNDERSIDE OF SECOND FLOOR @ EXISTING WALL WHERE REQUIRED
18 EXISTING STOREFRONT DOOR TO BE LOCKED CLOSED & EXISTING EXTERIOR DOOR FULL TO BE REMOVED

- WALL TAG - SEE SHEET A1.1
WINDOW TAG - SEE SHEET A5.0
DOOR TAG - SEE SCHEDULE ON SHEET A5.0
EQUIPMENT TAG - SEE SCHEDULE ON SHEET A1.2
MATERIAL TAG - SEE SCHEDULE ON SHEET A2.0

WALL LEGEND

- FRAMING DIMENSIONING NOTE:** (FOR WALL SECTIONS - SEE SHEET A1.1)
• ALL DIMENSIONS ARE TO FACE OF STUD AT FRAMED WALLS.
• TYPICAL U.N.O. AT MILLWORK LOW WALLS, DIMENSIONS ARE TO FACE OF FINISHED WALL, TYPICAL
• ALL WALLS IN THE STUDIO ARE TO HAVE TYPE "XP" GYP. BD. (MOISTURE AND MILDEW RESISTANT).
• ALL WALLS THROUGHOUT WET AREAS ARE TO HAVE 5/8" CEMENTITIOUS BOARD INSTALLED AT BOTTOM 12" OF WALL AND 5/8" MOLD, MILDEW & MOISTER RESISTANT PURPLE BOARD 12" A.F.F. TO CEILING.

- EXISTING TO REMAIN
NEW INTERIOR PARTITION
NEW PLUMBING WALL

I.C.C.E.S. EVALUATION REPORT NUMBERS

- ALL METAL STUD FRAMING SHALL BE ATTACHED WITH POWDER ACTUATED FASTENERS - ESR-2269
METAL STUDS MUST CONFORM TO ESR-4943P
SUSPENDED CEILINGS MUST CONFORM TO ESR-1222
EXISTING ONE-HOUR RATED DEMISING WALL FRAMING & BATT INSULATION - FULL HEIGHT
EXISTING EXTERIOR WALL FRAMING & BATT INSULATION. PATCH & REPAIR EXISTING GYP. BD. AS REQUIRED - FULL HEIGHT
FURRED WALL - PARTIAL HEIGHT
FURRED WALL - FULL HEIGHT
PARTITION WALL - PARTIAL HEIGHT
PARTITION WALL - FULL HEIGHT
STUDIO SOUND WALL - FULL HEIGHT
STUDIO SOUND WALL - FULL HEIGHT

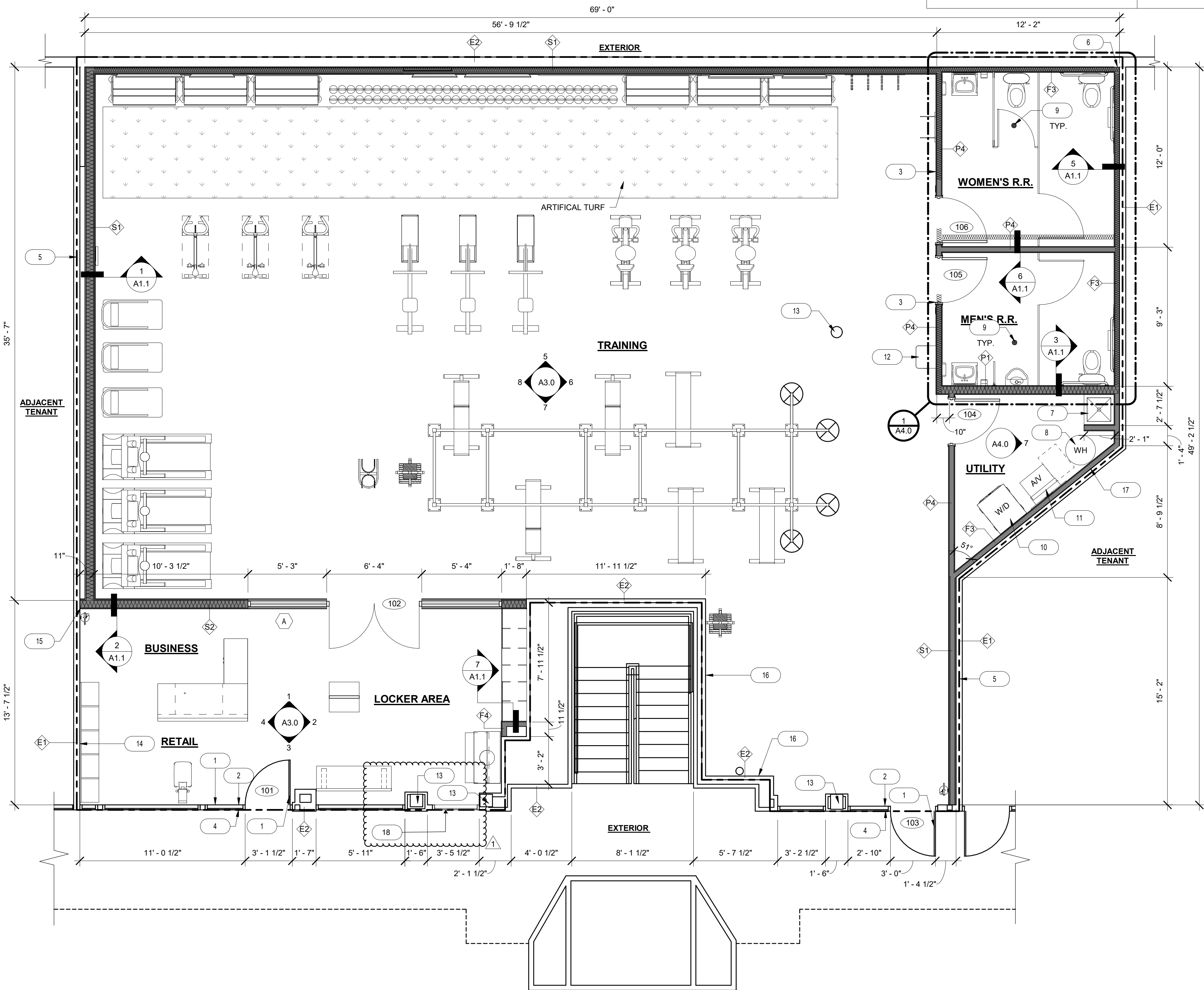
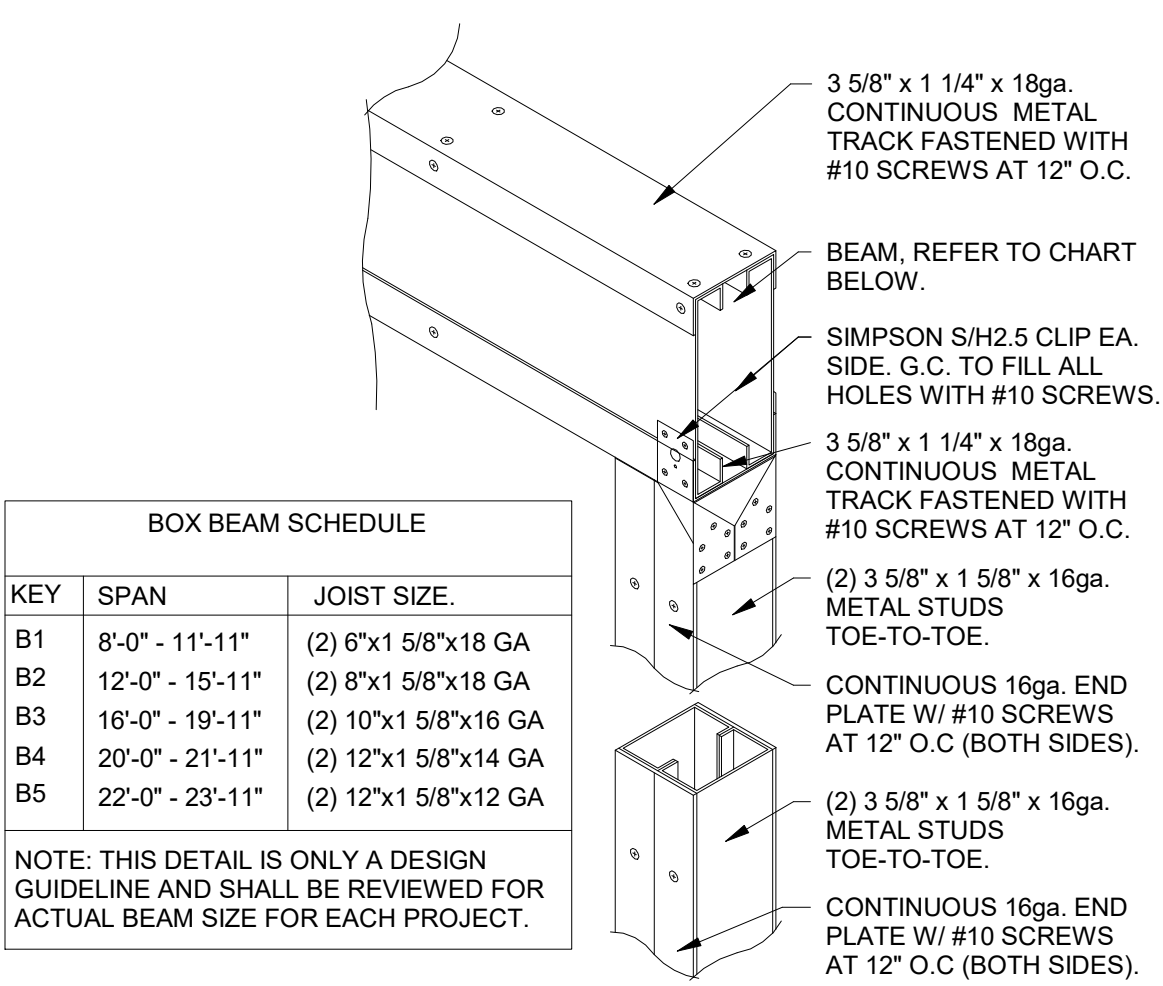
TYPICAL INTERIOR NON-LOAD BEARING
STUD WALLS - SLIP TRACK AT TOP

STUDS TO BE USED:				
SIZE:	SPACING:	ALLOWABLE HEIGHTS:	BOTTOM TRACK GAUGE:	TOP SLIP TRACK GAUGE (3" DEEP TRACK):
3 5/8" - 25 GA. STN	16"	15.4'	20 GA.	18 GA.
3 5/8" - 20 GA. STR	16"	17.0'	20 GA.	18 GA.
3 5/8" - 18 GA. HDS	16"	22.6'	20 GA.	18 GA.
6" - 20 GA. STR	16"	24.5'	20 GA.	18 GA.
6" - 18 GA. HDS	16"	33.6'	20 GA.	18 GA.

- NOTES:**
BUILDING CODE REQUIRES THAT INTERIOR PARTITION WALLS BE DESIGNED FOR A LATERAL LOAD OF 5 PSF. THE FOLLOWING GUIDELINES ARE BASED ON THIS LOAD. ALL STUDS GIVEN ARE ASSUMED TO BE EQUIVALENT TO THOSE MANUFACTURED BY DIETRICH INDUSTRIES, INC. ALL STUDS AND TRACKS ARE ASSUMED TO HAVE AN F_y=33.0 KSI. ALL STUDS ARE ASSUMED TO HAVE 5/8" GYP. BD. ON BOTH FACES FOR THE FULL HEIGHT OR ARE APPROVED WITH BRIDGING AS REQUIRED. DETAILS ARE PROVIDED TO ACCOMMODATE VERTICAL MOVEMENT AT THE TOP USING A 3" DEEP TRACK CONNECTION OR NO MOVEMENT. MAXIMUM HORIZONTAL DEFLECTION IS ASSUMED TO BE LIMITED TO H/240. PROVIDE LATERAL BRACING PER SCHEDULE.
1. BOTTOM TRACK GAGES MAY BE SUBSTITUTED FOR TOP-SLIP TRACK GAGES IF STUDS ARE PERMANENTLY ATTACHED TO BOTH FLANGES OF THE TRACK WITH # 10 SCREWS.
2. ATTACH BOTTOM TRACK TO SLAB WITH HILTI .145Ø POWER DRIVEN FASTENER WITH 3/4"-1" EMBEDMENT.
3. IF GYP. BD. IS ON ONE SIDE ONLY, ADD HORIZONTAL BRIDGING @ 5' - 0" O.C. VERTICALLY.
4. IF YOU HAVE A CASE THAT DIFFERS FROM THE ABOVE, PLEASE CONTACT THE ARCHITECTS.

BOX BEAM SCHEDULE		
KEY	SPAN	JOIST SIZE.
B1	8'-0" - 11'-11"	(2) 6"x1 5/8"x18 GA
B2	12'-0" - 15'-11"	(2) 8"x1 5/8"x18 GA
B3	16'-0" - 19'-11"	(2) 10"x1 5/8"x16 GA
B4	20'-0" - 21'-11"	(2) 12"x1 5/8"x14 GA
B5	22'-0" - 23'-11"	(2) 12"x1 5/8"x12 GA

NOTE: THIS DETAIL IS ONLY A DESIGN GUIDELINE AND SHALL BE REVIEWED FOR ACTUAL BEAM SIZE FOR EACH PROJECT.



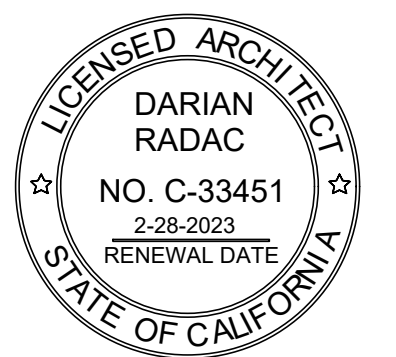
1 OVERALL FLOOR PLAN
SCALE: 1/4" = 1'-0"

PACIFIC PLAZA
234 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

OWNER:
JOHN KATNIK

No.	Description	Date
1	PER PLANNING	03.28.2024

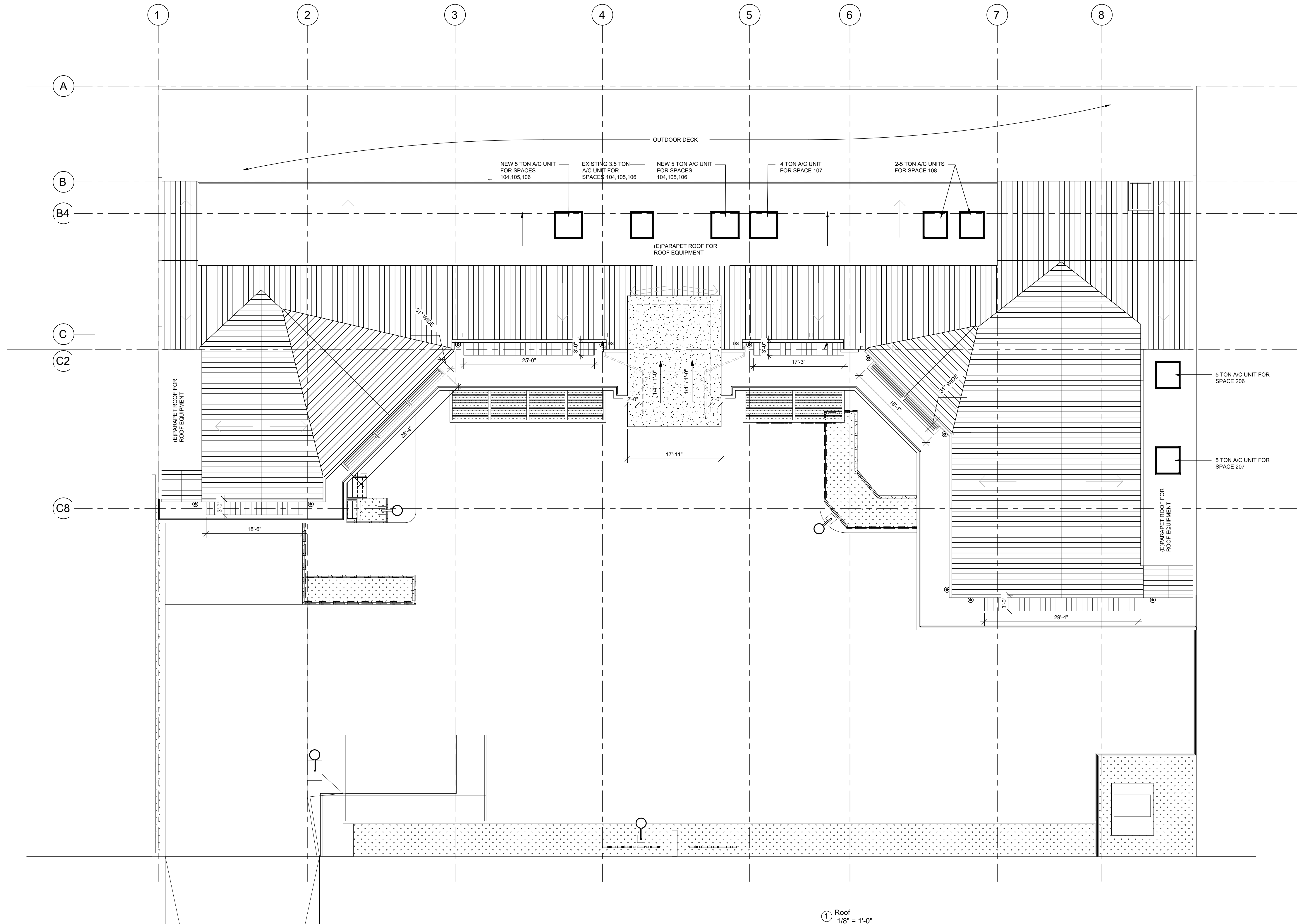
ROOF PLAN



Project Number	2023 RB
Date	02-18-2024
Drawn By	Author
Checked By	Checker

A-1.2

Scale	1/8" = 1'-0"
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① Roof
1/8" = 1'-0"



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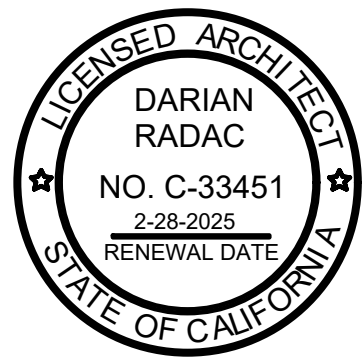
OFFICES: SOUTH BAY / ORANGE COUNTY
116 S CATALINA AVE. STE. 122,
REDONDO BEACH, CA 90277
TEL: 310-383-1827 / 310-709-4476
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PACIFIC PLAZA
234 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

OWNER:
JOHN KATNIK

No.	Description	Date
1	PER PLANNING	03.28.2024

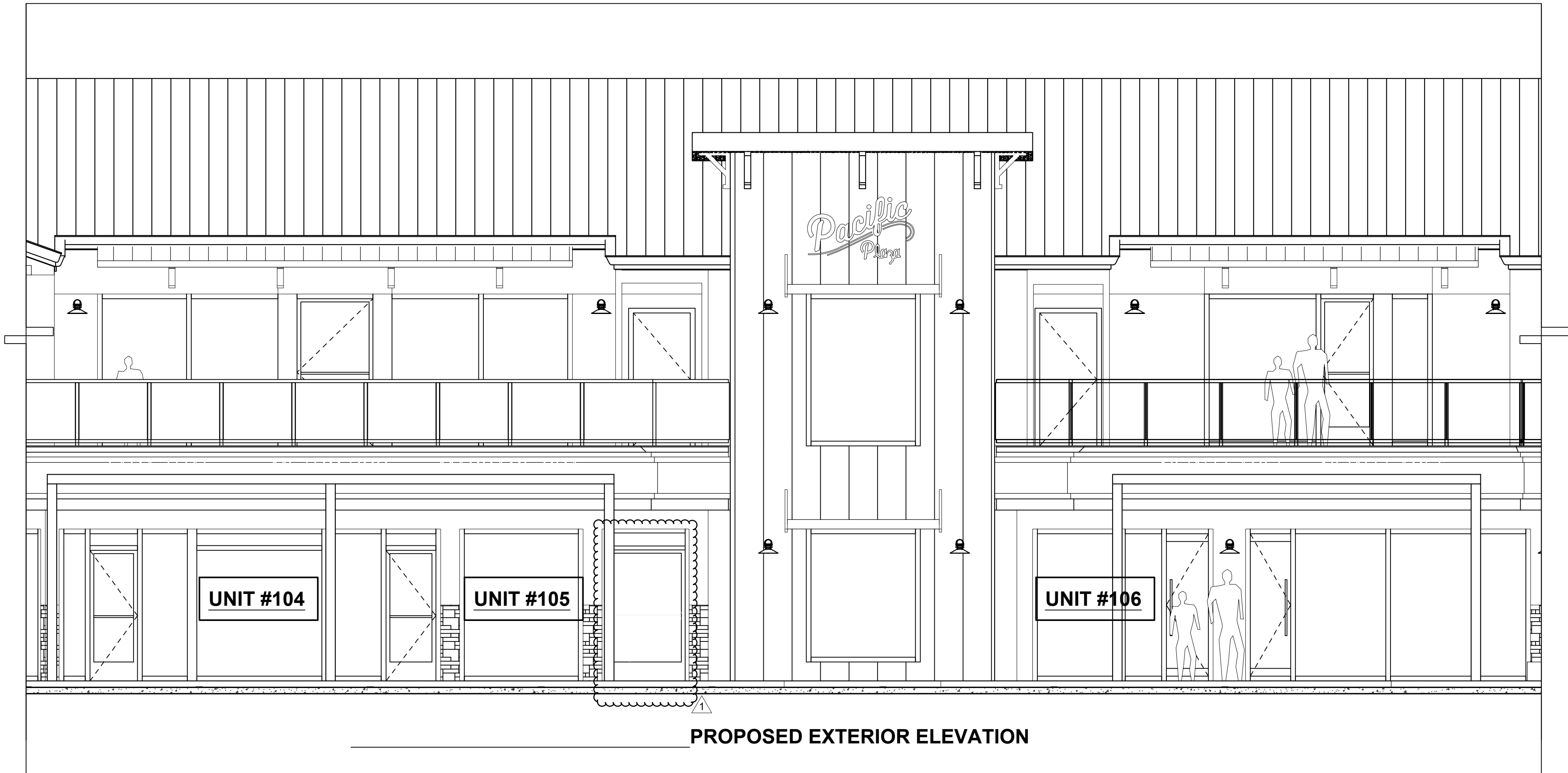
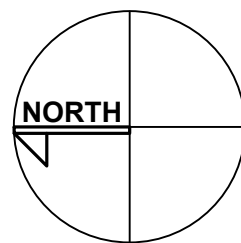
FRONT ELEVATION



Project Number	2020 RB
Date	02-18-2024
Drawn By	Author
Checked By	Checker

A-1.3

Scale 1/4" = 1'-0"



PROPOSED EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

October 25, 2023

LaKeisha Marsh

lakeisha.marsh@bodyfittraining.com

**Subject: Body Fit Training; Redondo Beach, California
Acoustical Design Review
Veneklasen Project No. 7233-168**

Dear LaKeisha:

Veneklasen Associates, Inc. (Veneklasen) has reviewed the drawings for comparison to the local municipal code and tenant lease requirements. This report documents our acoustical comments. Veneklasen has summarized the comments into areas where modifications may be required.

The project is located on the ground floor of a 2-story commercial building. There are commercial adjacencies on each side of the suite and above it. Single family residences are located directly behind the building. Veneklasen understands the building structure consists of lightweight wood-framed construction.

City Noise Ordinance

The City of Redondo Beach Noise Ordinance (Chapter 4-24.301) establishes exterior ambient sound level requirements for property lines based on receiving land use. The same chapter precludes the generation of sound that exceeds these thresholds for more than 30 minutes out of an hour. For low-density residential, the limit is 50 dBA during the daytime and 45 dBA at nighttime (10 PM-7 AM).

The recommendations herein meet these requirements.

Lease Language

Veneklasen has not received the final lease language. The draft lease does not include quantitative sound level limits but precludes the generation of excessive noise or vibration that generates complaints from other tenants or occupants of the building. Veneklasen understands this does not preclude all audibility of sound/vibration but sounds/vibrations intense enough to generate complaints.

Project Acoustical Design Goals

The design presented herein is intended to render sounds from Body Fit Training virtually inaudible in adjacent tenant spaces and at property lines. This is intended to ensure that the suite can operate without frequent complaints. The element of human response is the most difficult to anticipate when undertaking acoustical design of a fitness facility. Sensitivity to sound varies from person to person and with activity. Even with the recommended measures, some complaints may occur. In this case, the generated sound level within the tenant suite can be reduced.

Note that early morning and late-night classes are the highest risk for potential noise complaints from the adjacent multifamily residential building.

Recommendations – Executive Summary

A summary of the acoustical design for the subject space is presented in this section. In the following section, specific details and descriptions are provided for review and implementation by the architecture and construction teams. These two sections represent the same design.

Acoustical design incorporates design of multiple elements into a comprehensive balanced strategy. Sound travels between spaces following the weakest path, therefore, significant upgrades in acoustical performance to part of a

studio where other elements are much weaker acoustically does not balance the cost of mitigation with the realized benefit. The design presented herein is presented as a system; modifications to the recommendations presented herein that apply to one element may warrant adjustments to other elements in order to maintain the balanced design.

The proposed tenant suite is located on the ground floor of a commercial building, surrounded by the exterior and two adjacent tenants. There is also a nearby residential multifamily property. The building structure consists of a wood frame structure.

In the studio, Veneklasen recommends providing independent walls in front of any elements that are common to the adjacent tenants. This includes structural columns. Furring, consisting of a freestanding wall, is recommended for all remaining elements. A freestanding wall represents less material cost and a higher level of acoustical performance, however, requires more floor space. If floor space does not allow, inform Veneklasen for additional review.

A suspended ceiling is recommended to minimize flanking from the studio to the adjacent tenant. However, Veneklasen understands that no ceiling will be provided due to ceiling height limitations. Door seals are also recommended to control sound levels in other parts of the suite which have lower levels of acoustical isolation than the studio.

Recommendations are provided related to the design of the mechanical and plumbing systems and speaker installations. The most important element in controlling sound transmission to neighbors is avoiding rigid mountings and contact between the speakers and building structural elements.

Veneklasen can assist in advising regarding alternate solutions, upon request, to align the recommendations herein with client's budget, schedule, and aesthetic design goals. The recommendations herein balance cost with performance; it is possible that reductions in music level, particularly at bass frequencies, may be necessary to avoid complaints. Neither the Municipal Code nor tenant lease includes quantitative requirements which suggests that any complaints could be deemed reasonable and actionable. The goal is to avoid complaints without unnecessarily burdening Body Fit Training's operations. Care should be taken with late-night or early-morning classes to avoid complaints from the nearby residential building.

The remaining section outlines these recommendations in detail.

Recommendations – Technical Details

This section provides additional information regarding construction practices and detailing necessary to implement the acoustical design approach described above.

A. Studio Demising Wall Assembly

1. Typical demising wall
 - a) Existing tenant wall types E1 and E2 (to remain) are assumed to be a single wood stud with one (1) layer of gypsum board on each side (two layers total) and batt insulation in the cavity. Legend on sheet A1.0 confirms that E1 and E2 are full height.
 - b) Wall type S1/A1.1 is specified where the Studio directly abuts an existing tenant wall type E1. S1 is a single metal stud wall with two (2) total layers of 5/8-inch QuietRock ES and a minimum air space of 2 inches. This is acoustically acceptable. The partition shall extend to the structure.
 - c) Provide mineral wool or glass fiber fire block where draft stop is required. This is acceptable; do not use gypsum board or other rigid material.
2. Refer to section M for partition intersection information.
3. Refer to section N for top-of-wall detailing.

4. Refer to section O for additional partition information.

B. Lobby Tenant Demising Wall Assembly

1. Existing tenant wall type E1 is specified. This is acoustically acceptable, considering that the neighboring tenant is a restaurant. However, if a more noise-sensitive tenant, such as an office or yoga studio, occupies the space in the future, further mitigation measures may be required.
2. Refer to section M for partition intersection information.
3. Refer to section N for top-of-wall detailing.
4. Refer to section O for additional partition information.

C. Studio at Lobby Wall Assembly

1. Wall is keyed as S2/A1.1 and consists of a single metal stud construction spaced 16 inches on center, two (2) layers of gypsum board on one side, and a single layer on the other side. This is acoustically acceptable.
2. Refer to section M for partition intersection information.
3. Refer to section N for top-of-wall detailing.
4. Refer to section O for additional partition information.

D. Studio at Stairwell

1. Keynote 16/A1.0 specifies one (1) additional layer of 5/8-inch drywall at the stairwell wall. This is acoustically acceptable.

E. Exposed Structures, Studio

1. Where structural elements (columns, beams, roof slabs, shear walls) are present within the studio, they shall be covered with gypsum board assemblies.
2. For columns, provide a furred wall around columns. Furred wall framing shall be spaced off face of column by 1/2 inch, minimum. Furred wall framing shall be freestanding, with batt insulation equal in depth to the studs, and one (1) layer of 5/8-inch gypsum board. Furring shall extend a minimum of 6 inches above the ceiling.
3. Refer to section K for flooring information.
4. Refer to section M for intersection information.
5. Refer to section N for top-of-wall detailing.
6. Refer to section O for additional partition information.

F. Studio Door

1. Applies to doors at entrance to Training Studio.
2. Glass door 102 and glazing surround A/A5.0 are specified. Anticipate significant sound leakage at this assembly.
3. Veneklasen recommends a glass door with metal frame and full perimeter seals between the Training Studio and the Lobby.

4. Acoustical seals around full perimeter of doors. Head and jamb seals shall be Pemko S773 triple-fin seals and threshold seals shall be Pemko 434_PKL drop bottom seal. Ensure doors/seals are adjusted so that seals are fully engaged when door is closed.
5. All doors to the Studio shall be closed during classes.

G. Rear Exit Door

1. Not found on drawings. Notify Veneklasen if this condition changes.

H. Main Entrance Door (Storefront)

1. There are no acoustical requirements for this door.

I. Ceiling Assembly, Studio and Lobby

1. Veneklasen understands that the ceiling assembly will consist of an exposed wood truss structure supporting the plywood subfloor, and a lightweight concrete topping with ceramic tile finish flooring on the above tenant's side.
2. Drawings suggest a drop ceiling to remain at the northern half of the Training Studio.
3. Refer to section N for top-of-wall detailing.
4. Refer to section O for additional ceiling detailing information.

J. Ceiling Assembly, Restrooms

1. RCP plans indicate gypsum board ceilings. This is acoustically acceptable.
2. Refer to section N for top-of-wall detailing.
3. Refer to section O for additional ceiling detailing information.

K. Flooring, Studio

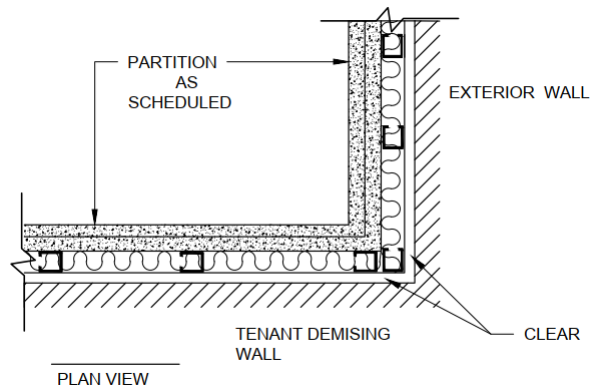
1. Finish plans indicate a 10mm rubber flooring. This is acoustically acceptable.

L. Flooring, Lobby

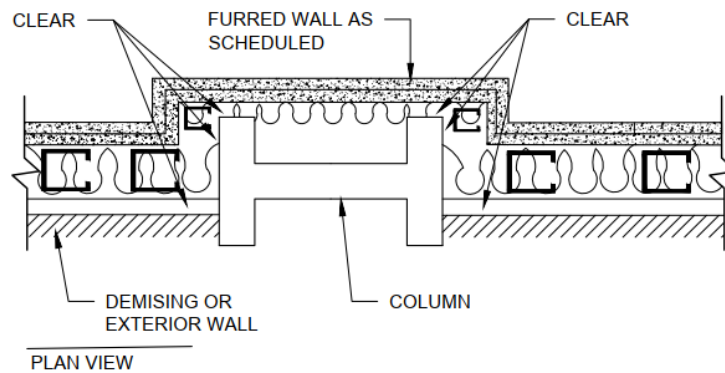
1. Finish plans indicate LVT flooring. This is acoustically acceptable.

M. Studio Wall Intersections

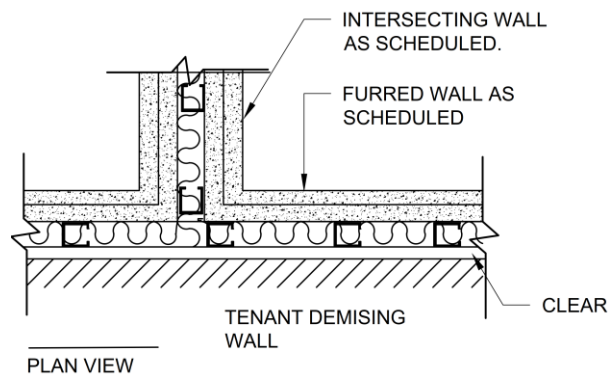
1. Where studio walls intersect with other walls, avoid rigid connections between the framing and gypsum board of the two assemblies. Provide a 1/4-inch gap at the perimeter of all acoustical wall assemblies and fill gap with acoustical or fire-rated sealant. This is noted on sheet A1.0 (note 15). Inclusion of a construction detail may be beneficial. Refer to conceptual details below.



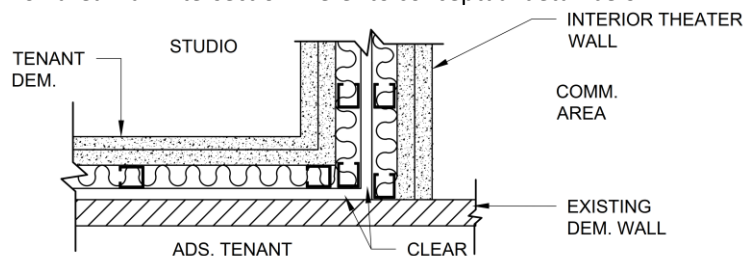
2. Studio walls at columns. Avoid contact between columns and studio furred walls. Refer to conceptual detail below.



3. Studio and interior wall intersection. Refer to conceptual detail below.



4. Studio and common area wall intersection. Refer to conceptual detail below.



N. Top of Wall Details

1. At top of studio walls, gypsum board must extend to structure, leaving a minimum 1/4-inch, maximum 1/2-inch gap between gypsum board and structure. Cut gypsum board to follow deck and truss profile.

O. General Construction

1. Ensure any penetrations in the concrete deck above the suite and demising walls are fully filled with acoustical or fire-rated sealant prior to construction within tenant suite. Any gaps larger than 1/2-inch in size shall be lapped with 5/8-inch gypsum board to reduce gap to 1/2 inch or less. All penetrations in sound-rated assemblies shall be filled with sealant rated Grade 0 or better according to ASTM C834.
2. Should any openings occur in the structure (unused tenant shafts, doorways, etc.), these shall be closed with material having equal surface weight as the assembly in which the opening occurs. Inform Veneklasen of any such conditions for further review.
3. Outlet boxes. Install putty pads on the back of all outlet boxes and other similar penetrations within any sound-rated constructions (ceiling and walls). Back-to-back outlet boxes in acoustical walls are prohibited. Separate outlet boxes on opposing sides of a partition by at least one stud bay.
4. Cable trays must not pass through the demising walls between suite and adjacent spaces. If possible, cable trays should be rerouted so that they do not penetrate the demising wall with the studio. Cable tray and conduit penetrations in partitions should be packed tightly with heavy density putty once the cables are pulled.
5. Wrap any PVC, ABS, or similar piping that will be exposed to the studio music with 2-lb. pipe wrap.
6. Where structural elements penetrate acoustically rated walls, maintain minimum 1/4-inch, maximum 1/2-inch gap between structural elements and gypsum board. Ensure gap is filled with a continuous bead of acoustical sealant.
7. Provide 1/4-inch clear between any trades penetrating the gypsum board and the gypsum board in an acoustically rated wall or ceiling. Fill gap with acoustical sealant. Any gaps larger than 1/2-inch shall be lapped with gypsum board. All penetrations in sound-rated assemblies shall be filled with sealant rated Grade 0 or better according to ASTM C834.
8. Provide 1/4-inch, minimum, 1/2-inch maximum around the full perimeter of gypsum board ceiling assemblies. Fill gap with acoustical or fire-rated sealant. Rigid contact with walls shall be avoided.
9. Penetrations in gypsum board ceilings shall be limited to those required by code (i.e. sprinklers).
10. Speakers in studio shall not be recessed within sound-rated assemblies.
11. In furred and double-stud construction, there shall be no connections between furred studs and adjacent construction or double stud rows. Trades shall not be installed within the airspace. Cross bracing is not permitted. Trades shall not be attached to adjacent construction and furred wall.
12. Where batt insulation is specified for walls, it shall be equal in thickness to the depth of the studs.
13. Seismic Restraint. Where required, seismic restraint shall be minimized such that it meets but does not exceed code requirements. No rigid attachment is permitted for seismic restraint of sound-isolation assemblies. Sway bracing for partitions shall be equal to Mason Industries type DNSB. Bracing for ceilings shall consist of slack aircraft cables.
14. Comply with manufacturer's installation instructions for all acoustical systems.

15. The design direction provided herein pertains to acoustical design only. There may be other requirements that pertain to each site, including, but not limited to, building code, seismic codes, and fire/life safety requirements. Design professionals in these fields should be consulted to ensure all applicable requirements are met.

P. Sound System

1. Speakers shall not be recessed in any sound-rated assemblies, including studio ceiling.
2. Speaker isolation
 - a) Main speakers, attached to building structure or non-vibration-isolated ceilings. Isolate with the use of Mason Industries type W30NCC having a minimum static deflection of 1 inch in compression or tension.
 - b) Suspended speakers from a pole are preferred over ceiling-mounted or wall-mounted speakers.
 - c) Subwoofers are understood not to be used for this brand. Inform Veneklasen if subwoofers are provided.
3. Audio-visual systems shall include an electronic limiter that controls the maximum wattage fed to the speakers. This will control both music and amplified voice sources to ensure that sound levels do not increase over the life of the facility, particularly with multiple users and natural variations in instructor voice and timbre.

Q. Mechanical Systems

1. Rooftop units and exhaust fans are located on the roof, requiring duct routing to the studio and other areas through the studio ceiling. This allows for sound transmission between spaces and to the building exterior through the ductwork.
 - a) Provide a minimum 10-foot length (or full length of duct, where shorter than 10 feet) of 1-inch thick internal duct lining within all ducts where they enter or exit the studio.
2. Where ductwork is exposed, wrap the ductwork with 2-lb. duct wrap, Kinetics Noise Control KNM-200AL, or approved equal.
3. Vibration isolation:
 - a) Forced Air Unit. Provide 0.2-inch deflection neoprene mounts below unit, Mason Industries type BR or approved equal. Avoid contact between units and walls.
 - b) Humidifiers. If used, provide 3/4-inch neoprene pads between the unit and the wall, Mason Industries type Super W. Provide neoprene washer/bushings at through-bolts, Mason Industries type WB. Avoid rigid contact between humidifier and walls. Attach to an interior suite wall, not the tenant demising wall.
 - c) Interior fans. Fans <1000 CFM, provide neoprene washer bushings, Mason Industries type HMIB. Fans ≥1000 CFM, provide vibration isolation hangers with 1-inch static deflection, Mason Industries type 30.
 - d) Exhaust fan, >1000 CFM. Provide internal neoprene isolators within the fan, by manufacturer.
 - e) Heat pump units. Isolate with 1-inch deflection spring mounts or roof curb with 1-inch deflection springs, Mason Industries type SLF or RSC, Specification N. If spring mounts are utilized, provide minimum 3-inch thick concrete housekeeping pad below unit.
4. Veneklasen anticipates the existing rooftop/exterior mechanical equipment meets all municipal code requirements, including property line requirements.

- a) Rooftop exhaust fan EF-4 shall comply with municipal code and property line requirements, and any screening or vibration isolation requirements provided by the Landlord.
- 5. Comply with manufacturer's installation instructions for all acoustical systems.
- 6. Seismic restraint, if required, shall not compromise effectiveness of vibration isolators. Utilize slack cable restraint for suspended equipment.

R. Acoustical Field Measurements

- 1. On October 20, 2023, Veneklasen conducted acoustical measurements to assess the existing airborne and impact sound isolation performance of the floor-ceiling assembly between the Body Fit Training and the tenant directly above. It's important to note that since the structure is planned to remain exposed without a ceiling, there is a potential risk of future noise complaints if this is not properly addressed. Typically, wood frame assemblies perform less effectively in this regard compared to concrete assemblies.

The objective of these measurements was to determine the maximum sound levels generated by amplified music and voice inside the Studio, as well as to assess the potential for impact noise from the tenant above to cause disruptions within the Body Fit Training premises. Veneklasen has provided the following comments and recommendations based on the results of the measurement program.

- a) The airborne sound isolation between Body Fit Training is reasonably acceptable for tenants with lower noise sensitivity, such as restaurants. Regardless, Veneklasen recommends maintaining the interior noise levels within a range of 95-100 decibels when measured in a "C" or dBC (not dBA) weighting network averaged over the duration of a song or track. Note that if, in the future, a more noise-sensitive tenant, such as an office, were to occupy the space above Body Fit Training, there is a possibility that the interior sound levels may be required to be reduced to a greater extent in order to reduce noise complaints.
- b) The measured impact noise isolation between the tenant space above and Body Fit Training is not acoustically acceptable. This implies that footsteps may be audible within the Body Fit Training premises when music is not playing.

If you have any questions, please do not hesitate to call.

Sincerely,
Veneklasen Associates, Inc.



Amy Ziffer
Associate



Pablo H. Cantero
Senior Associate

234 S. Pacific Coast Highway - Parking Demand

Unit No.	Tenant Name	Land Use	Area (sq.ft.)	Parking Ratio	Required Parking
101	Made by Meg	Catering	1000	250	4
102	Made by Meg	Catering	1390	250	6
103	Tera Thai	Restaurant, Pedestrian Oriented	1287	250	5
104	Body Fit Training	Personal Improvement Service	750	250	3
105	Body Fit Training	Personal Improvement Service	1021	250	4
106	Body Fit Training	Personal Improvement Service	1340	250	5
107	Curo Pet Management Group	Veterinary Office	1330	250	5
108	Curo Pet Management Group	Veterinary Office	2000	250	8
109	Lupita's Mexican Grill	Restaurant, Pedestrian Oriented	1552	250	6
201	Adrian Korol	Chiropractic Office	1367	300	5
202	Adrian Korol	Chiropractic Office	1000	300	3
203	Emily Galarza Hair Salon	Personal Convenience Service	1010	250	4
204	ShapeShift Pilates	Personal Improvement Service	975	250	4
205	Root & Branch / BeachMama Wellness	Physical Therapy Office	1088	300	4
206	Pacific Coast Pediatrics Dentistry	Dentist Office	1080	150	7
207	Pacific Coast Pediatrics Dentistry	Dentist Office	1457	150	10
Total Required					83

# of Parking Spaces Provided	Location
26	Surface
62	Underground
88	TOTAL
5	Surplus



Administrative Report

L.1., File # PC24-0658

Meeting Date: 4/18/2024

TO: PLANNING COMMISSION
FROM: Mike Witzansky, City Manager

TITLE

DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATIONS TO THE CITY MANAGER FOR THE UPCOMING FISCAL YEAR 2024-2025 BUDGET