

PC Resolution 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING, CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A PILATES WITHIN AN EXISTING 2,425-SQUARE-FOOT COMMERCIAL SPACE LOCATED AT 703 PIER AVENUE, SUITE H14, WITHIN THE SPECIFIC PLAN AREA 8 (SPA-8) ZONE DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

The Planning Commission of the City of Hermosa Beach does hereby resolve, and order as follows:

WHEREAS, on October 30, 2025, applicant Chris Suder (“applicant”), filed a development application seeking approval Conditional Use Permit (CUP25-16), (the “project”) for the allowance of a Pilates Studio located at 703 Pier Avenue, Suite H14, (“project site”); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing to consider the subject application on January 20, 2026 at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission; and

WHEREAS, the proposed project is Categorically Exempt from the California Environmental Quality Act as defined in Section 15303(c), Class 3 Exemption, New Construction or Conversion of Small Structures as the proposal consists of a conversion of a small structure from one use to another Section 15300.2 of the CEQA Guidelines list the exceptions to the exemption and these exceptions to the exemptions define circumstances that override or negate the City’s ability to use a categorical exemption. Specifically, these exceptions to the exemptions are:

- The project is located in a sensitive environment such that the project may impact an officially mapped and designated environmental resource of hazardous or critical concern;
- The cumulative effect of successive projects of the same type in the same place, over time, is significant;
- The project may have a significant environmental impact due to unusual circumstances;
- The project may damage scenic resources (i.e. trees, historic buildings, or rock

- outcroppings) within an official state scenic highway;
- The project is located on a listed hazardous waste site;

None of the exceptions to the Categorical Exemptions apply, nor will the location of the project impact an environmental resource of hazardous or critical concern. The project will not result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.

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

Section 1. Based on the testimony and evidence received, the Planning Commission hereby finds, determines, and declares the following pertaining to the application for Conditional Use Permit 25-16, pursuant to the review criteria for Conditional Use Permits in Section 17.56.040 of the Hermosa Beach Municipal Code and required findings for Conditional Use Permits in Section 17.56.050 of the Hermosa Beach Municipal Code (HBMC):

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Title and all other titles of the Hermosa Beach Municipal Code;

The proposed use is allowed within the applicable SPA-8 zoning district as an “assembly hall” use and complies with all other applicable provisions of this title and all other titles of the Hermosa Beach Municipal Code. The proposed Pilates studio would be operated within an enclosed building and would operate within the parameters of the noise ordinance. Per HBMC Section 17.44.015 (B) no parking spaces are required for the proposed change of use, as the proposed use is not a new late night alcohol serving establishment.

2. The proposed use is consistent with the General Plan and any applicable specific plan;

The project site is located within the Pacific Coast Highway Corridor and has a land use designation of Gateway Commercial (GC) which serves as a primary entry point

into Hermosa Beach and according to PLAN Hermosa General Plan, aims to provide a variety of uses. The proposed allowance for a Pilates Studio would provide an additional amenity and serve local residents and visitors. The project site has a Gateway Commercial (GC) land use designation which according to PLAN Hermosa General Plan is envisioned to offer a greater variety of retail and economic activity to the community while providing services and amenities to visitors and residents Additionally. The project has been reviewed for consistency with the General policies and goals. A summary of the most relevant goals and policies is detailed in the table below.

General Plan Consistency	
Goals & Policies	Findings
<p>Goal 1: Create a sustainable urban form and land use patterns that support a robust economy and high quality of life for residents.</p> <p>Policy 1.3 Access to daily activities. Strive to create sustainable development patterns such that the majority of residents are within walking distance to a variety of neighborhood goods and services</p> <p>Policy 1.7 Compatibility of Uses. Ensure the placement of new uses does not create or exacerbate nuisances between different types of land uses.</p>	<p>The proposed project will increase access to services in the community and contribute to a new option for residents and visitors for daily activity.</p> <p>The proposed use is located within a shopping plaza which houses a variety of grocery, dining and personal service type uses. The proposed project would be compatible with the surrounding uses and not contribute to disturbances in the surrounding area.</p>
<p>Goal 4: A variety of corridors throughout the city provide opportunities for shopping, recreation, commerce, employment and circulation.</p> <p>4.3 Diverse range of uses. Allow a wide variety of uses to locate in Gateway Commercial nodes along corridors, including destination retail centers, lifestyle centers, hotels, and office employment, among other uses</p>	<p>The proposed use will provide further diversity to the shopping center in which it is located within.</p>

3. The proposed use will not be averse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;

The proposed use would not be averse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements. Personal service and wellness services such as what is being proposed with this application are common in the City and they blend harmoniously with other existing uses. No components of the applicant's proposed plans deviate from what is typical of these common uses and pose risks to public health, safety, or welfare.

4. The design, location, size and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses and circulation in the vicinity; and

The design of the structure is remaining the same and therefore there are no significant design issues which would warrant objection. The size of the tenant space would remain unchanged and therefore warrants no objection. There are also no operating characteristics of note that would conflict with any existing land uses or circulation of those in the reasonably foreseeable future.

5. The site is physically suitable for the type of the use being proposed, including access, utilities, and the absence of physical constraints.

The site is physically suitable for the proposed use as it will be equipped with Pilates equipment in order to host group classes as well as individual training. There are no constraints on the site that would render the site unsuitable for the proposed use.

Section 2. Based on the foregoing, the Planning Commission **hereby approves** the subject Conditional Use Permit for the allowance of the operation of a 2,425-square-foot Pilates Studio located at 703 Pier Avenue, Suite H14 as set forth in Planning Commission Resolution 26-XX, subject to the following **Conditions of Approval:**

1. The development and continued use of the property shall be in conformance with submitted plans received and reviewed by the Planning Commission at its meeting of January 20, 2026 in accordance with the conditions below. The Community Development Director may approve minor modifications that do not otherwise conflict with the HBMC or requirements of this approval.

2. The project shall fully comply with all requirements of the SPA-8 Zone as applicable of the Hermosa Beach Municipal Code (HBMC).
3. The project shall comply with all requirements of the Building Division, Public Works Department, Fire Department, and HBMC.
4. This approval shall not be effective for any purposes until the permittee and the owners of the property involved have filed at the office of the Planning Division of the Community Development Department with their affidavits stating that they are aware of, and agree to accept, all of the conditions of this grant. The Conditional Use Permit and Precise Development Plan shall be recorded, and proof of recordation shall be submitted to the Community Development Department prior to the issuance of a building permit.
5. Approval of this permit shall expire twenty-four (24) months from the date of approval by the Planning Commission unless significant construction or improvements or the use authorized hereby has commenced. One or more extensions of time may be requested. No extension shall be considered unless requested, in writing to the Community Development Director including the reason therefore, at least 60 days prior to the expiration date. No additional notice of expiration shall be provided.
6. The Planning Commission may review this Conditional Use Permit and may amend the subject conditions or impose any new conditions if deemed necessary to mitigate detrimental effects on the surrounding neighborhood.
7. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this permit and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
8. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Hermosa Beach, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without

limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

9. Hours of operation shall be limited to Monday through Thursday 6:00 a.m. to 8:00 p.m., Friday 6:00 a.m. to 6:00 p.m., and Saturday through Sunday 8:00 a.m. to 1:00 p.m.
10. The establishment shall not adversely affect the welfare of the residents, and/or commercial establishments nearby.
11. Noise emanating from the property shall be within the limitations prescribed by the City's Noise Ordinance (Hermosa Beach Municipal Code Chapter 8.24) and shall not create a nuisance to surrounding residential neighborhoods, and/or commercial establishments.
12. Any changes to the interior layout that would alter the primary function of the business shall be subject to review and approval by the Planning Commission. The operation of the business shall comply with all applicable requirements of the Municipal Code.
13. All signage and window treatments shall be reviewed and processed under a separate permit and nothing in this approval shall be considered as circumventing that requirement.
14. Windows into the storage rooms that are visible from the exterior of the tenant space shall be treated with an opaque frosted finish or other treatment subject to the approval of the Community Development Director or designee. At the time of plan check the applicant shall provide the finish details (which may include the manufacturer's specification and cut sheet) keyed to corresponding floor plan.
15. Each of the above conditions is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

16. All Conditions of approval shall be printed verbatim on all plans submitted for plan review to the Community Development Department. These conditions shall be indexed on the cover sheet and referenced on the site plan.

Section 3. Each of the above conditions is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

Section 4. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

PASSED, APPROVED, and ADOPTED on the 20th of January, 2026

VOTE: AYES:

NOES:

ABSTAIN:

ABSENT:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 26-XX is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at its regular meeting of January 20, 2026.

Stephen Izant, Chairperson

Alison Becker, Secretary

Date