

## CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA  
245 W. BROADWAY, STE. 380  
P.O. BOX 1450  
LONG BEACH, CA 90802-4416  
(310) 590-5071

*TU 4a*

Filed: March 4, 1997  
49th Day: 4-22-97  
180th Day: 8-31-97  
Staff: JLR:LB *JK*  
Staff Report: 3-12-97  
Hearing Date: April 8-11, 1997  
Commission Action:



**RECORD PACKET 1001**

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-96-279

APPLICANT: Riviera Associates, A California Limited Partnership

PROJECT LOCATION: 1617 S. Pacific Coast Hwy., Redondo Beach

PROJECT DESCRIPTION: Convert 6,016 sq. ft. of a 2-story, 16,694 sq. ft. retail/office building into four ground floor snack food stores and add five parking spaces.

Lot area:	18,082 sq. ft.
Building coverage:	16,694 sq. ft.
Pavement coverage:	1,288 sq. ft.
Landscape coverage:	100 sq. ft.
Parking spaces:	108 sq. ft.
Zoning:	Commercial
Plan designation:	Shopping Center
Project density:	N/A
Ht abv fin grade:	N/A

LOCAL APPROVALS RECEIVED: Approval in Concept-City of Redondo Beach

SUBSTANTIVE FILE DOCUMENTS: City of Redondo Beach Certified Land Use Plan

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval with no special conditions.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval

The Commission hereby grants a permit for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

NONE

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

A. Project Description and Location.

The applicant proposes to convert 6,016 sq. ft. of a 2-story, 16,694 sq. ft. retail/office building into four ground floor snack food stores and add five parking spaces. The proposed development is located in an established strip-commercial area on Pacific Coast within the City of Redondo Beach. The subject site is located at the inland extent of the Coastal Zone boundary. The area on the west side of Pacific Coast Highway is located within the

Coastal Zone, whereas, the easterly side is not. The surrounding commercial uses consist of a mix of retail stores, offices, banks and service oriented businesses. The site is also located within the Riviera Village Shopping Center which contains a metered public parking lot. There are also metered public parking spaces provided on the nearby streets.

B. Parking

Section 30252 of the Coastal Act States:

The location and amount of new development should maintain and enhance public access to the coast . . . (4) providing adequate parking facilities . . . .

Additionally, the Land Use Plan of the City's Local Coastal Program which was certified by the Commission on June 19, 1980, contains the following relevant parking provision:

The City will continue to diligently enforce existing parking standards for new development.

By requiring adequate parking for new developments within the Coastal Zone in the past, the City has assured adequate parking accessibility to the beach and the Harbor-Pier area. This policy will be continued by assuring the adoption of adequate parking standards in the implementing ordinances of the Local Coastal Program.

The existing office/retail building contains 103 parking spaces. Five new parking spaces are to be added for the proposed project. According to past Commission permit approvals the previous office use required one parking space per 250 square feet of gross floor area. The proposed conversion to a food store requires one space per 225 square feet of gross floor area. The proposed intensification of use will require an additional three spaces whereas the applicant is providing five. Therefore, the Commission finds that the proposed conversion will provide adequate parking consistent with past Commission permit approvals.

C. Local Coastal Program

Section 30604 (a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act.

Section 30604(a):

(a) Prior to certification of the local coastal program, a coastal

development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200). A denial of a coastal development permit on grounds it would prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for such conclusion.

On June 19, 1980, the Commission approved the Land Use Plan for the City of Redondo Beach Local Coastal Program. The Land Use Plan contains specific policies to guide the type, location, and intensity of future development in the City of Redondo Beach Coastal Zone. Before the Commission can approve a Land Use Plan, it must find that the plan is consistent with the policies of Chapter 3 of the Coastal Act. In effect, the LUP sets the standards for development in the particular area.

The proposed development is consistent with the certified LUP designation for commercial land use and provides adequate parking, consistent with the provisions of the certified Land Use Plan. Therefore, the Commission finds that the proposed development will not prejudice the City's ability to prepare a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

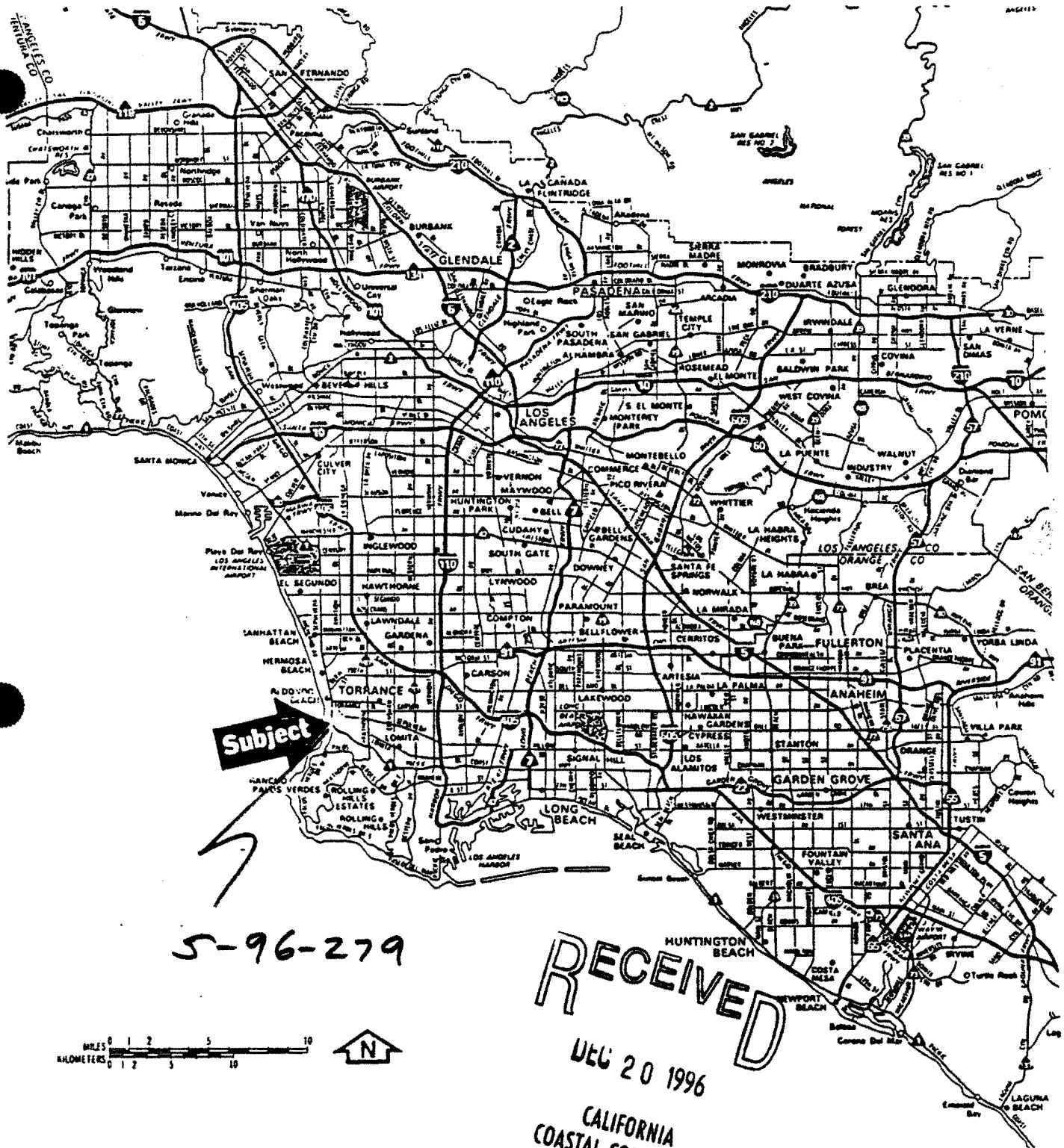
D. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5 (d) (2) (i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

As submitted, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

JLR:b11

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5-96-279

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DEC 20 1996

CALIFORNIA  
COASTAL COMMISSION  
SOUTH COAST DISTRICT

Area Map

5-96-279  
Exhibit A

JOHNSON APPRAISAL COMPANY

7511

7

SHEET 1

SCALE 1" = 80'

1992

5-96-279

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5-96-279

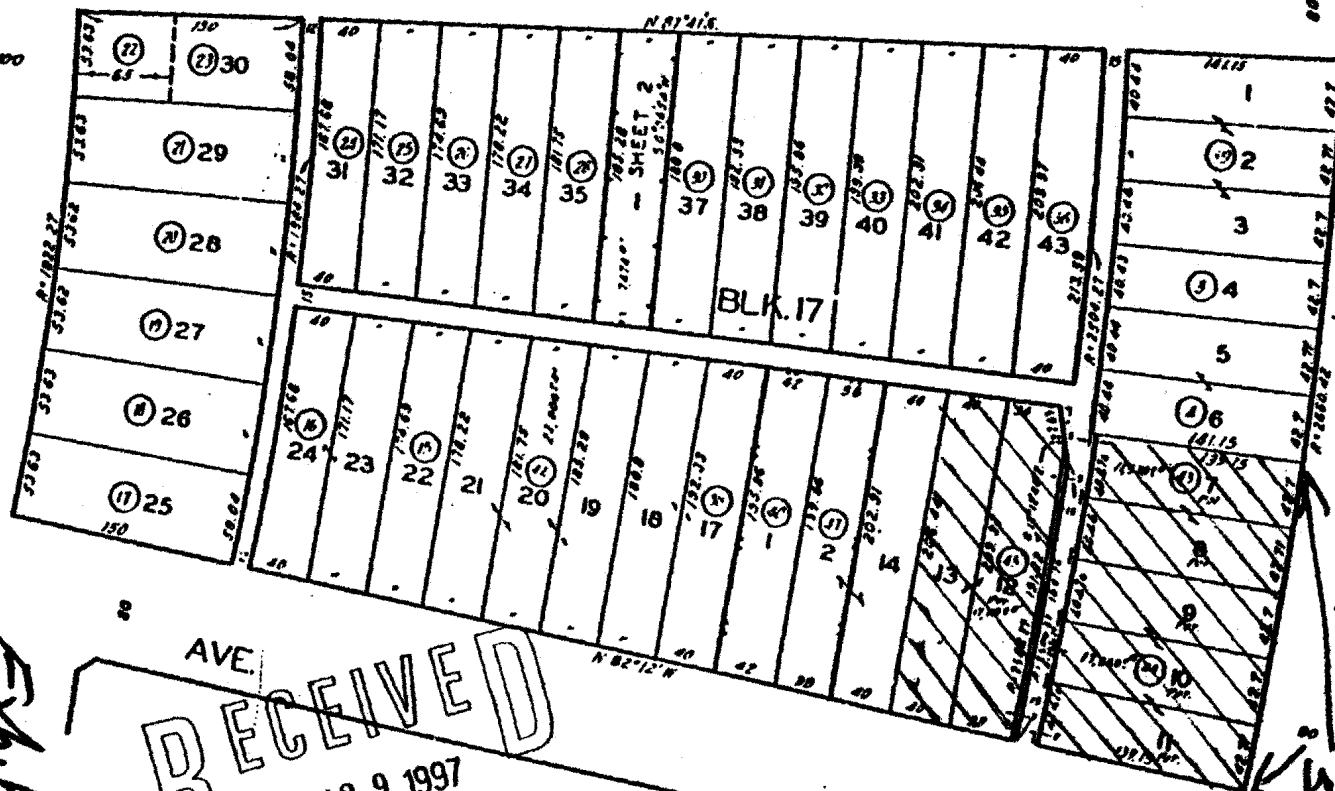
AVE.

H

S. CATALINA AVE

PACIFIC COAST HWY.

PK. 7510



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CALIFORNIA  
COMMISSION  
PARTITION MAP OF THE  
RANCHO LOS PALOS VERDES

D.C.C. 2373  
C.F. 41

TRACT NO. 2546  
M. B. 26-4-5

PARCEL MAP  
P.M. 82-38

CONDOMINIUM  
PARCEL MAP  
P.M. 218-58

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

CODE  
8055  
8068

FOR PREV. ASSMT. SEE:  
7510-4 & 5

8-4-65  
4-9-65

REVISED  
3-21-61  
10-8-61

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690180100  
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851010605-4  
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910271000107-27

62-96-5  
Exhibit 15

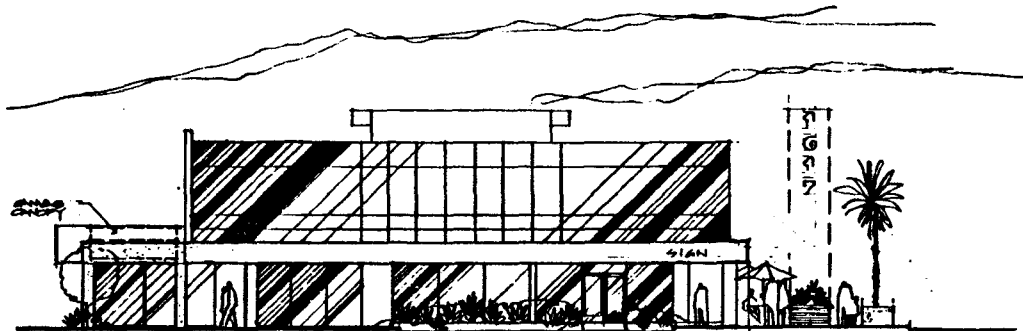
ELENA  
62-96-5

623-96-12

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COASTAL COMMISSION

5-96-279  
Exhibit C



ELEVATION AVENUE 'I'



ELEVATION PACIFIC COAST HIGHWAY

EXTERIOR ELEVATIONS

Rev	Date	Description	By	Rev	Date	Description	By	Rev	Date	Description	By
△				△				△			
△				△				△			
△				△				△			
△				△				△			

ELEVATIONS

Client

Job No.	9608-008
Date	01-01-96
Drawn	rus
Checked	rus
Scale	NOTED

SHEET NO.

A2

Bryant - Palmer - Soto Inc.  
Architects  
1000 S. Main Street, Suite 100, San Diego, CA 92101  
Tel: (619) 591-1234  
Fax: (619) 591-1235

TENANT IMPROVEMENT  
167 SO. PACIFIC COAST HIGHWAY  
REDONDO BEACH, CALIFORNIA 90277

ELEVATION

