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CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Filed: 9-25-98
49th Day: 11-13-98
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Staff: JLR-LB *JLR*
Staff Report: 9-28-98
Hearing Date: Oct. 13-16, 1998
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-98-302

APPLICANT: William Campbell, Inc.

PROJECT LOCATION: 520 Esplanade, Redondo Beach

PROJECT DESCRIPTION: Demolish a 4-unit apartment building and construct an 11,092 sq. ft. 5-unit condominium, 2-story over subterranean garage (30' high) with 12 parking spaces.

Lot Area	9,900 sq. ft.
Building Coverage	4,228 sq. ft.
Pavement Coverage	4,516 sq. ft.
Landscape Coverage	1,156 sq. ft.
Parking Spaces	twelve
Zoning	Residential
Project Density	22 du/ac
Ht above final grade	30'

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

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

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval with no special conditions and no unresolved issues. The proposed residential development, as submitted, is consistent with and adequate to carry out the Chapter 3 policies of the Coastal Act and the development standards of the City's certified Land Use Plan.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

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 effects 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 demolish a 4-unit apartment building and construct an 11,092 sq. ft. 5-unit condominium, 2-story over subterranean garage (30' high) with 12 parking spaces.

The subject parcel is located on the inland side of Esplanade, a five-lane 100' wide roadway. This road which is approximately 1-½ miles in length, parallels the beach. There is parking on both sides of the street, a median with left turn lane pockets and a northbound and southbound lane for vehicular traffic. On both the inland and seaward side of Esplanade, there is a pedestrian sidewalk. Across the street from the subject site, on the seaward side of the Esplanade sidewalk, there are existing high density multi-family residential units. Because the parcel is located on the inland side of Esplanade, no vertical accessway to the beach or public views will be impacted. Following is a brief project description excerpted from a City staff report:

The proposed architecture of the condominium project is a Mediterranean with elements of the Italianate style of architecture including the flat roof, the use of bracketed cornices and quoins and the double-door entryways. The fact that each unit is slightly offset from the adjoining unit(s) will provide interest to the elevation. Clearly, these plans are custom designed for this property and have not been used elsewhere in the City.

In terms of the compatibility of the architecture with the surrounding properties, there is already a wide variety of architecture on the Esplanade. Furthermore, as there is no really distinct style of architecture prevalent in the area, the review of the proposed design should be based on its own merits.

The majority of the surrounding properties have been redeveloped as multi-family developments.

B. LUP Residential Development Standards

On June 19, 1980, the Commission certified 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. The City's LUP designates the subject parcel as Medium Density Residential (MDR). Because the City has a certified LUP only but no certified implementation ordinances, the standard of review for the proposed project shall be in

conformance with and the adequacy to carry out the Chapter 3 policies of the Coastal Act.

Section 30251 of the Coastal Act, in part, states:

Permitted development shall be sited and designed to . . . be visually compatible with the character of the surrounding areas. . .

and Section 30252, in part, states:

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

In previous Commission permit approvals, the Commission has required two parking spaces per residential unit and one guest parking space for each four units. For the proposed development, that would equate to a total of eleven spaces whereas the applicant is proposing twelve.

The prevailing pattern of surrounding development consists of multi-family residential units that range in density from medium to high. The proposed project, as sited and designed, is compatible with the character of the surrounding area.

The proposed 5-unit condominium will be developed as a medium density residential project that is consistent with the development standards of the City's certified Land Use Plan. The medium density district allows a range of 19 to 23 dwelling units. The proposed development will have a density of 22 dwelling units per acre (net density). The certified LUP allows a 38' height limit, whereas the proposed project is 30' in height.

The proposed project will provide adequate parking provisions, consistent with Section 30252 of the Coastal Act. In addition, the proposed development is visually compatible with the character of the surrounding area, consistent with the provisions of Section 30251 of the Coastal Act. Therefore, the Commission finds that the proposed residential development, as submitted, is consistent with and adequate to carry out the Chapter 3 development policies of the Coastal Act. The Commission further finds that the proposed development will not prejudice the City's ability to prepare a Local Coastal Program consistent with policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

C. California Environmental Quality Act

Section 13096(a) of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permit applications 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)(A) 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 effect which the activity may have on the environment.

The proposed project which provides adequate parking is consistent with the development policies of the Coastal Act. 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:

5-98-302staff report

Document3

KING
HARBOR

5-98-302

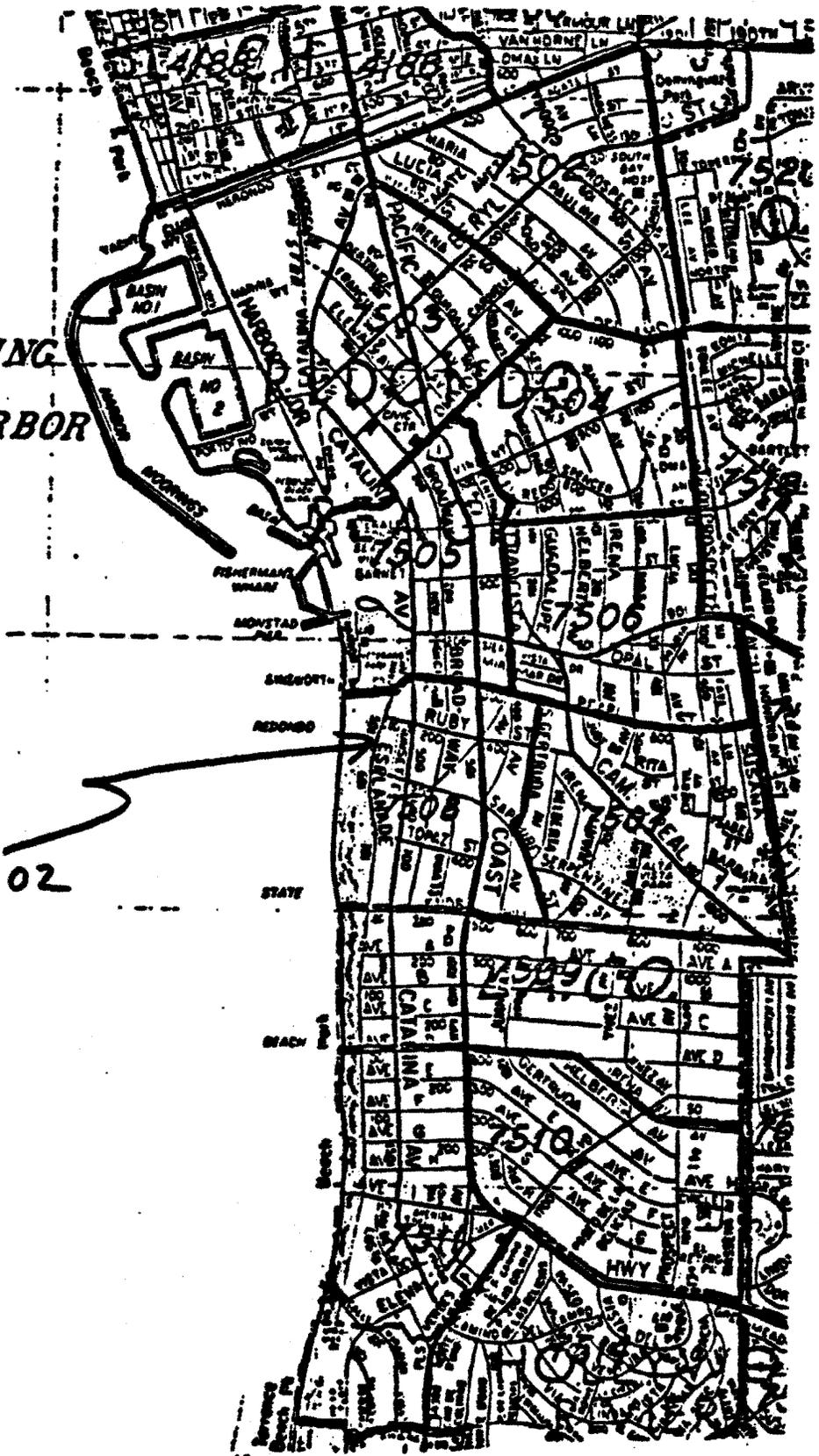


Exhibit A
5-98-302



STAFF REPORT

REDONDO BEACH PLANNING DEPARTMENT

Completed

AGENDA ITEM: 9 (CONSENT CALENDAR) . **HEARING DATE:** JULY 16, 1998

APPLICATION TYPE: CONDITIONAL USE PERMIT, VESTING TRACT MAP NO. 52573 AND NEGATIVE DECLARATION
CASE NUMBER: (PC) 98-74

1 APPLICANT'S NAME: William Campbell Inc.

2 APPLICANT'S REQUEST AS ADVERTISED:
 Consideration of a Conditional Use Permit, Vesting Tract Map No. 52573 and a Negative Declaration to permit the construction of a five-unit residential condominium development on property situated within a Medium-Density Multiple-Family Residential (RMD) zone.

3 DEPARTMENT'S ANALYSIS OF REQUEST:

Street Address: 520 Esplanade

Zone: RMD

Lot Size: Rectangular parcel with a total land area of 9,900 square feet

Number/Type of Units: Five attached residential condominium units

Number of Stories: 2
Subterranean: Yes
Mezzanine: None

Height: 29-feet, 11-inches

Topography: The lot slopes slightly from the front of the property to the rear at a slope of approximately 7%.

Parking: 2 covered spaces per unit, plus 2 guest spaces

Setbacks, Turning Radius, Projections Meet Code? Yes

Living Space in Square Feet:

Unit A:	1,695 square feet
Unit B:	1,695 square feet
Unit C:	1,695 square feet
Unit D:	1,831 square feet
Unit E:	2,015 square feet

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Subterranean Level:

Unit A:	Entry, Garage, Laundry, Storage
Unit B:	Entry, Garage, Laundry, Storage
Unit C:	Entry, Garage, Laundry, Storage
Unit D:	Entry, Garage, Laundry, Storage
Unit E:	Entry, Garage, Laundry, Storage

First Floor Rooms:

Unit A:	3 Bedrooms, 2 Baths, Deck
Unit B:	3 Bedrooms, 2 Baths, Deck
Unit C:	3 Bedrooms, 2 Baths, Deck
Unit D (Misabeled on the plans):	3 Bedrooms, 2 Baths, Deck
Unit E:	3 Bedrooms, 2 Baths, Deck

Second Floor Rooms:

Unit A:	Kitchen, Dining Room, Living Room, 1/2 Bath, Deck
Unit B:	Kitchen, Dining Room, Living Room, 1/2 Bath, Deck
Unit C:	Kitchen, Dining Room, Living Room, 1/2 Bath, Deck
Unit D:	Kitchen, Dining Room, Living Room, 1/2 Bath, Deck
Unit E:	Kitchen, Dining Room, Living Room, 1/2 Bath, Deck

Mezzanine Level:

None

Location of Laundry:

Unit A:	Subterranean Level
Unit B:	Subterranean Level
Unit C:	Subterranean Level
Unit D:	Subterranean Level
Unit E:	Subterranean Level

Level of Garage:

Unit A:	Subterranean Level
Unit B:	Subterranean Level
Unit C:	Subterranean Level
Unit D:	Subterranean Level
Unit E:	Subterranean Level

Outdoor Living Space:

Unit A:	Deck off of Living Room
Unit B:	Deck off of Living Room
Unit C:	Deck off of Living Room
Unit D:	Deck off of Living Room
Unit E:	Deck off of Living Room

Storage Space:

Unit A:	Storage Room off of Garage
Unit B:	Storage Room off of Garage
Unit C:	Storage Room off of Garage
Unit D:	Storage Room off of Garage

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Unit E:

Storage Room off of Garage

Architectural Style:

Mediterranean with Italianate characteristics

Exterior Materials:

Stucco

Roofing Materials:

None

Trees to be Preserved:

No

Project Categorically Exempt Pursuant to Section 15303 of CEQA?

No, See Negative Declaration No. 98-34

Covenants, Conditions and Restrictions Acceptable?

Yes

ADDITIONAL COMMENTS:

The property at 520 Esplanade is currently developed with a four-unit apartment that was built in 1936. Although there are several trees and other landscape materials currently located on the property, they will need to be removed to allow for the redevelopment of the site. The property will be re-landscaped and the planting of a minimum 24-inch box tree in the front yard will be required.

The proposed architecture of the condominium project is Mediterranean with elements of the Italianate style of architecture including the flat roof, the use of bracketed cornices and quoins and the double-door entryways. The fact that each unit is slightly offset from the adjoining unit(s) will provide interest to the elevation. Clearly, these plans are custom designed for this property and have not been used elsewhere in the City.

In terms of the compatibility of the architecture with the surrounding properties, there is already a wide variety of architecture on the Esplanade. Furthermore, as there is no really distinct style of architecture prevalent in the area, the review of the proposed design should be based on its own merits.

The majority of the surrounding properties have been redeveloped as multi-family developments.

DEPARTMENT'S RECOMMENDATION:

The Planning Department recommends that the Planning Commission make the findings as set forth in the staff report, adopt the Negative Declaration, grant the requested Conditional Use Permit and approve Vesting Tract Map No. 52573 subject to the plans and applications submitted, and the following conditions:

FINDINGS:

1. In accordance with Section 10.2-2506(B) of the Redondo Beach Municipal Code, a Conditional

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Use Permit is in accord with the criteria set forth therein for the following reasons:

- a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use and all yards, open spaces, walls, and fences, parking, landscaping and other features, and the project is consistent with the requirements of Chapter 2, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.
 - b) The site has adequate access to a public street of adequate width to carry the kind and quantity of traffic generated by the proposed use.
 - c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval.
 - d) The condominium project conforms to all of the requirements of the Zoning Ordinance.
 - e) The project is consistent with the Comprehensive General Plan of the City.
2. That Vesting Tract Map No. 52573 is consistent with the Comprehensive General Plan of the City.
 3. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and approved.
 4. The Planning Commission hereby finds that Negative Declaration No. 98-34 has been prepared and circulated in compliance with the provisions of the California Environmental Quality Act (CEQA), and the procedures set forth in the ordinances of the City of Redondo Beach.
 5. The Planning Commission hereby finds and determines that the proposed project will not have a significant effect on the environment.
 6. The Planning Commission hereby finds that the proposed project will have a "de minimis" impact on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.

CONDITIONS:

1. That the approval granted herein is for construction of a 5-unit residential condominium project, as is reflected on the plans reviewed and approved by the Planning Commission at its meeting on July 16, 1998
2. That the precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to Planning Department approval prior to issuance of a building permit.
3. That the applicant submit a landscape and sprinkler plan, including a clock-operated sprinkler control, for approval prior to final approval.
4. That the landscaping and sprinklers be installed per the approved plan, prior to final

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inspection.

5. That, if selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to Planning Department approval.
6. That the garage doors be equipped with remotely operated automatic door openers.
7. That no plastic drain pipes be utilized in common walls or ceilings.
8. That, subject to approval of the Fire Department, a horn/strobe fire alarm may be installed on the exterior of the units instead of the typical 8-inch bell-type fire alarm.
9. That the sidewalk, curb, and gutter shall be replaced, as necessary, to the satisfaction of the Engineering Department.
10. That the applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Department.
11. That the applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences. Failure to so maintain the subject property may result in reconsideration of this approval by the Planning Commission.
12. That the Planning Department be authorized to approve minor changes.
13. That, 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.
14. That a 6-foot masonry or mixed construction wall shall be constructed on all common property lines with adjacent properties, exclusive of the front setback.
15. That the applicant shall finish the property line walls equally on both sides wherever possible, subject to the Planning Department's approval.
16. That the site shall be fully fenced prior to the start of construction.
17. That all on-site litter and debris shall be collected daily.
18. That permits shall be obtained for any and all sandblasting and all sandblasting shall be done pursuant to all conditions of said permits.
19. That construction work shall occur only between the hours of 7 a.m. and 6 p.m. on Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays.
20. That material storage on public streets shall not exceed 48-hours per load.
21. That the project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to

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excessive noise, disorderly behavior, or abusive language.

- 22. That barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
- 23. That streets and sidewalks adjacent to job sites shall be clean and free of debris.
- 24. That color and material samples shall be submitted for review and approval of the Planning Department prior to the issuance of Building Permits.
- 25. That the Vesting Tract Map shall be recorded within 36-months of the effective date of this resolution, unless an extension is granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.
- 26. That a minimum 24-inch box tree be planted in the front yard, subject to the approval of the Planning Department.

Prepared by:

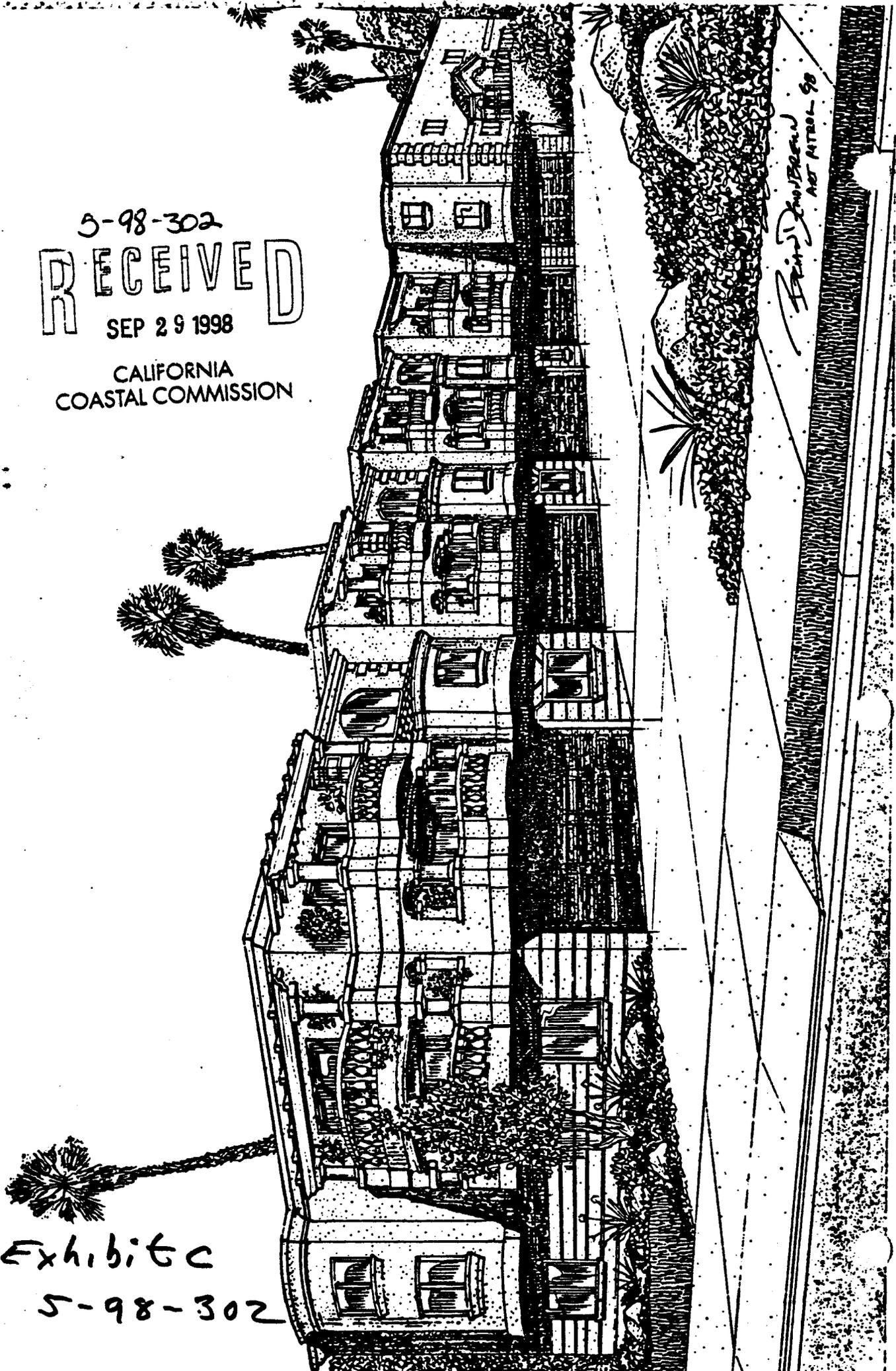

Anita Kroeger, Senior Planner

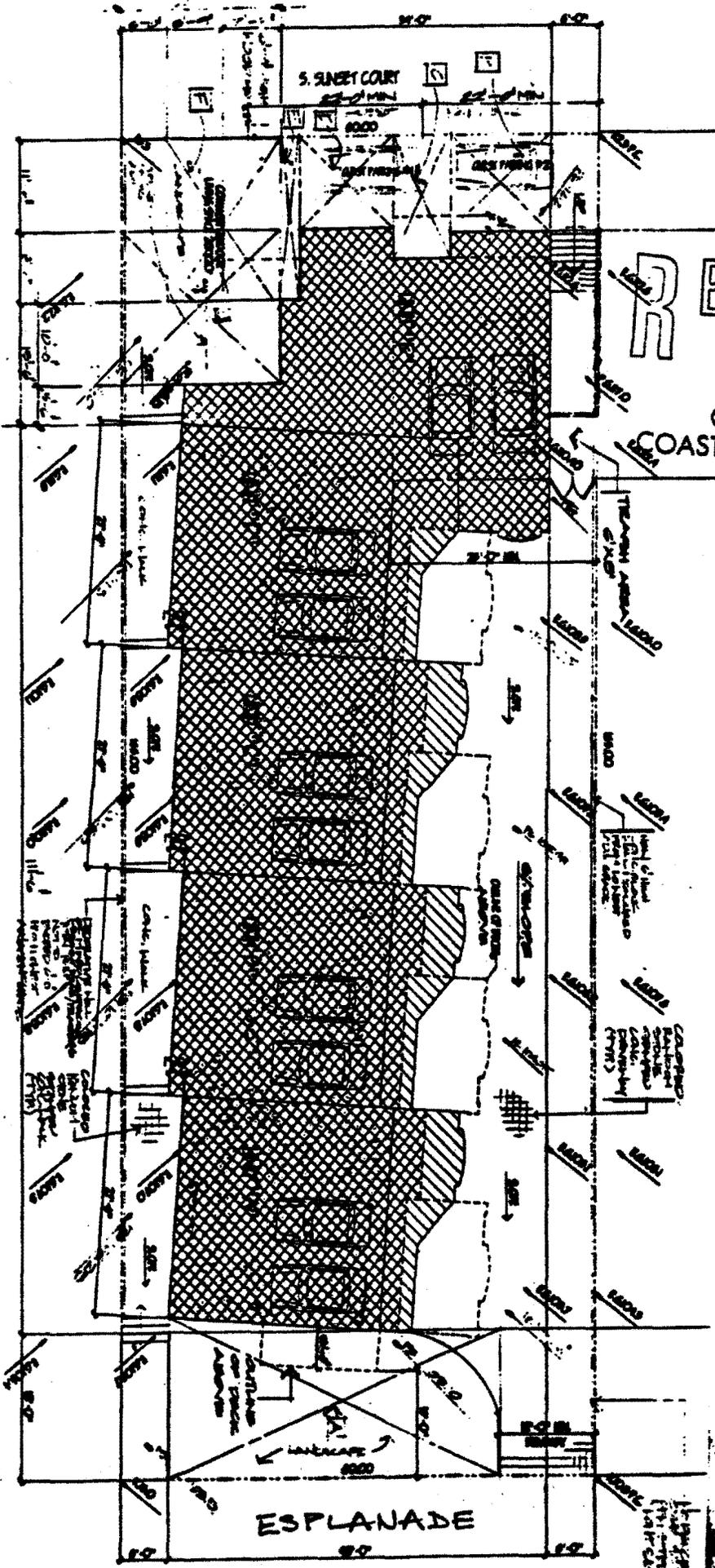
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Exhibit C
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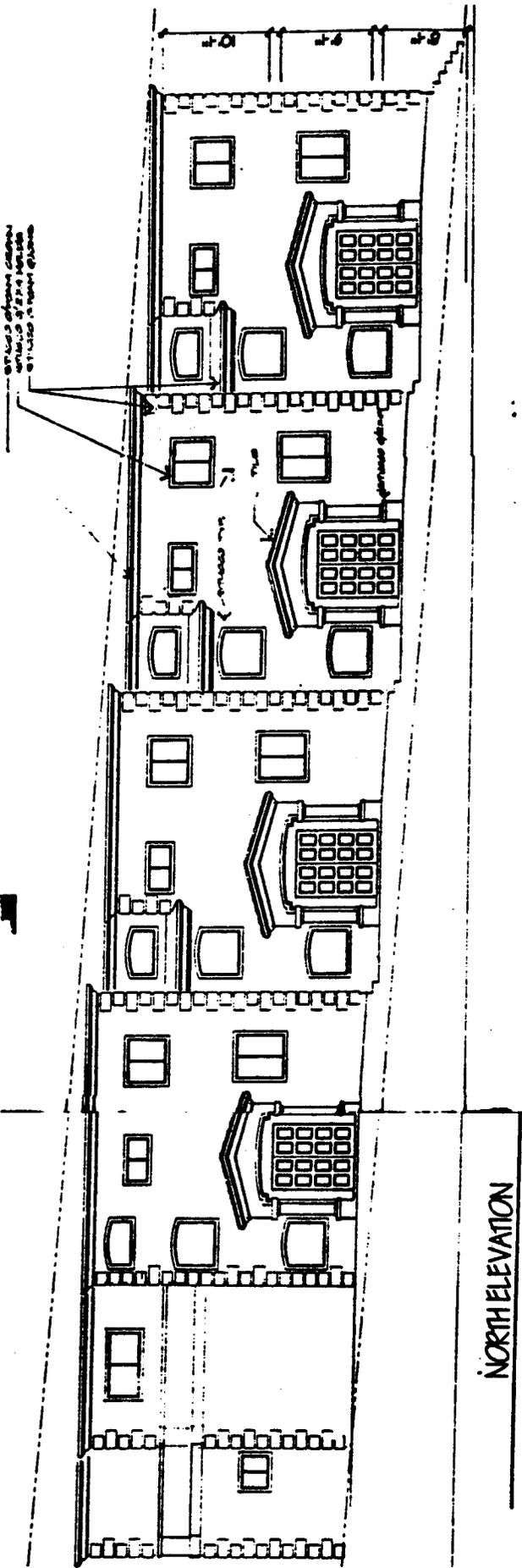


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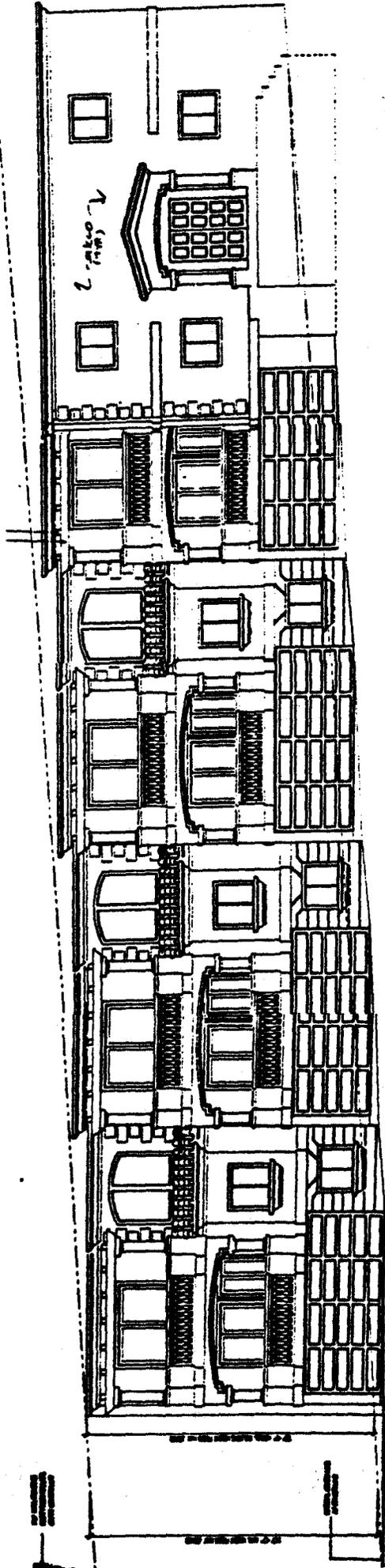
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 Exhibit D
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NORTHELEVATION

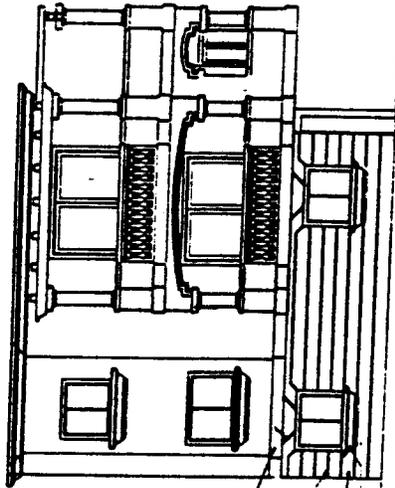
Exhibit E
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SOUTH ELEVATION

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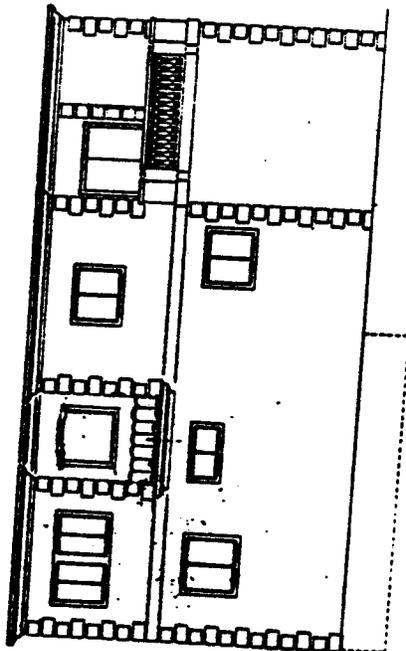
Exhibit F
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FINISH
DETAILS
INDICATED
BY
SYMBOLS

WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

Exhibit G
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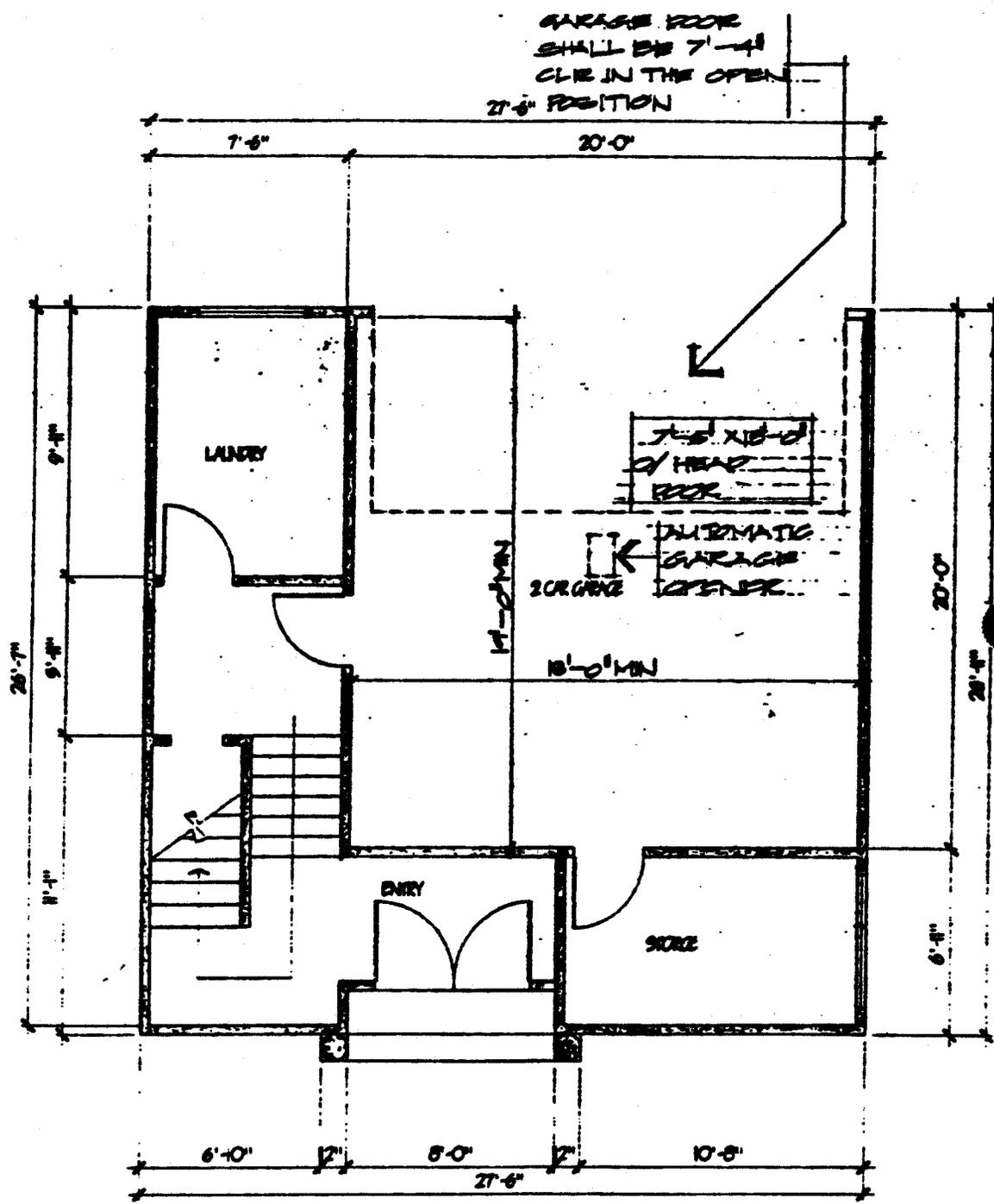


Exhibit H
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UNIT "A" SUBTERRANEAN LEVEL

1/4" = 1'-0"

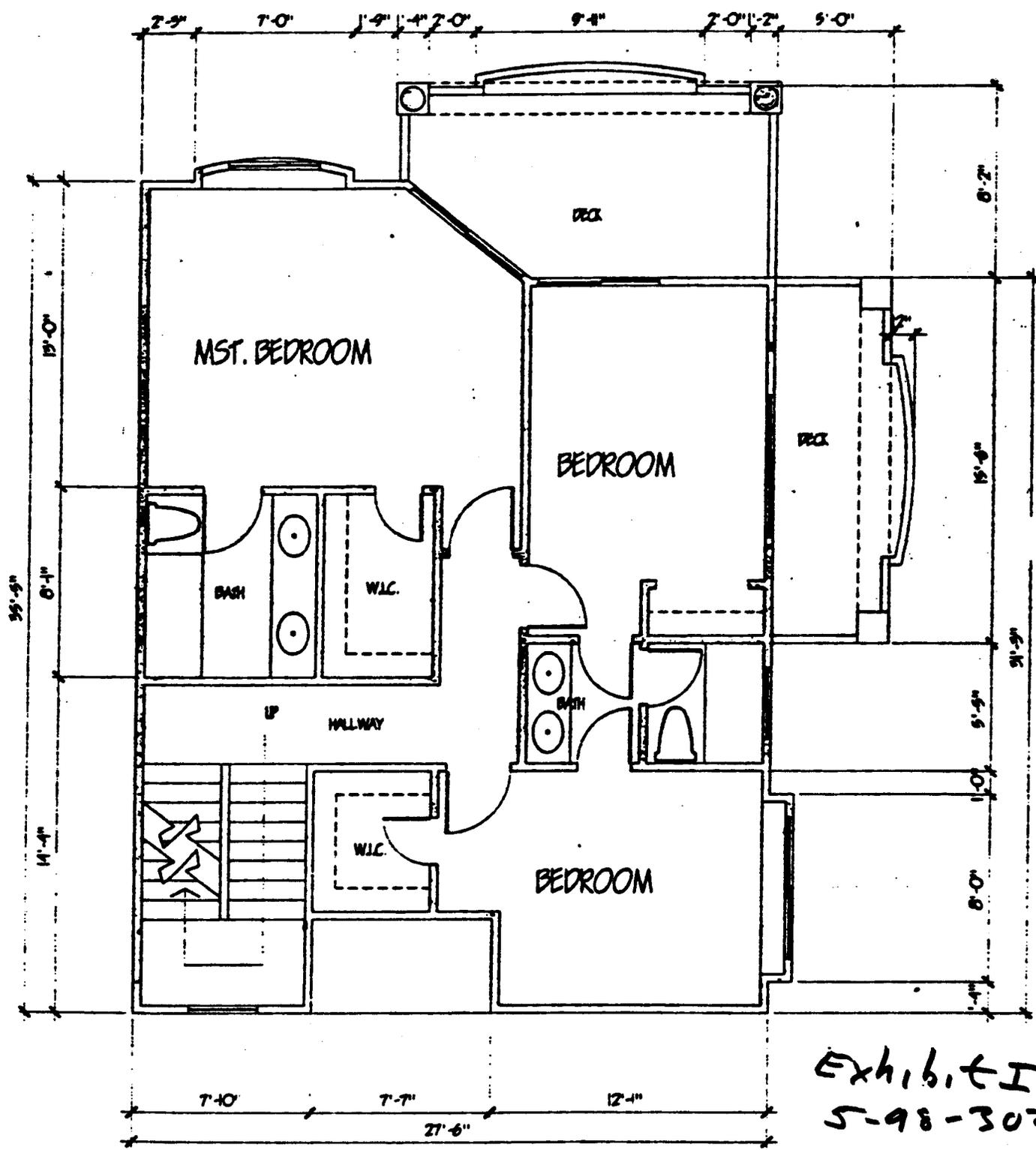


Exhibit I
5-98-302

UNIT "A" FIRST FLOOR PLAN

1/8" = 1'-0"

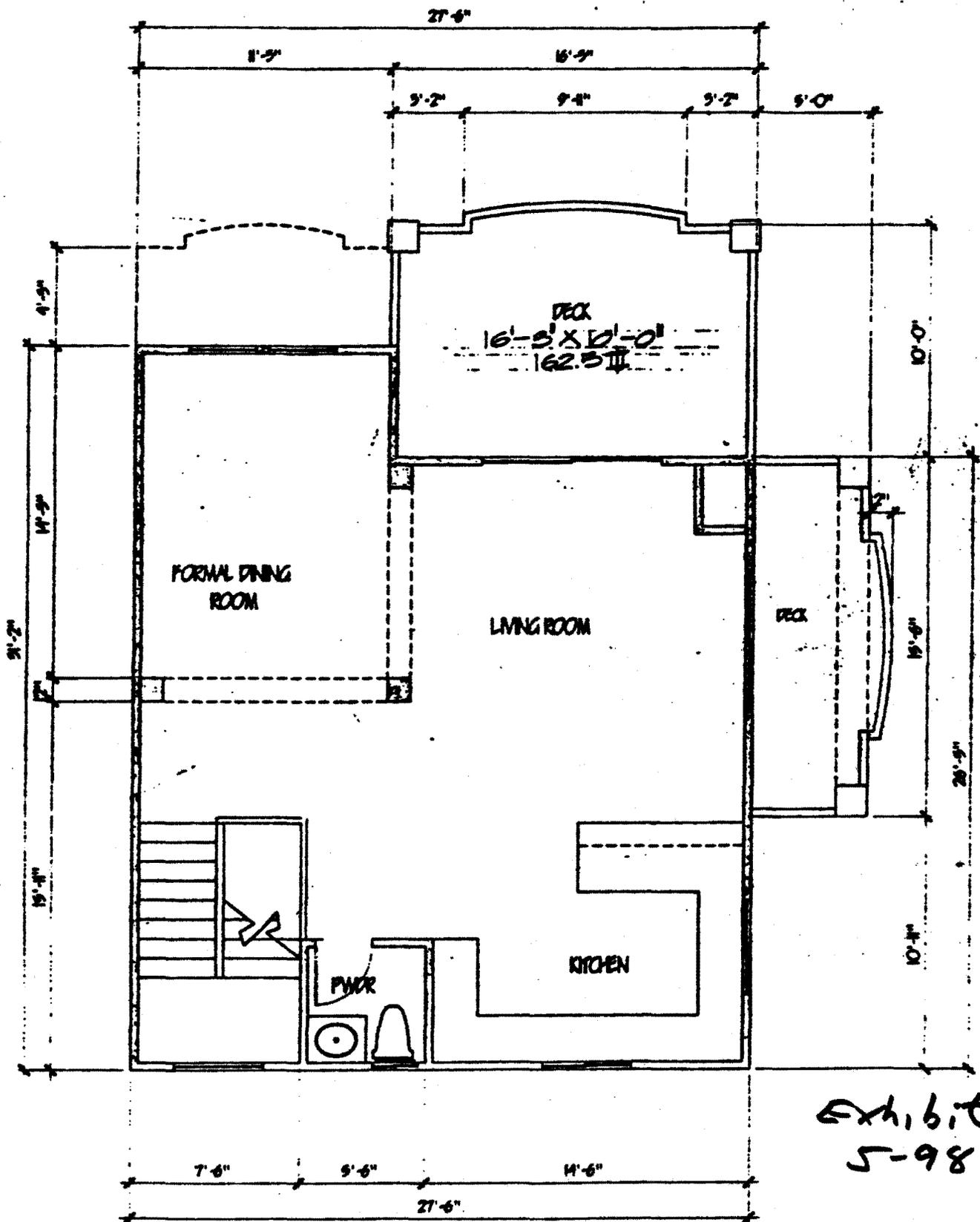


Exhibit J
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UNIT "A" SECOND FLOOR PLAN

1/4" = 1'-0"