

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
 200 Oceangate, Suite 1000  
 Long Beach, CA 90802-4302  
 (562) 590-5071



Filed: 10-1-98  
 49th Day: 11-19-98  
 180th Day: 3-30-99  
 Staff: JLR-LB Y/L  
 Staff Report: 10-9-98  
 Hearing Date: Nov. 3-6, 1998  
 Commission Action:

**STAFF REPORT: REGULAR CALENDAR**

**APPLICATION NUMBER:** 5-98-304

**APPLICANT:** 420 South Broadway L L C

**AGENT:** Srour & Associates

**PROJECT LOCATION:** 420 S. Broadway, Redondo Beach

**PROJECT DESCRIPTION:** Demolish a single-family residence and construct a 5,008 sq. ft. 2-unit condominium, 2-story, 26' high with four parking spaces.

Lot Area	6,274 sq. ft.
Building Coverage	2,439 sq. ft.
Pavement Coverage	2,368 sq. ft.
Landscape Coverage	1,467 sq.ft.
Parking Spaces	four
Zoning	Medium Density Residential
Project Density	14 du/ac Net
Ht above final grade	26'

**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. There are 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.

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**STAFF RECOMMENDATION:**

The staff recommends that the Commission adopt the following resolution:

**I. Approval with Conditions**

The Commission hereby **GRANTS** a permit, subject to the conditions below, 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:

**A. Project Description and Location**

The applicant proposes to demolish a single-family residence and construct a 5,008 sq. ft. 2-unit condominium, 2-story, 26' foot high with four parking spaces. The subject parcel is located one block inland of the beach in an area developed with multi-family residential units.

**B. Neighborhood Character**

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. . .

The prevailing pattern of surrounding development consists of multi-family residential units that range in density from medium to high. Development in the immediate vicinity of the subject parcel consists of a mixture of multi-family structures containing up to 19 units per lot. Most of those structures are taller than the proposed structure.

The City staff report described the property as an example of Craftsman architectural style. However, the site is not designated as a historical or cultural landmark in the City nor is it being considered for designation as a local landmark structure. The property is not listed in the National or California Register. The aging structure and the integrity of the structure and characteristics of significance have been reduced over time. Following is a brief description of the site as excerpted from a City staff report:

The subject property is currently developed with a single-family residence, which was built prior to 1922. The structure is identified as "B-rated" potential cultural resource in the City's July 1986 Historic Resources Survey. As a B-rated structure, the "Craftsman" style residence is considered to be a well designed example of that architectural style, though it is less distinctive than other examples of the Craftsman style which may be "A-rated" in the City's survey. The City's preservation program requires voluntary participation on the part of property owner for properties to be designated as local cultural resources. In this instance, the property owner has not sought designation of the property; therefore, the residence is not protected from demolition. It is notable, however, that the architect for the proposed condominium project has designed the new dwelling units utilizing elements of the Craftsman architectural style, reflective of the existing residence. These elements include: significant roof overhangs, substantial wood trim elements around windows, multi-

pane windows, horizontal siding, etc. The exterior elevations and floor plans for the project have never been used before at any other location within the City.

The City's current historical program is voluntary. An owner who wants protection must voluntarily request that the site be designated as historical or cultural. The applicant for the subject development has not made that request. However, the City in its conditional use permit approving the project did take note of the applicant's proposed use of Craftsman elements in the façade of the proposed structure.

The proposed development, as sited and designed, 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. 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 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 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 whereas the proposed development will have a density of 14 dwelling units per acre (net density). In addition, the certified LUP allows a 38' height limit, whereas the proposed project is 26' 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 project, as submitted, is consistent 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).

**D. California Environmental Quality Act**

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, 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.

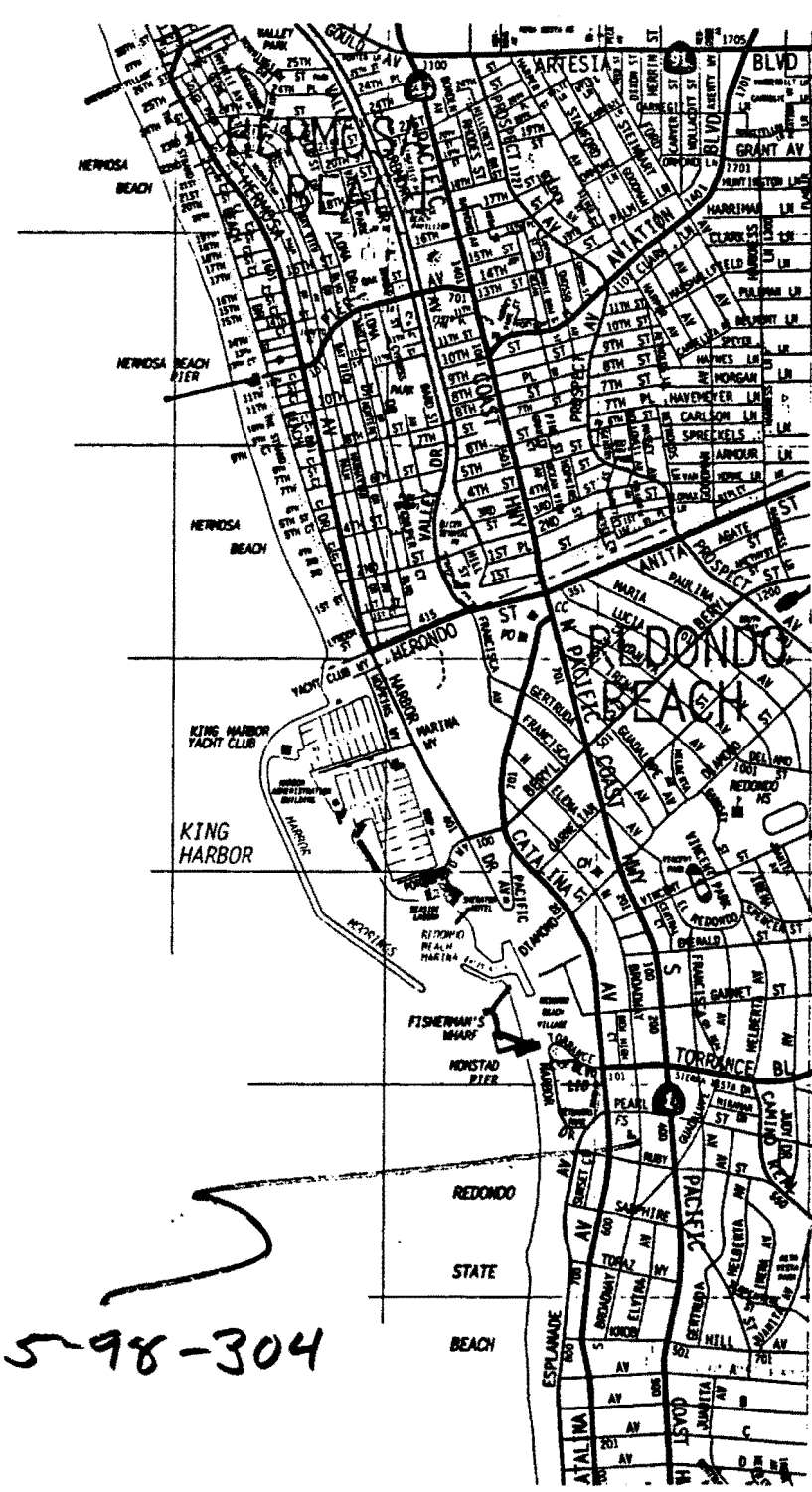
The proposed project, which provides adequate parking, is consistent with the development policies of the Coastal Act. As submitted, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project is consistent with CEQA and the policies of the Coastal Act.

**D. Unpermitted Development**

Due to the age and deteriorating physical condition of the residence, the City issued a demolition permit and subsequently the structure was demolished. The applicant understood that no other permits were required for demolition purposes. There has been no construction and the applicant is presently pursuing a building permit from the City. Although development has taken prior to Commission action on this coastal development permit application, consideration of the application by the Commission is based solely upon Chapter 3 policies of the Coastal Act. Approval of the permit does not constitute a waiver of any legal action with regard to the alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal development permit.

JLR:bll

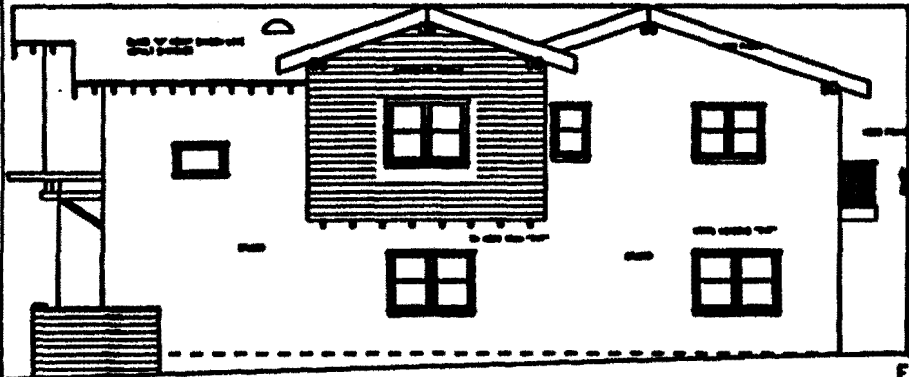
5-98-304staff report



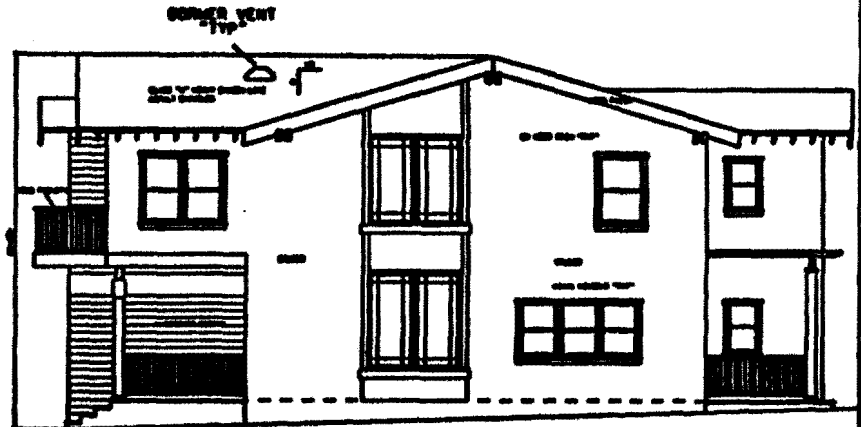
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Exhibit A  
5-98-304

30' HEIGHT LIMIT



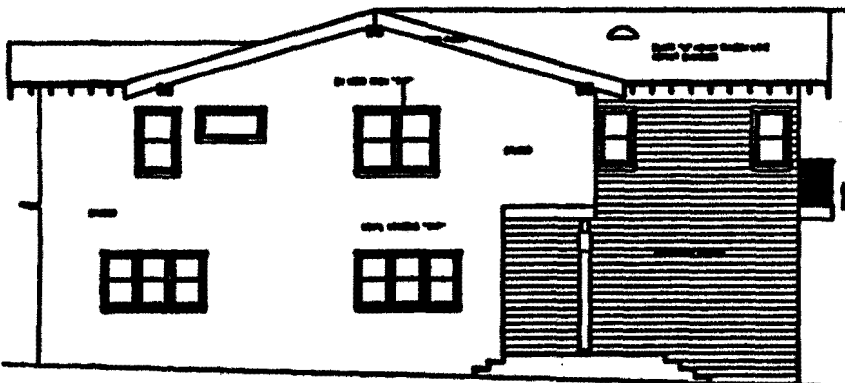
SOUTH ELEVATION - Front Unit



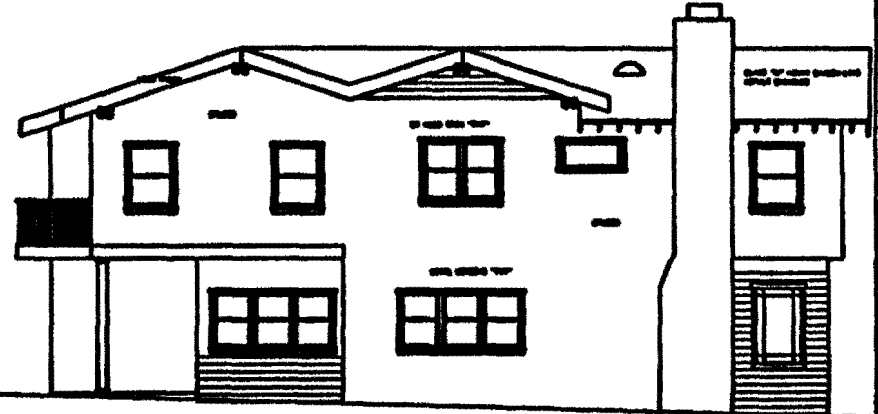
SOUTH ELEVATION - Back Unit

EXISTING GRADE

30' HEIGHT LIMIT



NORTH ELEVATION - Back Unit



NORTH ELEVATION - Front Unit

EXISTING GRADE

PROPERTY ADDRESS: 420 S BROADWAY  
CITY: LOS ANGELES, CA 90013  
COUNTY: LOS ANGELES

2-8 STORY TOWNHOUSE

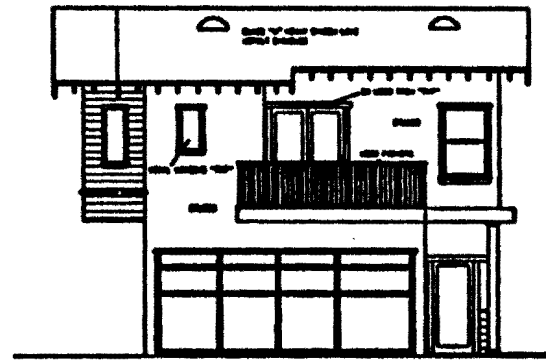
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CITY: LOS ANGELES, CA 90013  
COUNTY: LOS ANGELES

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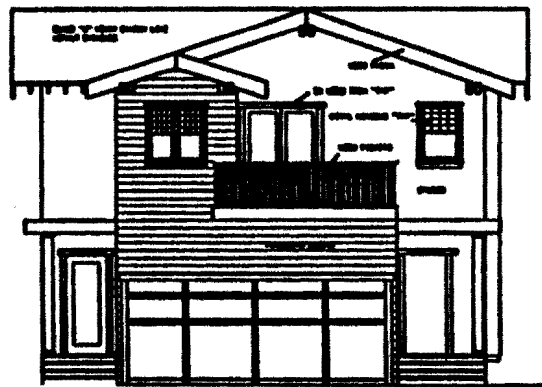
Exhibit B 5-98-304



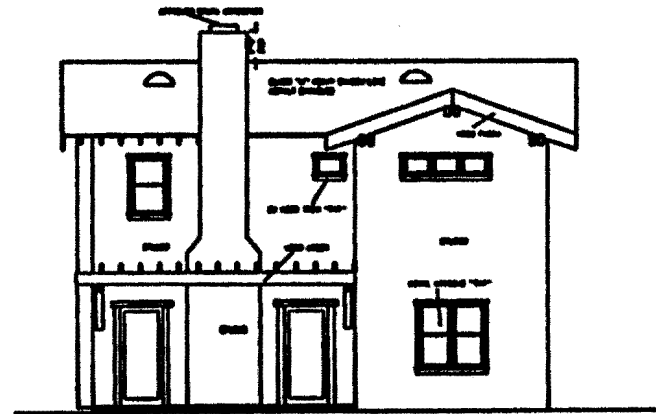
WEST ELEVATION - Front Unit



EAST ELEVATION - Front Unit



WEST ELEVATION - Back Unit



EAST ELEVATION - Back Unit

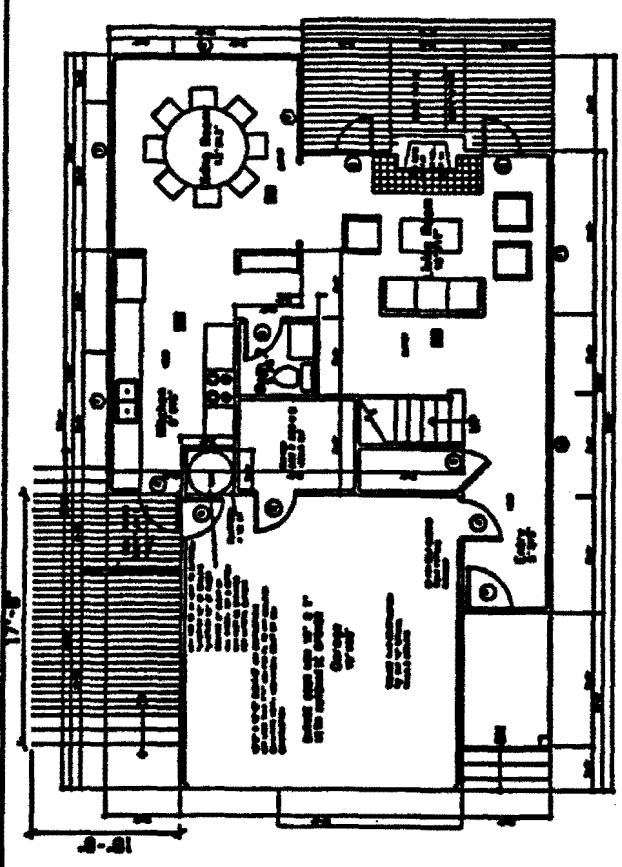
ARCHITECT  
 12101 54th Ave  
 12101 54th Ave

2-2 STORY TOWNHOUSE

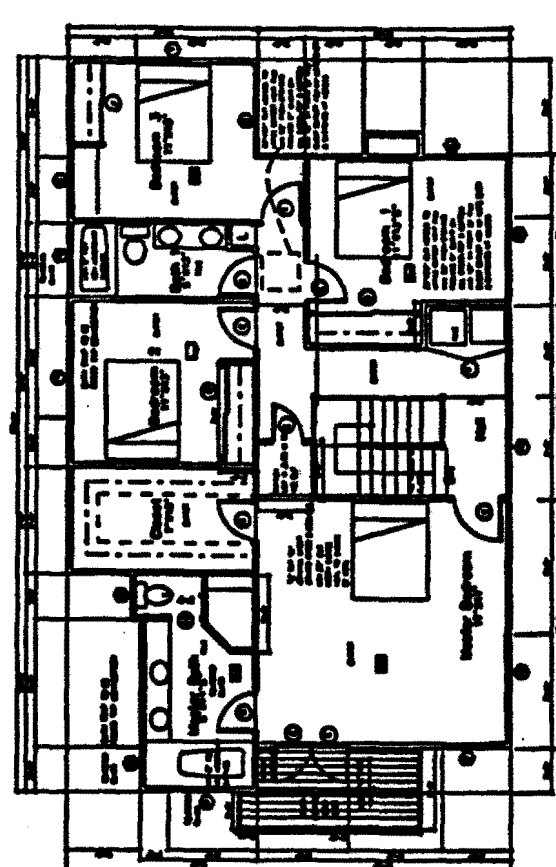
PROPERTY ADDRESS: 420 S BROADWAY GROUP LLC  
 OWNER: 420 S BROADWAY GROUP LLC

AJ

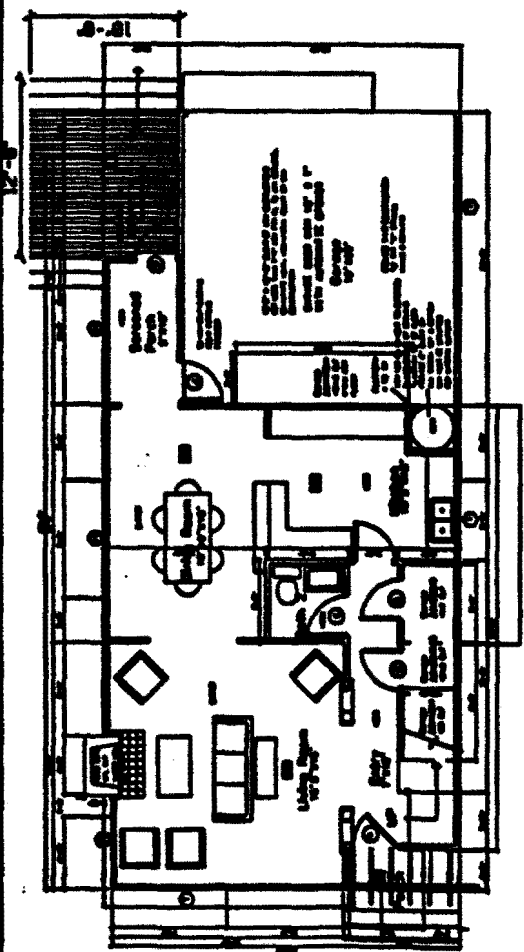




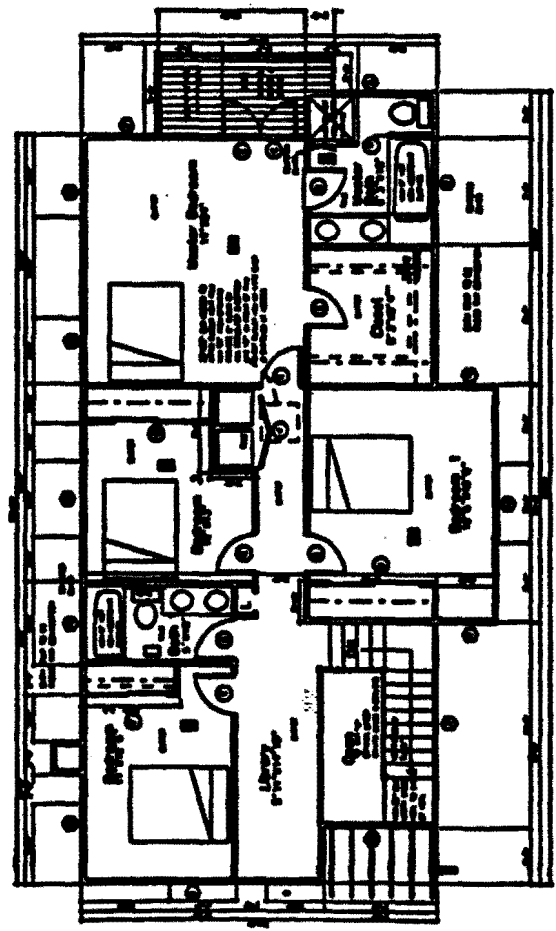
**FIRST FLOOR - Back Unit**  
 Area 185 Square Feet (including  
 300 Square Feet Storage)



**SECOND FLOOR - Back Unit**  
 Area 185 Square Feet (including  
 300 Square Feet Storage)



**FIRST FLOOR - Front Unit**  
 Area 185 Square Feet (including  
 300 Square Feet Storage)



**SECOND FLOOR - Front Unit**  
 Area 185 Square Feet (including  
 300 Square Feet Storage)

ALL WALLS ARE  
 1/2" THICK UNLESS  
 NOTED OTHERWISE  
 ALL DOORS ARE  
 6'0" HIGH  
 ALL WINDOWS ARE  
 6'0" HIGH  
 ALL FLOORS ARE  
 4" THICK  
 ALL CEILING ARE  
 8'0" HIGH

**FLOOR PLAN**

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