

CALIFORNIA COASTAL COMMISSION

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



Filed: 10-2-98
 49th Day: 11-20-98
 180th Day: 3-31-99
 Staff: JLR-LB
 Staff Report: 10-8-98
 Hearing Date: Nov. 3-6, 1998
 Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-98-371

APPLICANT: Gary L. Wells

AGENT: Srour & Associates

PROJECT LOCATION: 1600 Esplanade, Redondo Beach

PROJECT DESCRIPTION: Demolish a duplex and construct a 15,211 sq. ft. 5-unit condominium, 2-story over basement, 30' high with twelve parking spaces.

Lot Area	12,780 sq. ft.
Building Coverage	5,879 sq. ft.
Pavement Coverage	3,753 sq. ft.
Landscape Coverage	3,018 sq. ft.
Parking Spaces	twelve
Zoning	Medium Density Residential
Project Density	17 du/ac Net
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. 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.

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 duplex and construct a 15,211 sq. ft. 5-unit condominium, 2 story over basement, 30' high with twelve parking spaces.

The subject parcel is located on the inland side of Esplanade, a five-lane 100' wide roadway. This road which is approximately 1½ 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, there is an open undeveloped bluff top that descends down to Redondo State Beach.

The proposed project is not located either on or adjacent to the beach. The proposed project is located on the inland side of Esplanade. The sidewalk adjacent to the subject parcel is separated from the beach by the bluff face and public street, a distance of approximately 200'. Because the parcel is located on the inland side of Esplanade, no vertical accessway to the beach or public views will be impacted.

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 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 structures have modified many times and the integrity of the structure and characteristics of significance have been reduced through these changes. Following is a brief description of the site as excerpted from a City staff report:

The subject property is currently developed with two residential structures constructed in the 1920's. The structures were converted to five units over many years. The property was identified in the 1986 Historic Resources Survey as an example of Craftsman architectural style with a "B" rating. Such buildings are less unusual or distinctive in terms of architecture. This property has the potential for listing on the National Register, with a "4b" rating, if restored to an earlier appearance. The two-story residential structure and single-story accessory structure have a wood shingle exterior and hipped and gabled roofs. The structures have been modified several times with conversion to a group residence and apartment units, replacement of windows and doors, and an addition to the front wing of the structure. Integrity of the structure and characteristics of significance have been reduced through the modification and poor maintenance of building materials. The surrounding setting of large apartment buildings on the block and directly across the street reduce the significance of the property. The site is not designated as a landmark in the City, nor is it being considered for designation as a local landmark structure. The property is also not listed in the National or California Register, which distinguishes structures that are historically significant, according to criteria established by the State.

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 17 dwelling units per acre (net density). In addition, 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 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.

JLR:bl

5-98-371 staff report

5-98-371

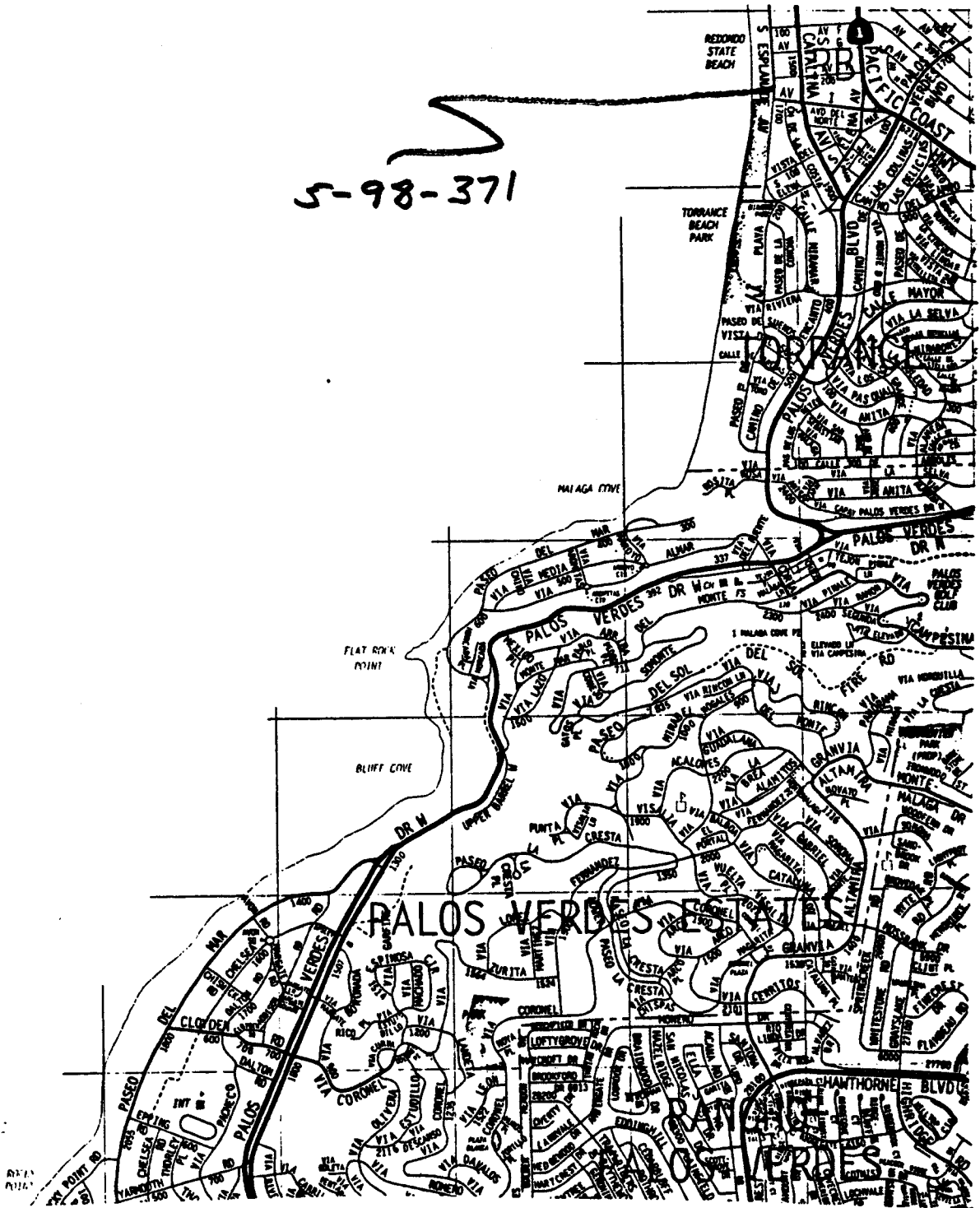
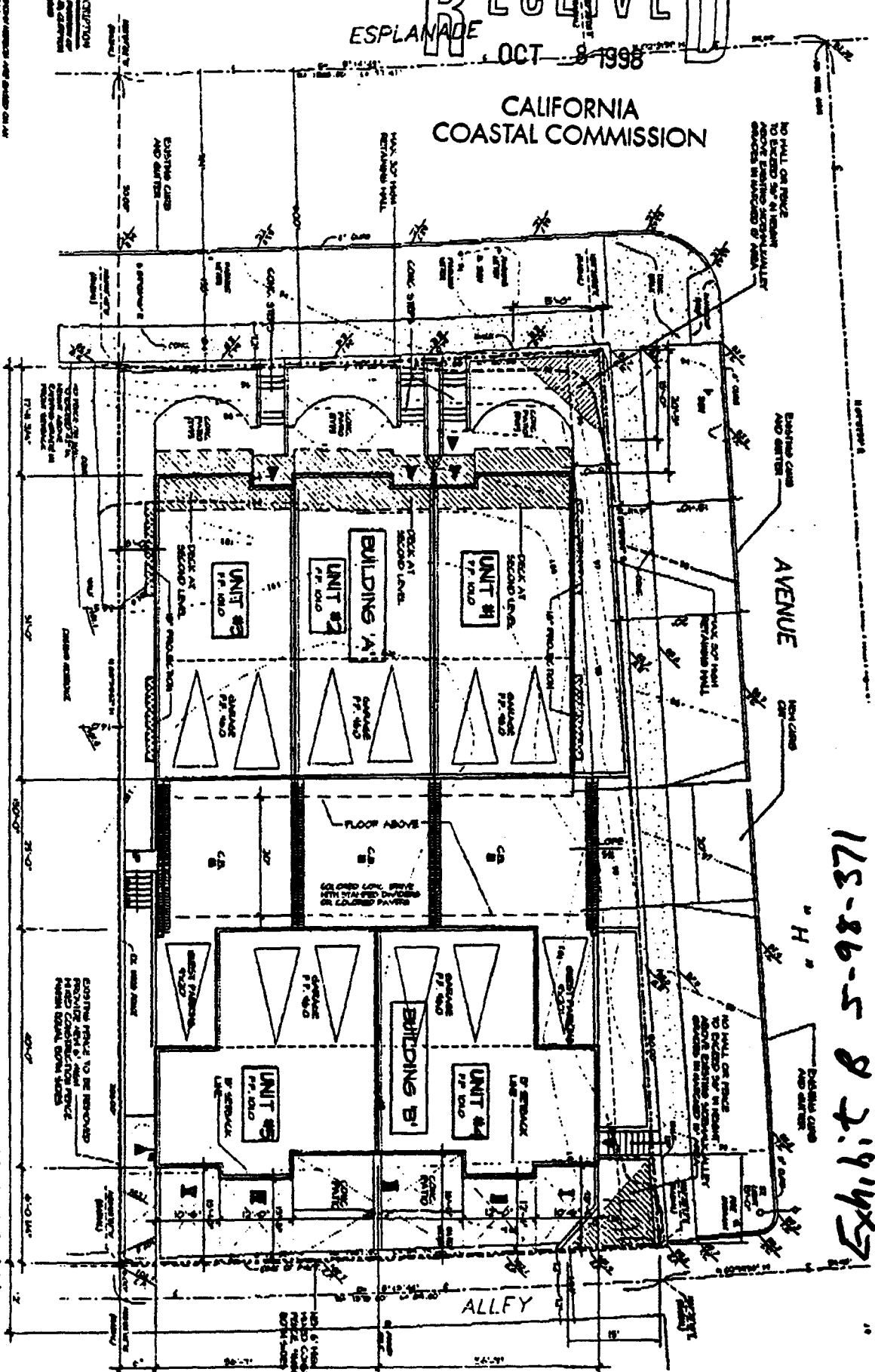


Exhibit A
5-98-371

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AREA ANALYSIS

DEVELOPABLE AREA	34,400 SQ. FT.	DEVELOPABLE AREA FOR BUILDING	12,500 SQ. FT.
EXISTING CARP AND ENTRY	4,000 SQ. FT.	DEVELOPABLE AREA FOR DRIVE	1,000 SQ. FT.
REAR YARD DRIVE	2,000 SQ. FT.	DEVELOPABLE AREA FOR DRIVE	1,000 SQ. FT.
REAR YARD DRIVE	2,000 SQ. FT.	DEVELOPABLE AREA FOR DRIVE	1,000 SQ. FT.

OWNER

GARY WELLS

LEGAL

LOT 12 AND A PORTION OF LOT 11, BLOCK 16, QUINCY TRACT, SAN FRANCISCO, CALIFORNIA

BLDG SUMMARY

BUILDING A	12,500 SQ. FT.
BUILDING B	12,500 SQ. FT.
BUILDING C	12,500 SQ. FT.
BUILDING D	12,500 SQ. FT.
BUILDING E	12,500 SQ. FT.

REAR YARD AVERAGE

AREA 1	1,000 SQ. FT.
AREA 2	1,000 SQ. FT.
AREA 3	1,000 SQ. FT.
AREA 4	1,000 SQ. FT.
AREA 5	1,000 SQ. FT.
TOTAL	5,000 SQ. FT.

SITE PLAN

125-86-5 & 2, 191457

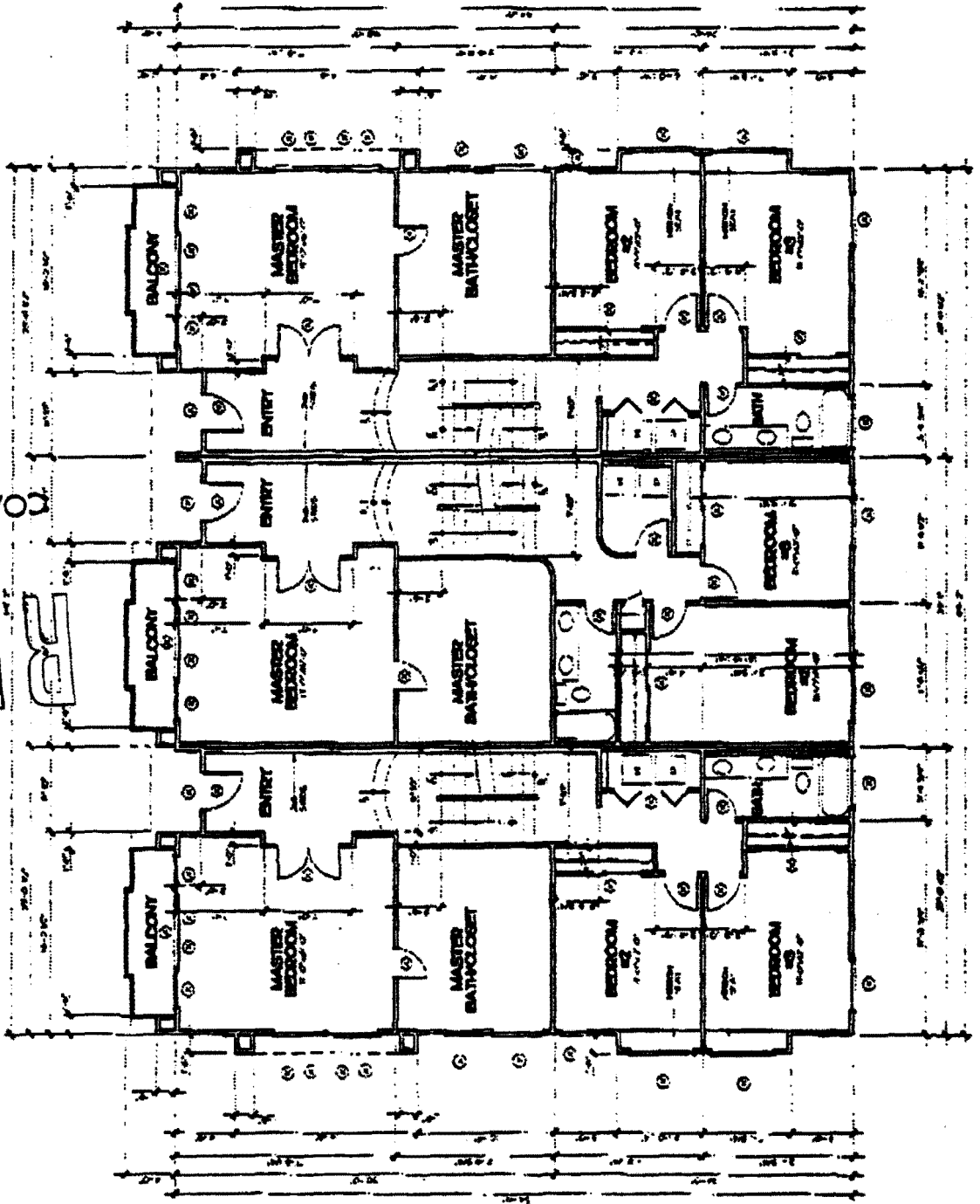
PROJECT DESCRIPTION
6-UNIT CONDOMINIUM FOR
GARY WELLS AT
1600 ESPLANADE

SHEET DESCRIPTION
SITE PLAN

JAN TROBAUGH
AND ASSOCIATES
ARCHITECTURE AND PLANNING
2420 GARDEN STREET, SUITE 233



DATE
SCALE
SHEET NO.



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FIRST FLOOR PLAN

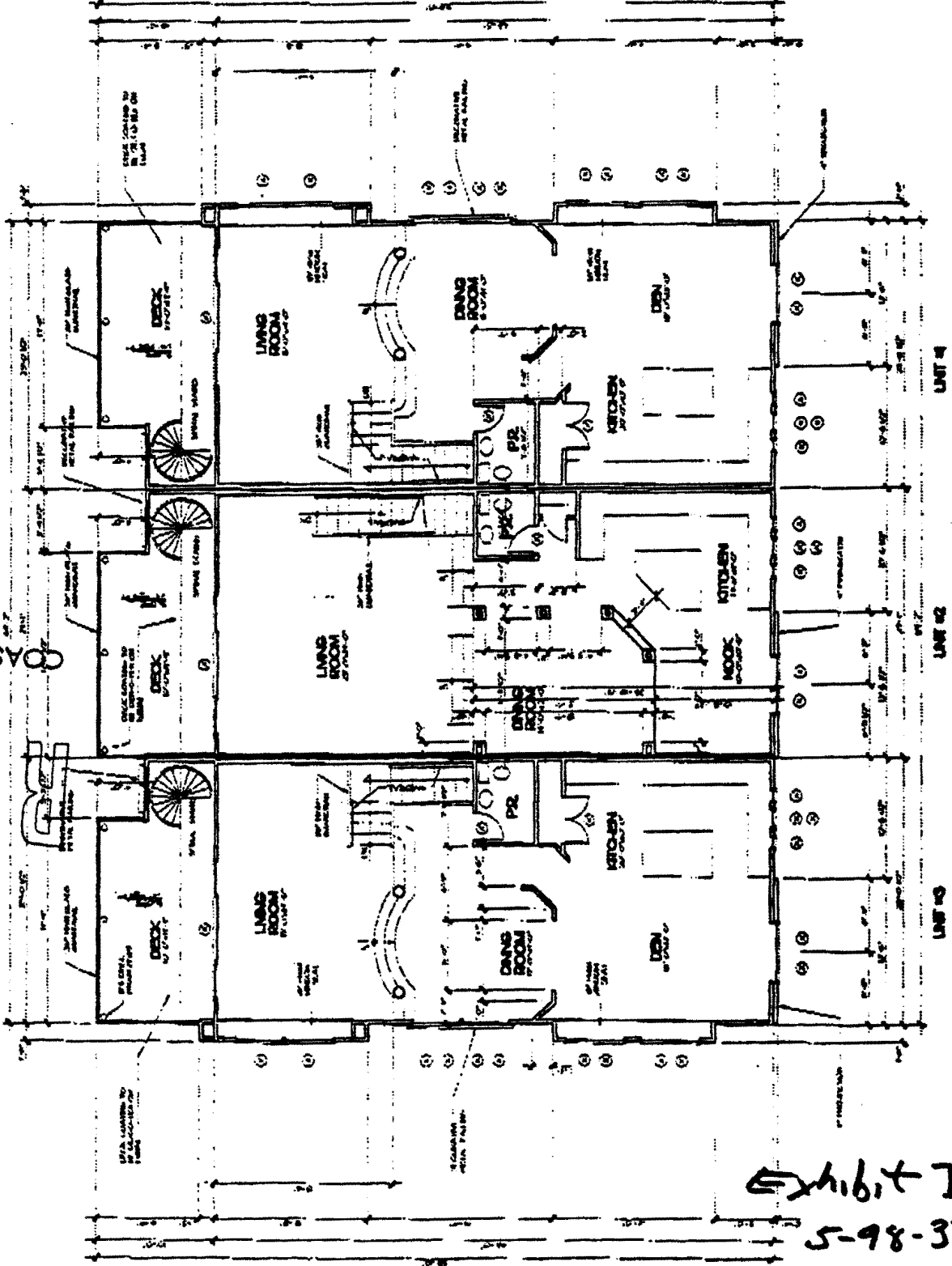
Exhibit C
 5-98-371

JAN THOROUGH AND ASSOCIATES
 ARCHITECTS AND PLANNERS
 1000 S. GARDEN ST. SUITE 100
 ANAHEIM, CALIF. 92805
 TEL: 714/771-1111
 FAX: 714/771-1112

BEST DESCRIPTION
FLOOR PLAN

PROJECT DESCRIPTION

DATE: 10/07/98



SECOND FLOOR PLAN
 UNIT 10, UNIT 11, UNIT 12

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Exhibit D
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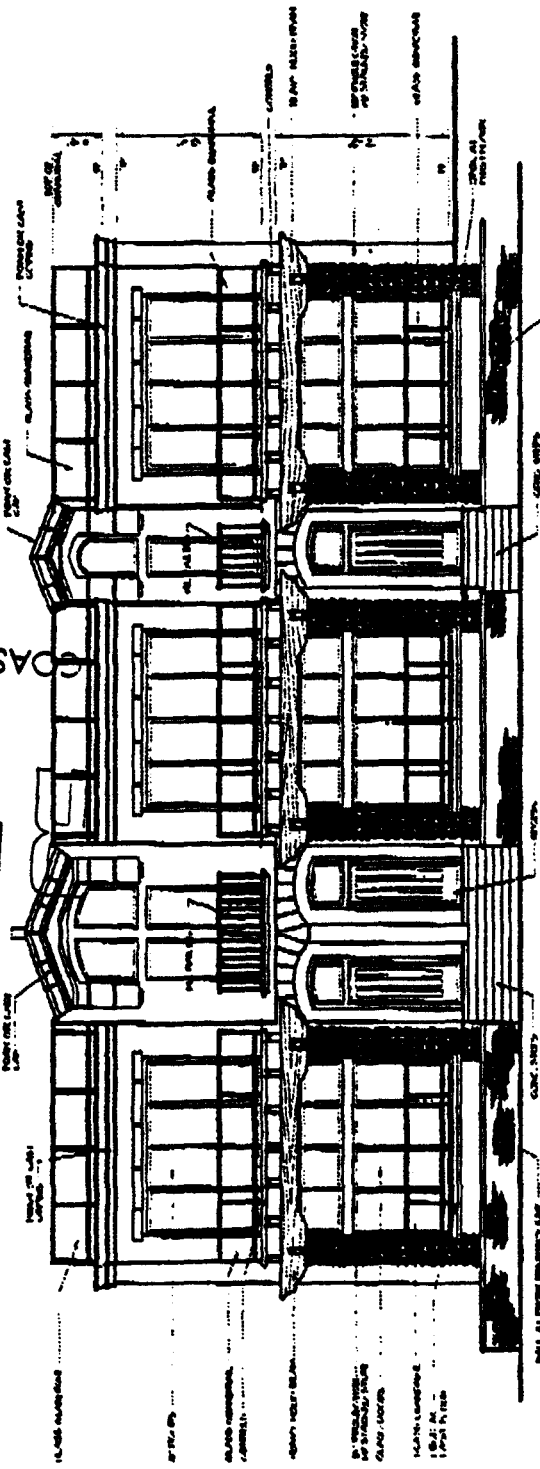
JAN TROUGHTON
ARCHITECTS AND ASSOCIATES
375 S. OCEAN BLVD., SUITE 300
LOS ANGELES, CALIF. 90007
TEL: (213) 474-9898
FAX: (213) 474-9899

MARK V. GARDNER
PHOTOGRAPHY
1901 W. WILSON AVE.
LOS ANGELES, CALIF. 90024
TEL: (310) 749-1111
FAX: (310) 749-1112

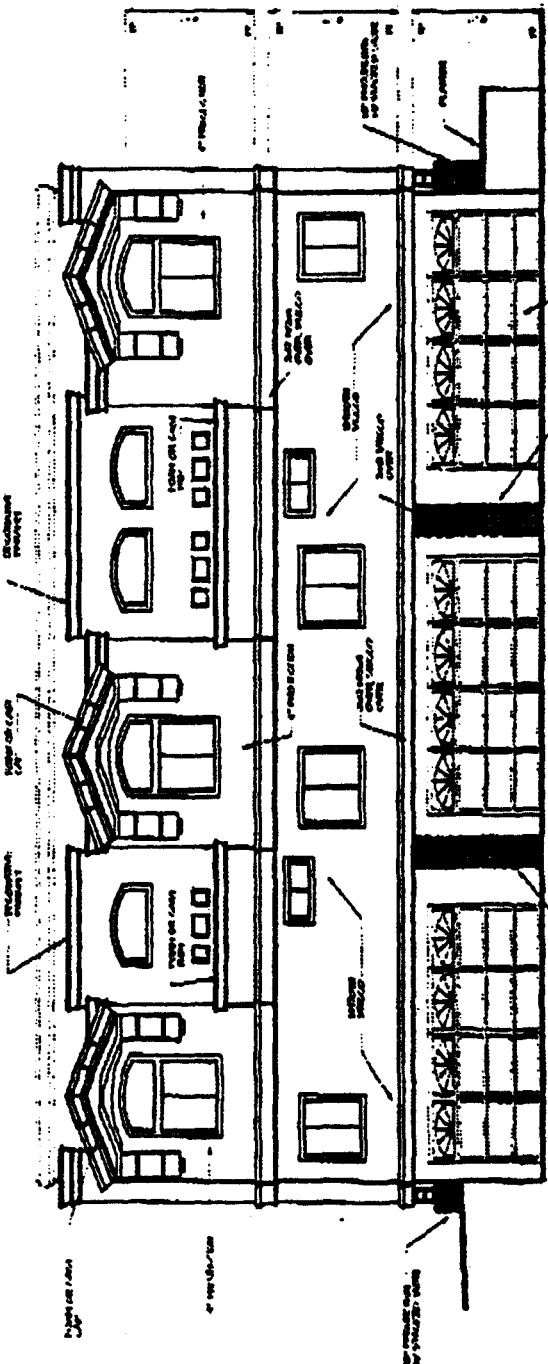


PROJECT REGISTRATION
1-1 (0) 1 2

1-1 (0) 1 2



WEST ELEVATION (BLDG 'A')



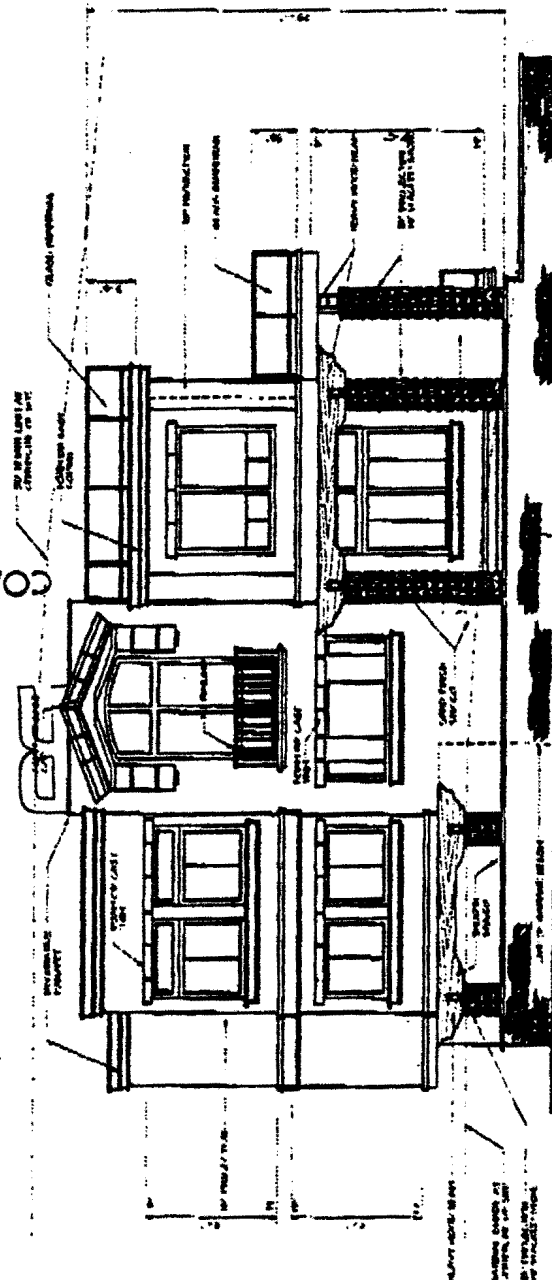
EAST ELEVATION (BLDG 'A')

Exhibit E
5-98-371

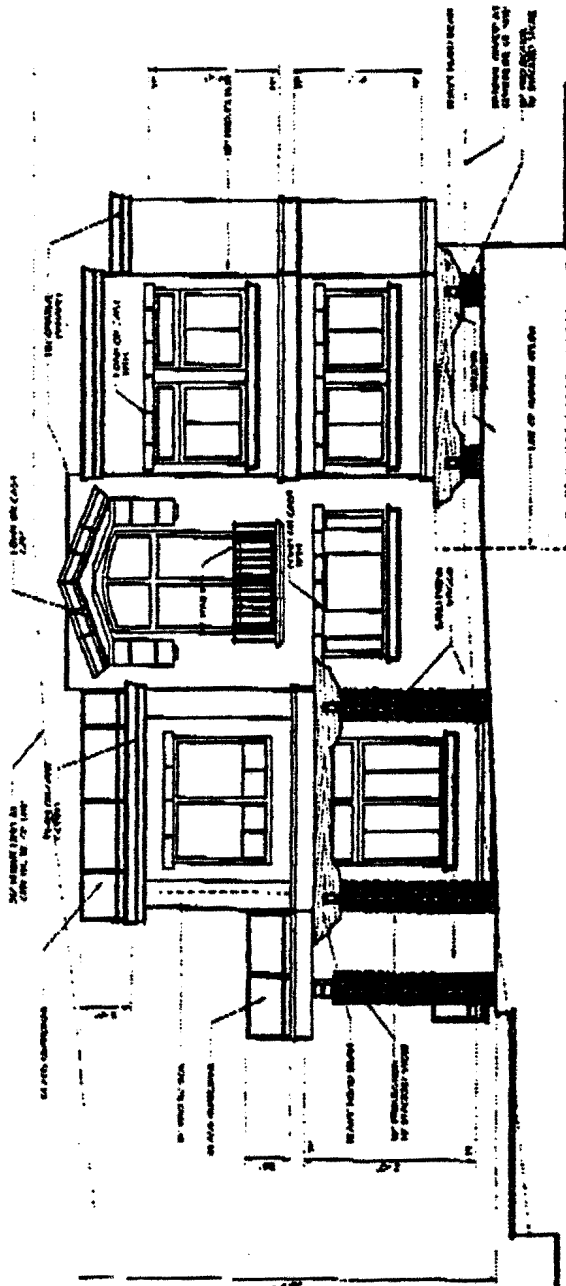
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NORTH ELEVATION (BLDG 'A')



SOUTH ELEVATION (BLDG 'A')

Exhibit F
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