

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

Filed: March 3, 1998
49th Day:
180th Day:
Staff: JLR/LB JLR
Staff Report: March 13, 1998
Hearing Date: April 7-10, 1998
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 5-98-007

APPLICANT: Mark La Charite & Sons Construction Inc.

PROJECT LOCATION: 1700 - 1702 Esplanade, Redondo Beach

PROJECT DESCRIPTION: Demolish a restaurant and construct a 2-story plus mezzanine, 4-unit condominium with 16 parking spaces.

Lot area:	10,512 sq. ft.
Building coverage:	5,032 sq. ft.
Pavement coverage:	2,660 sq. ft.
Landscape coverage:	2,820 sq. ft.
Parking spaces:	16
Zoning:	C-2
Plan designation:	Commercial
Project density:	16.5 du/ac
Ht abv fin grade:	30'

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

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

Basic Issue

The City's certified Land Use Plan (LUP) designates the subject parcel as part of a commercial-shopping center (Riviera Village) which allows visitor-serving uses. The City has not amended the Land Use Plan that would permit a residential use on the subject parcel. The basic issue raised in the proposed residential development is whether or not the subject parcel should be retained for a commercial use in order to support and enhance recreational activities at the nearby beach.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval with no Special Conditions.

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 demolish an existing restaurant and construct two, 2-unit condominiums on two contiguous lots (total of 4 units). The proposed project contains four 2-car garages and eight guest parking spaces for a total of 16 on-site spaces.

According to the City's certified Land Use Plan (LUP), the proposed project is located in a planning area described as Subarea 9. This subarea contains a mixture of multiple family units which also includes a 12.6 acre community shopping center (Riviera Village).

B. Visitor-serving Commercial Recreational Facilities

The City's certified Land Use Plan (LUP) designates the subject parcel as part of a commercial-shopping center (Riviera Village) which allows visitor-serving uses. The City has not amended the Land Use Plan that would permit a residential use. Because the City has a certified LUP, the standard of review for the proposed project shall be conformance with and the adequacy to carry out the Chapter 3 policies of the Coastal Act.

The Coastal Act places a higher priority on visitor-serving uses than on residential uses. Section 30222 of the Coastal Act states:

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial or general commercial development, but not over agriculture or coastal-dependent industry.

The basic issue raised in the proposed residential development is whether or not the subject parcel should be retained for a commercial use in order to support and enhance recreational activities at the nearby beach. In order to address this issue the proposed project requires an analysis in terms of its a) location and b) availability of other nearby commercial uses.

a) Location

The subject parcel is located on the inland side of Esplanade, a five-lane 100' wide roadway. This road which is approximately 1 1/2 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 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 a bluff face and Esplanade, a distance of approximately 200'.

Because the subject commercial site is not in close proximity to the beach, it does not support nearby recreational activities. Also, because the parcel is located on the inland side of Esplanade, no vertical accessway to the beach or public views will be impacted.

b) Availability of Other Nearby Commercial Uses

The subject parcel is located at the westerly end of the Riviera Village Shopping Center. This commercial node contains 12.6 acres of commercial uses including numerous restaurants, retail stores and professional offices. Pacific Coast Highway is located approximately three blocks inland of the subject parcel. That corridor is extensively developed with numerous strip-commercial stores and businesses.

The subject 10,512 sq. ft. parcel to be developed as a residential use will have no adverse impacts on the availability of nearby commercial uses. The adjacent 12.6 acre shopping center is within walking distance of the beach and provides numerous visitor-serving uses for beach goers. This shopping area is centered around a public parking lot that provides 198 offstreet parking spaces. Also, there is on-street metered parking in the surrounding area.

Conclusion

As demonstrated by the above analysis, because the subject commercial site is not in close proximity to the beach, it does not support nearby recreational activities. In addition, an adjacent 12.6 acre shopping center is within walking distance of the beach and provides numerous visitor-serving uses to support recreational beach activities. Therefore, the Commission finds that the proposed residential development, as submitted, is consistent with and adequate to carry out the visitor-serving Chapter 3 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

The proposed 4-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 has a range of 19 to 23 dwelling units whereas the proposed development equates to 16 dwelling units per acre. The certified LUP allows a 38' height limit, whereas the proposed project is 30' in height. Finally, the development standards of the certified LUP would require a total of nine parking spaces whereas the applicant is proposing sixteen.

d) California Environmental Quality Act

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)(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 impact which the activity may have on the environment.

The proposed project is consistent with the visitor serving 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.

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5-98-007

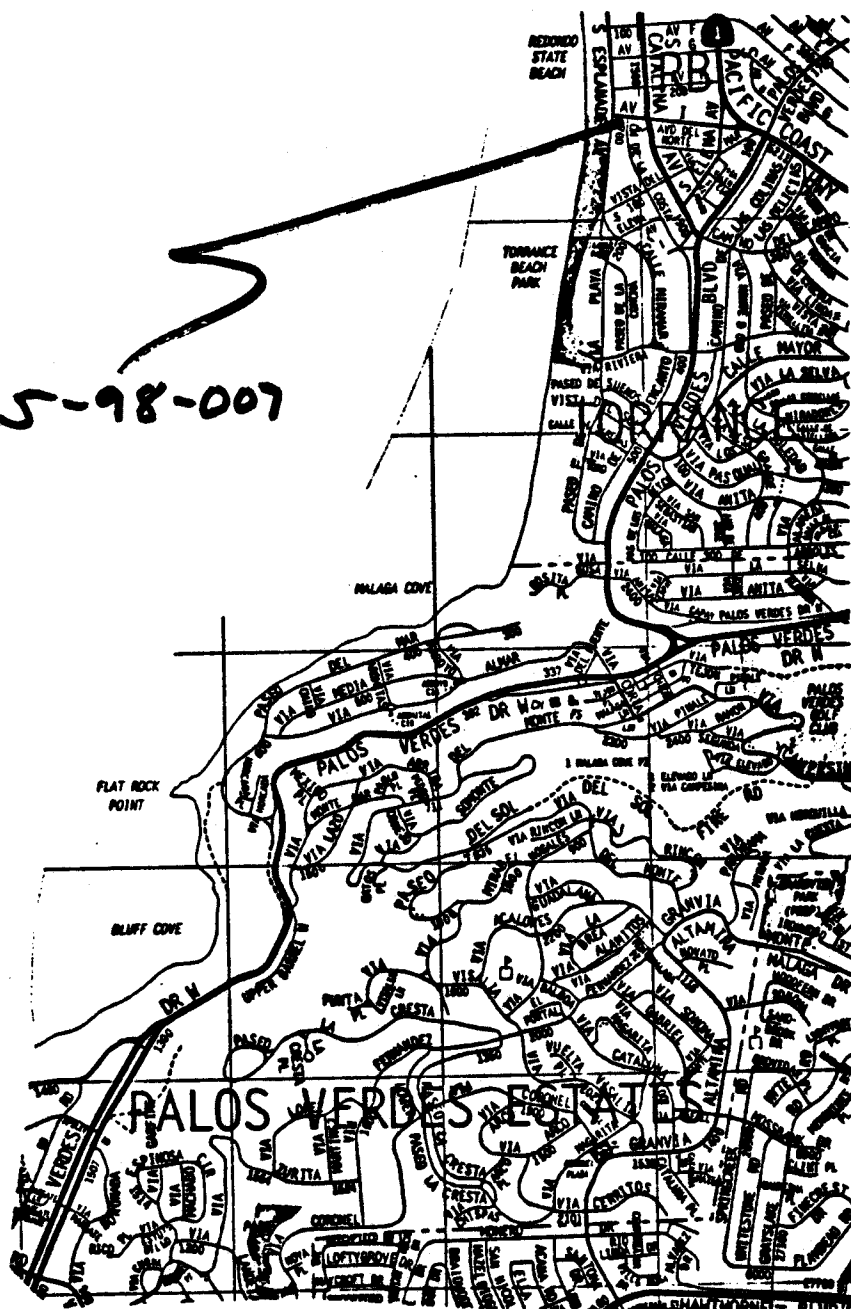
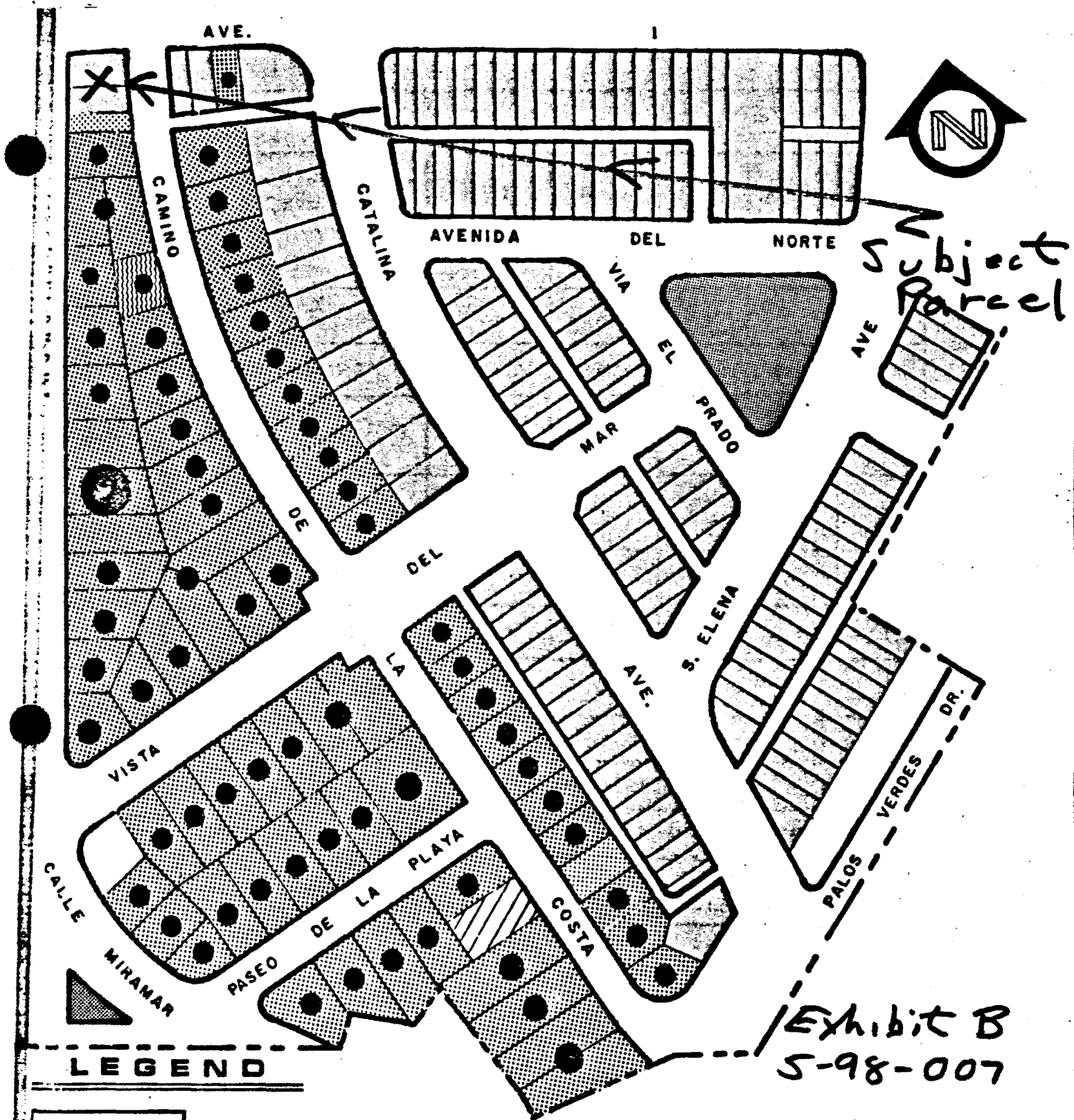
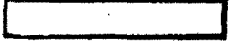








Exhibit A

5-98-007



LEGEND

-  SINGLE FAMILY
-  TWO OR THREE UNITS
-  FOUR OR MORE UNITS
-  INDUSTRIAL/COMMERCIAL
-  GOVERNMENT
-  VACANT
-  CONDOMINIUM

SUBAREA 9
EXISTING LAND USE

7511 10
SCALE 1" = 100'

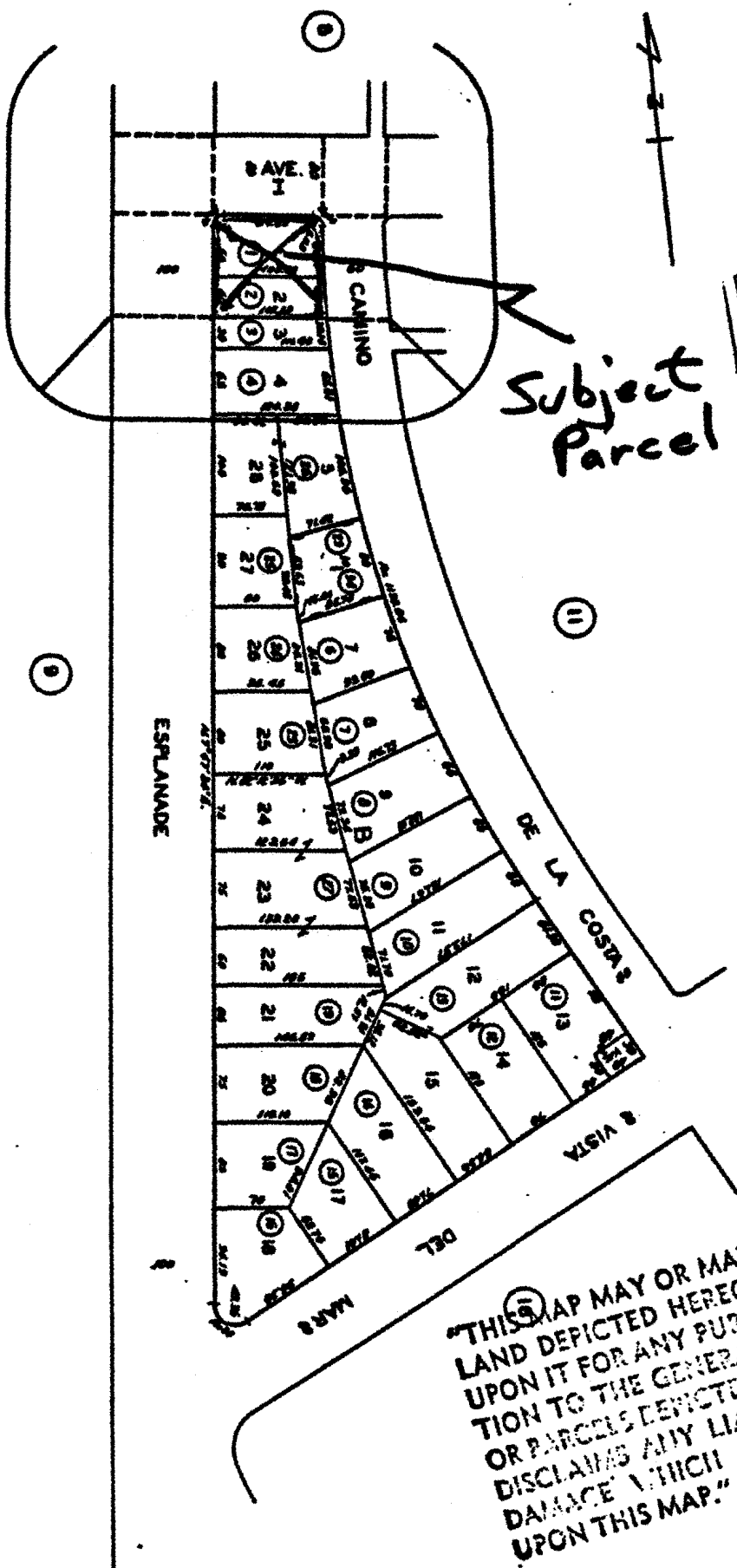
5-98-007
RECEIVED
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CALIFORNIA
COASTAL COMMISSION

The assessment of value to the following landowners in this area is based on the following information:			
Location	Tract No.	Lot No.	Sheet No.
Tract No. 10303	10303	1	1
Tract No. 10304	10304	1	1

Subject Parcel

5-98-007
Exhibit C



"THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. INVESTORS TITLE EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP."

CODE 9005
TRACT NO. 10303
CONDOMINIUM TRACT NO. 22245
M.B. 152-3437
M.B. 828-66-66

COUNTY OF LOS ANGELES, CALIF.
ASSESSOR'S MAP

2004-01-01
Revised
Assessor

RECEIVED
MAR 10 1998

ORDINANCE NO. 2814

CALIFORNIA
COASTAL COMMISSION

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF REDONDO BEACH AMENDING THE ZONING MAP BY
RE-DESIGNATING PROPERTY LOCATED AT 1700 AND 1702
ESPLANADE FROM COMMERCIAL (C-2) TO
MEDIUM-DENSITY, MULTIPLE-FAMILY
RESIDENTIAL (RMD)**

The City Council of the City of Redondo Beach finds as follows:

SECTION 1. FINDINGS:

- A. The proposed zone designation is consistent with the Comprehensive General Plan of the City;
- B. The subject property is suitable for the uses permitted in the proposed zone in terms of access, size of the parcel, and compatibility with uses on surrounding properties;
- C. The proposed zone designation is not detrimental to the adjacent properties or residents; and
- D. The City Council considered the information contained in the Initial Study and Negative Declaration for the proposed Zoning Map Amendment, and associated General Plan Amendment and land-use entitlements, and the City Council adopted Negative Declaration No. 97-37, finding and determining that the proposed amendment will not have a significant effect on the environment, and further finding that the proposed amendment will have a de minimis impact upon Fish and Game resources, pursuant to Section 21089(b) of the Public Resources Code.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH
DOES ORDAIN AS FOLLOWS:**

SECTION 2. AMENDMENT OF CODE. The Zoning Map is hereby amended as follows:

Assessor's Parcel Nos. 7511-010-001 and 7511-010-002,
commonly known as 1700 and 1702 Esplanade, are hereby re-
designated Medium-Density, Multiple-Family Residential (RMD).

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Exhibit D
1 of 2

ORDINANCE NO. 2814

SECTION 3. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 5. PUBLICATION AND EFFECTIVE DATE. This ordinance shall be published by one insertion in the Easy Reader-Redondo Beach Hometown News, the official newspaper of said City, and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

Passed, approved and adopted this 3rd day of February, 1998.



Mayor Pro Tem

ATTEST:



City Clerk

(SEAL)

APPROVED AS TO FORM:



John Eastman
Assistant City Attorney

Exhibit D
2 of 2

5-98-007



**CAMINO DE LA COSTA ELEVATION
(EAST ELEVATION)**



ESPLANADE ELEVATION (WEST)

Exhibit G
5-98-007

