

CALIFORNIA COASTAL COMMISSION

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



Filed: March 30, 1998
 49th Day: May 18, 1998
 180th Day: Sept. 26, 1998
 Staff: JLR-LB J-1 K
 Staff Report: April 13, 1998
 Hearing Date: May 12-15, 1998

RECORD PACKET COPY**STAFF REPORT: CONSENT CALENDAR**

APPLICATION NO.: 5-98-088

APPLICANT: Dennis Cleland

PROJECT LOCATION: 1800 Esplanade, Redondo Beach

PROJECT DESCRIPTION: Demolish a single-family residence and construct a 13,082 sq. ft. 5-unit condominium, 2-story over basement garage, 30' high with 12 parking spaces.

Lot area:	10,696 sq. ft.
Building coverage:	5,382 sq. ft.
Pavement coverage:	1,341 sq. ft.
Landscape coverage:	3,972 sq. ft.
Parking spaces:	Twelve
Zoning:	MDR (Medium Density Residential)
Plan designation:	Residential
Project density:	20 du/ac net
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)

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval with no special conditions. The proposed residential development, as submitted, is consistent with and adequate to carry out the Chapter 3 development 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

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 a single-family residence and construct a 13,082 sq. ft. 5-unit condominium, 2-story over basement garage, 30' high with 12 parking 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).

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 parcel is located on the inland side of Esplanade, no vertical accessway to the beach or public views will be impacted.

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 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 20 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).

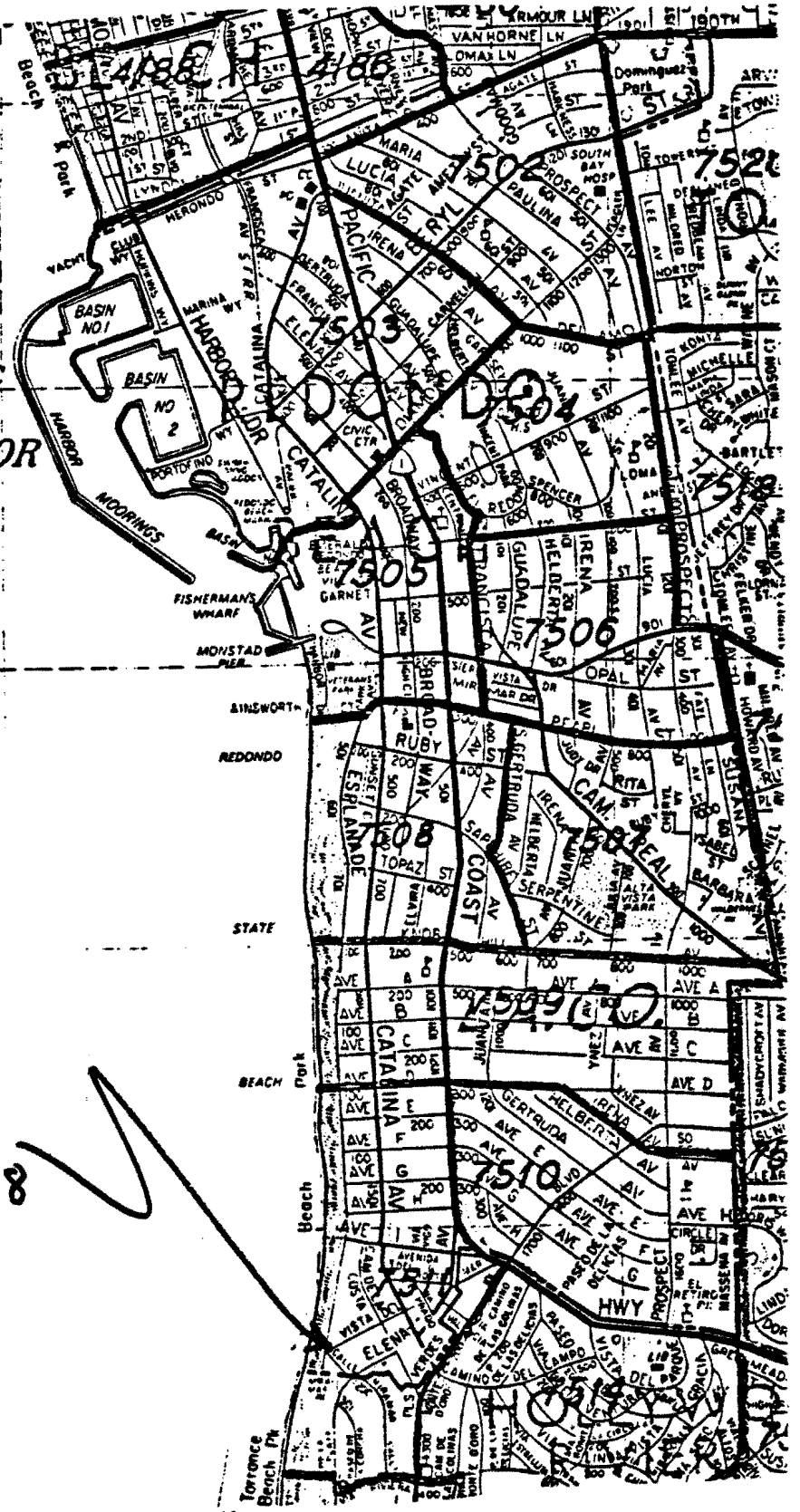
C. California Environmental Quality Act.

Section 13096 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 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.

KING
HARBOR



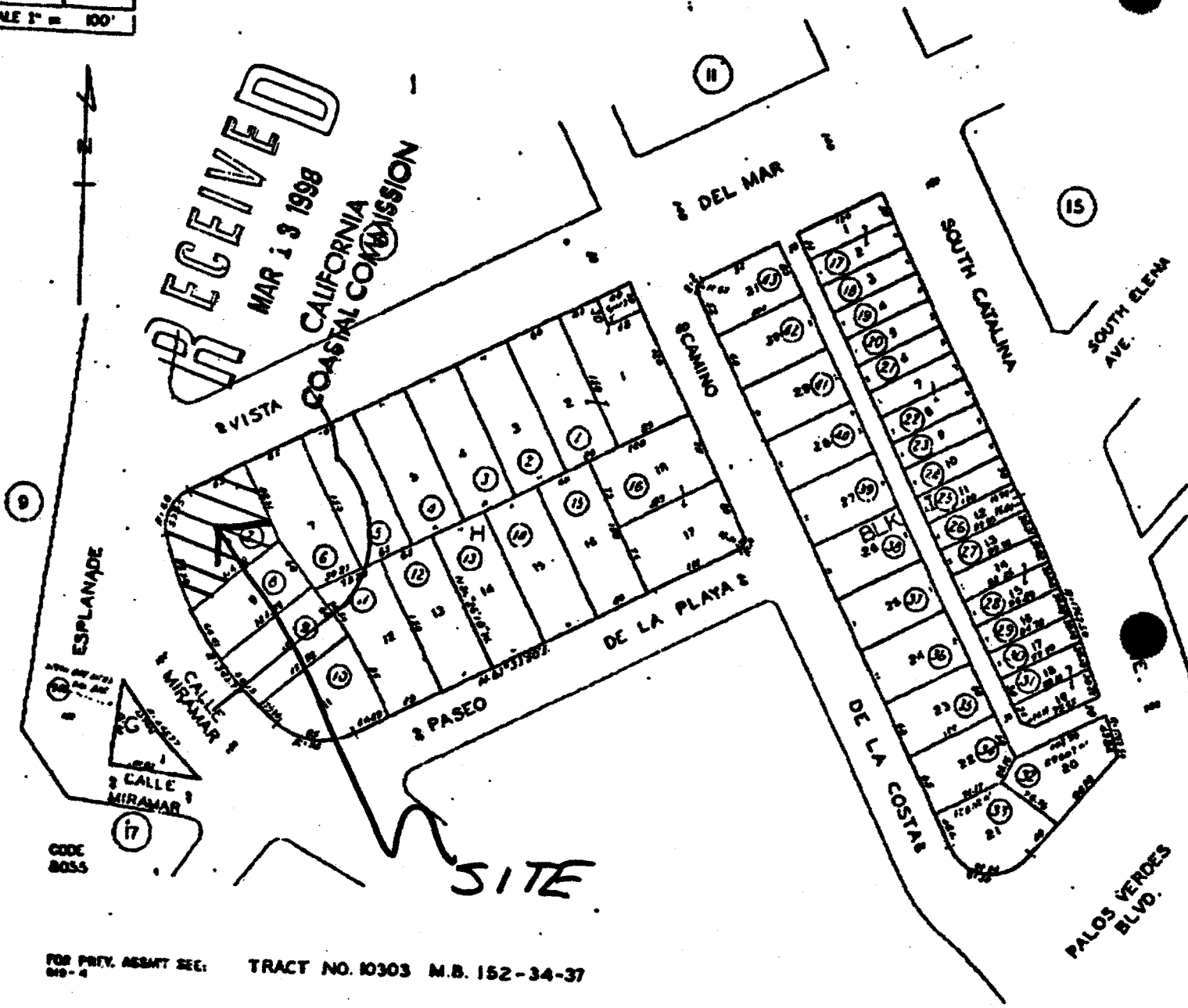
5-98-088



Exhibit A
5-98-088

7511 16
SCALE 1" = 100'

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FOR PREV. ASSESS. SEC. TRACT NO. 10303 M.B. 152-34-37

5-98-088
Exhibit B

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SITE PLAN FOR 1800 ESPLANADE
EDONDO BEACH

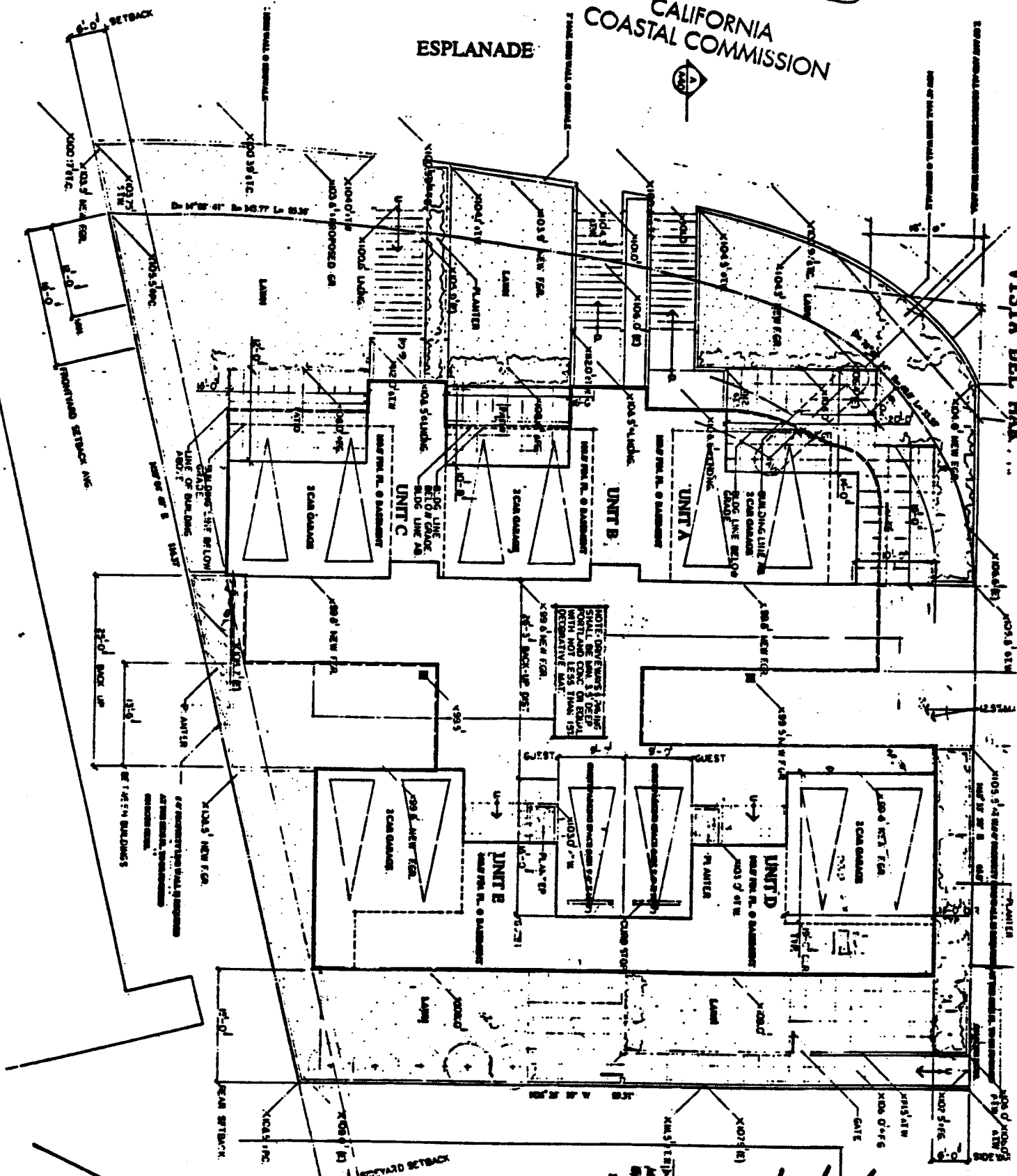


Exhibit C
5-98-088

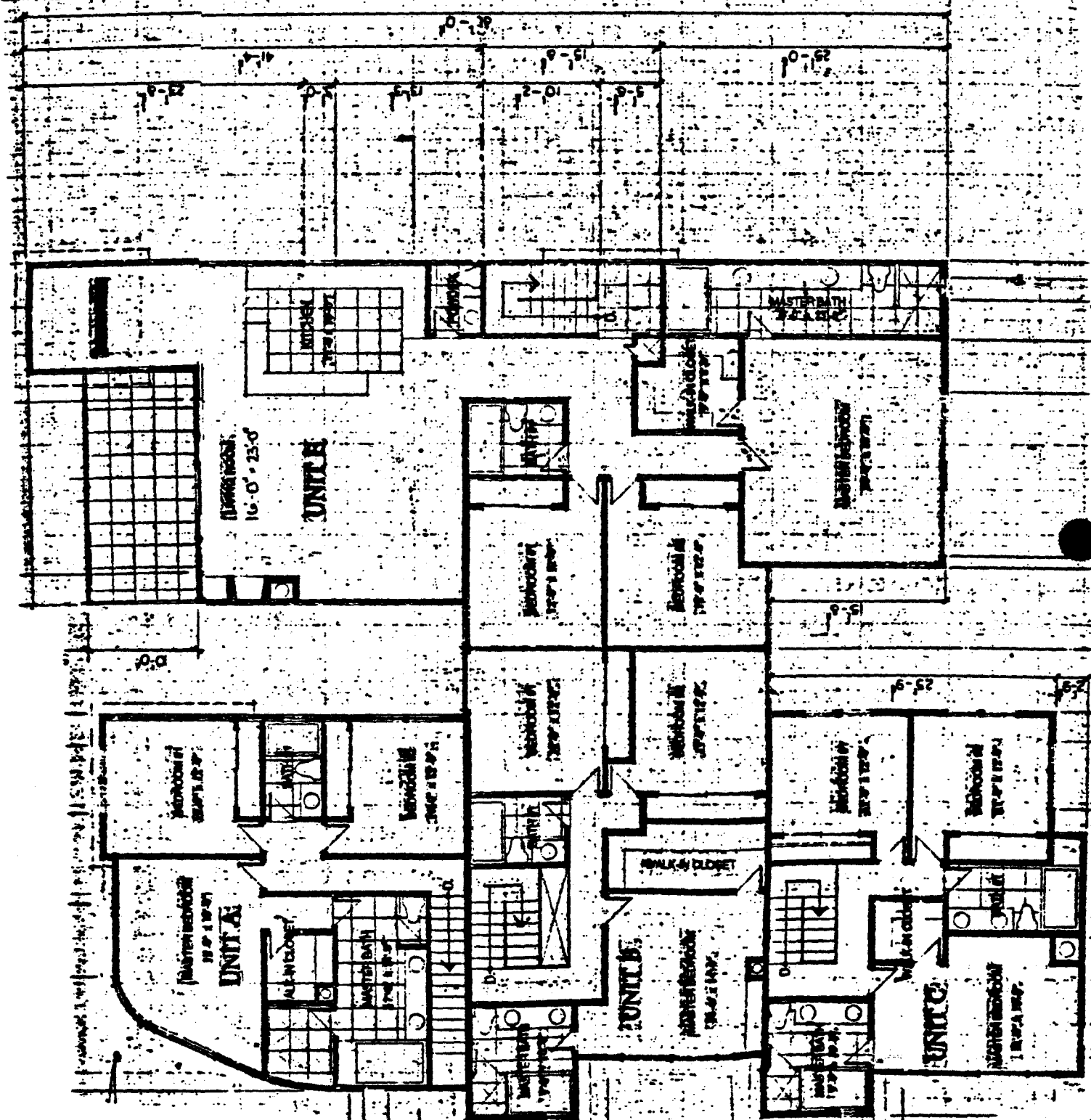
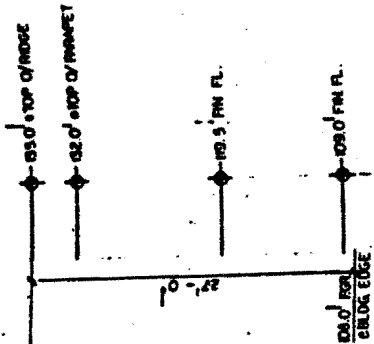


Exhibit D
 5-98-088

STAINLESS STEEL METAL ROOF

STUCCO-STEEL TROWEL FIN (C. OR.)
STUCCO-SAND FIN. TYP.
STUCCO-STEEL TROWEL FIN.
COLOR
LANDSCAPED AREA - SEE SHT L.I
36" HIGH GAURDRAIL - TYP.
LANDSCAPED AREA - SEE SHT L.I
UNIFORM 3'-0" HIGH



WEST ELEVATION

MF-117

Exhibit E
5-98-088



STAFF REPORT
REDONDO BEACH PLANNING DEPARTMENT

5-98-088

AGENDA ITEM: 10 (CONSENT CALENDAR) **HEARING DATE:** FEBRUARY 19, 1998

APPLICATION TYPE: CONDITIONAL USE PERMIT, **CASE NUMBER:** (PC) 98-9
 VESTING TRACT MAP NO.
 52405 AND MITIGATED
 NEGATIVE DECLARATION

1 APPLICANT'S NAME: VIRGINIA G. KASINO

2 APPLICANT'S REQUEST AS ADVERTISED:
 Consideration of a Conditional Use Permit, Vesting Tract Map No. 52405 and a Mitigated 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:

<u>Street Address:</u>	1800 Esplanade
<u>Zone:</u>	RMD
<u>Lot Size:</u>	Irregular-shaped parcel with a total land area of 10,696 square feet
<u>Number/Type of Units:</u>	Five attached residential condominium units
<u>Number of Stories:</u>	2
Subterranean:	Yes
Mezzanine:	None
<u>Height:</u>	27.5 feet
<u>Topography:</u>	The lot slopes slightly from the northwesterly corner of the property to the southeasterly corner of the property at a grade of approximately 2%.
<u>Parking:</u>	2 covered spaces per unit, plus 2 guest spaces
<u>Setbacks, Turning Radius, Projections Meet Code?</u>	Yes
<u>Living Space in Square Feet:</u>	
Unit A:	1,912.5 square feet
Unit B:	2,188.0 square feet
Unit C:	1,880.5 square feet
Unit D:	2,673.0 square feet
Unit E:	2,623.0 square feet

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Exhibit F
 1 of 2

Subterranean Level:

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

First Floor Rooms:

Unit A:	Entry, Living Room, Dining Room, Kitchen, Pantry 1 Half Bath
Unit B:	Entry, Living Room, Dining Room, Kitchen, Pantry 1 Half Bath
Unit C:	Entry, Living Room, Dining Room, Kitchen, 1 Half Bath
Unit D:	Entry, Living Room, Dining Room, Kitchen, 3 Bedrooms, 2 Full Baths, 1 Half Bath
Unit E:	Entry

Second Floor Rooms:

Unit A:	3 Bedrooms, 2 Full Baths
Unit B:	3 Bedrooms, 2 Full Baths
Unit C:	3 Bedrooms, 2 Full Baths
Unit D:	None
Unit E:	Living Room, Dining Room, Kitchen, 3 Bedrooms, 2 Full Baths, 1 Half Bath

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:	Ground Floor Patio off of Living Room
Unit B:	Ground Floor Patio off of Living Room
Unit C:	Ground Floor Patio off of Living Room
Unit D:	Ground Floor Patio off of Living Room
Unit E:	Second Floor Balcony

Exhibit F
2 of 2

