

CALIFORNIA COASTAL COMMISSION

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



Filed: May 27, 1998
49th Day: July 15, 1998
180th Day: Nov. 23, 1998
Staff: JLR-LB *YLR*
Staff Report: June 11, 1998
Hearing Date: July 7-10, 1998

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-98-175

APPLICANT: Chevron U. S. A. Products Co.

PROJECT LOCATION: 1630 S. Elena Avenue, Redondo Beach

PROJECT DESCRIPTION: Demolish an existing service station and construct a new service station to include a one-story, 1,226 sq. ft. convenience store, four pump islands, replace three underground storage tanks with two tanks, new curb ramp, sidewalk, landscaping and seven parking spaces.

Lot area:	14,369 sq. ft.
Building coverage:	1,226 sq. ft.
Pavement coverage:	12,267 sq. ft.
Landscape coverage:	752 sq. ft.
Parking spaces:	Seven
Zoning:	C-2
Plan designation:	Commercial
Project density:	N/A
Ht abv fin grade:	20'

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 is recommending approval with no special conditions.

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 an existing service station and construct a new service station to include a one-story, 1,226 sq. ft. convenience store, four pump islands, replace three underground storage tanks with two tanks, new curb ramp, sidewalk, landscaping and seven parking spaces.

The subject triangular parcel fronts on Pacific Coast Highway, South Elena Avenue and Avenue I. The subject site is zoned commercial and is located within the Riviera Village overlay zone. The properties surrounding the site are zoned commercial and are developed with a wide variety of commercial uses that include offices, retail stores, and restaurants. Following is a more detailed project description excerpted from a City staff report:

The applicant seeks approval to demolish the existing improvements to allow for the complete redevelopment of the station on an expanded site. The expanded site includes the addition of approximately 2,900 square feet of land area along Avenue I. This area, which is currently City-owned public right-of-way, will be vacated and deeded to Chevron in exchange for a number of improvements including the following: the construction of a new sidewalk, curb and gutter along the north side of Avenue I, the resurfacing of the northerly half of Avenue I between Pacific Coast Highway and S. Elena Avenue, the refurbishing and re-wiring of, or possible relocation of the Millie Riviera sign located adjacent to the subject property, the landscaping of an area of the public right-of way at the most northerly corner of Pacific Coast Highway and S. Elena Avenue, and paying for the installation of a new identification sign for the Riviera Village.

The proposed redevelopment of the station and the site include the following: a new building, new underground tanks, new pump islands, a new canopy, a new trash enclosure, new signs, new lighting, new landscaping, a modified driveway approach, a new sidewalk, curb and gutter.

The new building is to be 1,226 square feet in size. The proposed floor plan includes a cashier's area, restrooms, an Automated Teller Machine, a small office, as well as display and storage areas for convenience items which are to be sold to the motoring public.....

The four existing pump islands and canopy are to be removed and replaced with new ones. A new trash enclosure and lighting fixtures will also be installed. The existing underground tanks will be removed and replaced with new underground tanks.

Seven on-site parking spaces will be provided, which is five more than were previously available. That is actually a significant increase in on-site parking given that the proposal calls for the elimination of the service bays.

A modified driveway approach as well as the expanded size of the subject property will contribute to improved on-site traffic circulation.

B. Parking

Section 30252 of the Coastal Act states:

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

Additionally, the Land Use Plan of the City's Local Coastal Program which was certified by the Commission on June 19, 1980, contains the following relevant parking provision:

The City will continue to diligently enforce existing parking standards for new development.

By requiring adequate parking for new development within the Coastal Zone in the past, the City has assured adequate parking accessibility to the beach and the Harbor-Pier area. This policy will be continued by assuring the adoption of adequate parking standards in the implementing ordinances of the Local Coastal Program.

Using parking standards imposed by the Commission in past permit decisions, the proposed convenience store would require five parking spaces whereas the applicant is providing seven. The Commission's parking standards would also require two parking spaces for each service bay. However, the applicant is not proposing to replace the two service bays that previously existed. Therefore, the Commission finds the proposed project will provide adequate parking consistent with the development provisions of Section 30252 of the Coastal Act.

C. Local Coastal Program

Section 30604 (a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act.

Section 30604(a)

(a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the Commission appeal,

finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200). A denial of a coastal development permit on grounds it would prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for such conclusion.

On June 19, 1980, the Commission approved 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 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 visual and scenic quality provisions of Section 30251 of the Coastal Act. Therefore, the Commission finds that the proposed commercial development, as submitted, is consistent with an 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.

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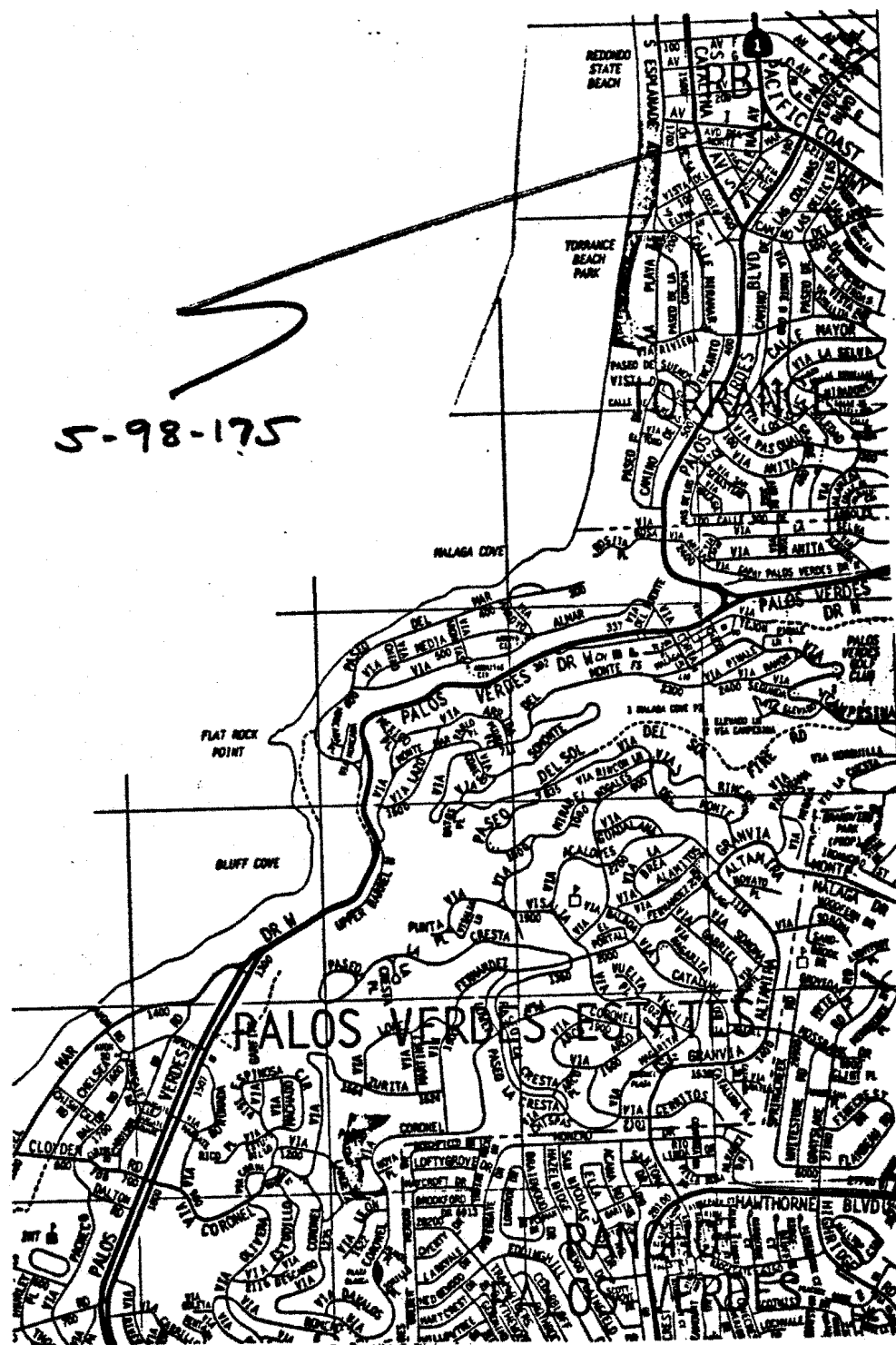
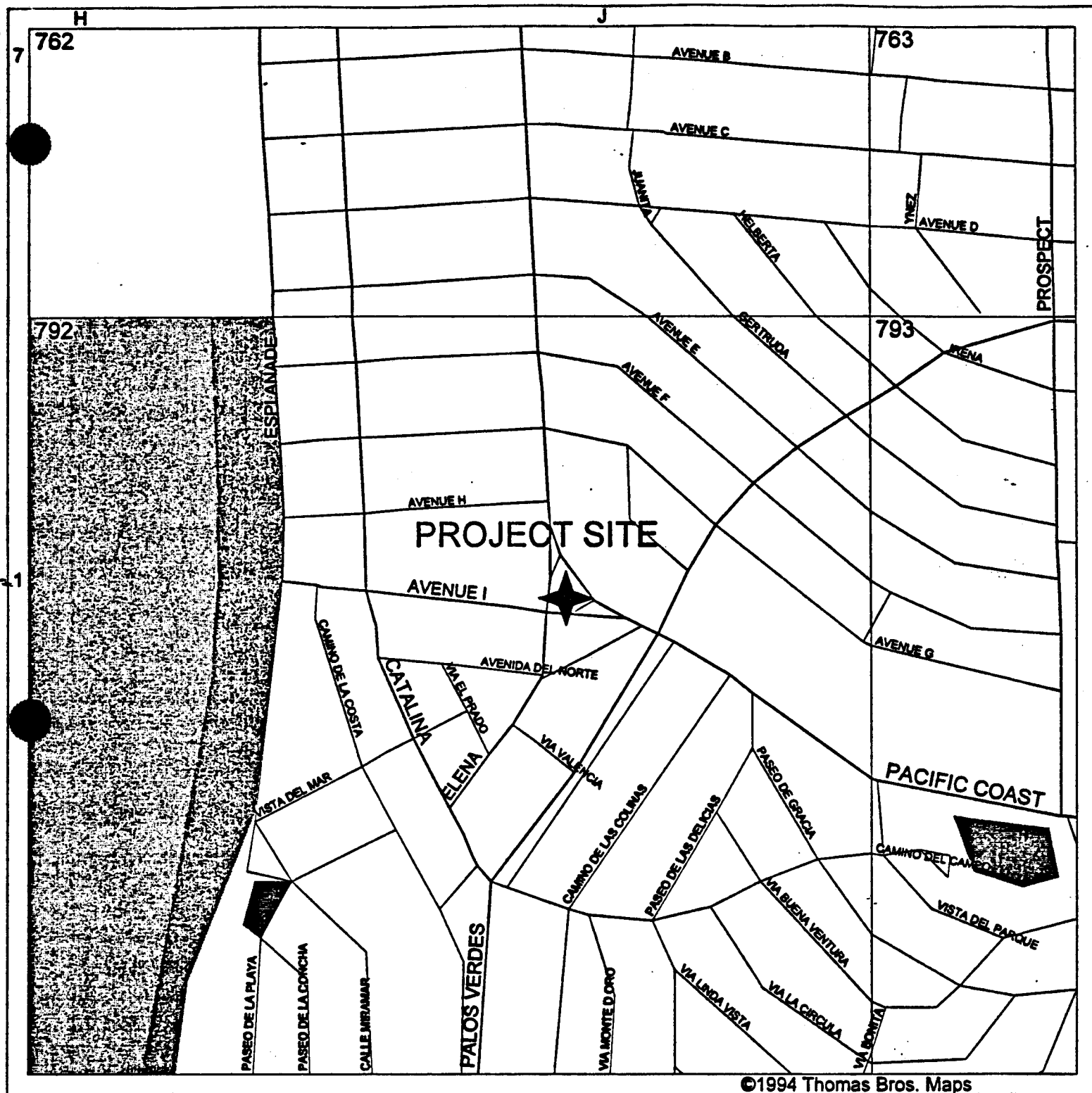


Exhibit A
5-98-175



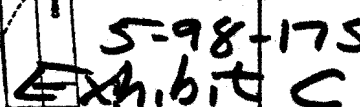
VICINITY MAP

PROJECT SITE: 1630 S. Elena Avenue

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Exhibit B

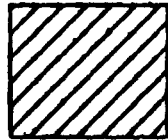
GC MAPPING SERVICE
711 MISSION STREET SUITE B
SO.PASADENA, CA 91030
(626) 441-1080

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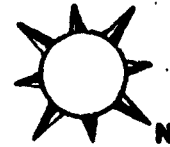


STREET IMPROVEMENT

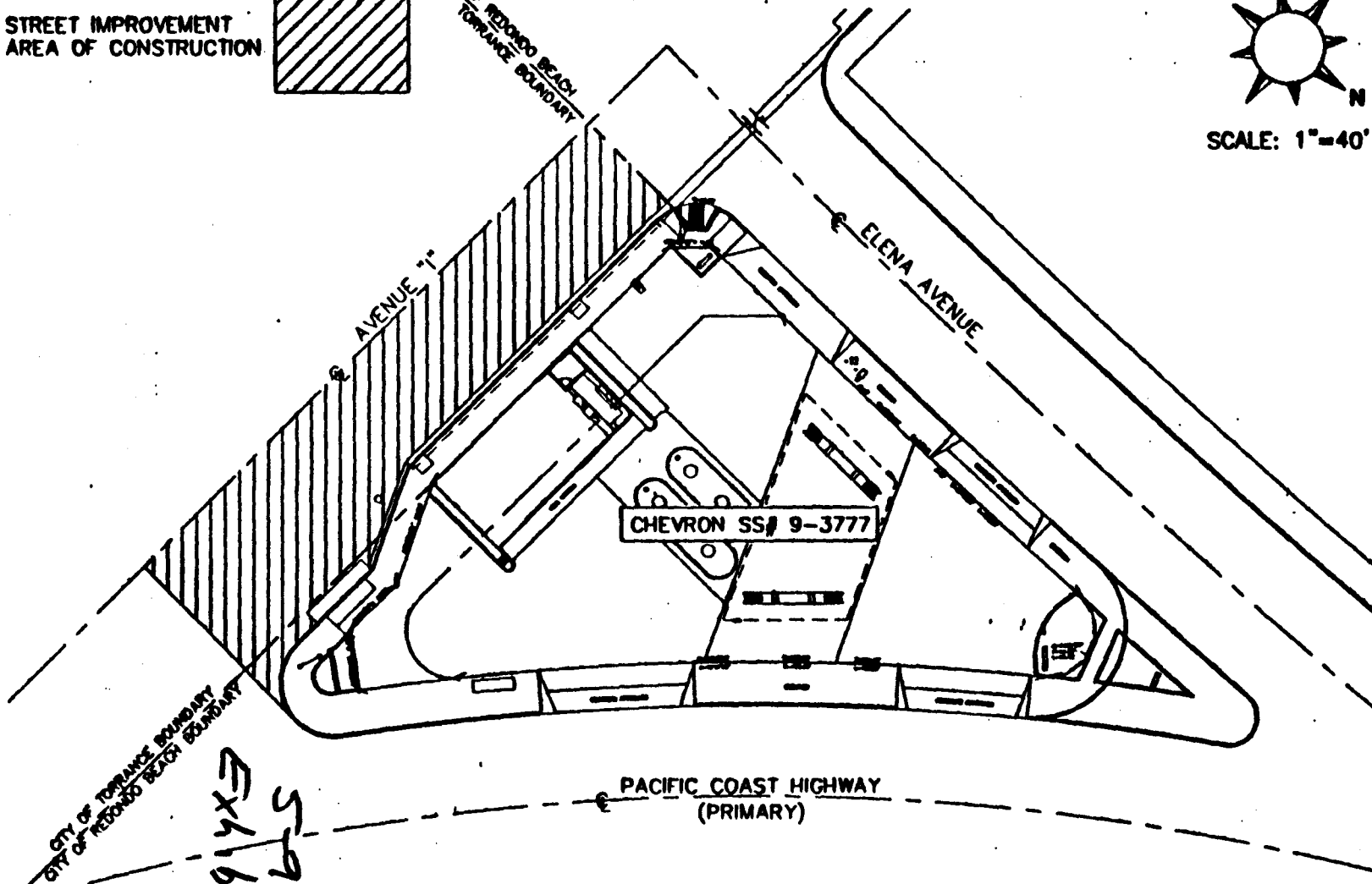
STREET IMPROVEMENT
AREA OF CONSTRUCTION



CITY OF REDONDO BEACH
CITY OF TORRANCE BOUNDARY



SCALE: 1"=40'



CHEVRON SS# 9-3777

PACIFIC COAST HIGHWAY
(PRIMARY)

NOTE: CONTRACTOR TO ENSURE SMOOTH TRANSITION
FROM NEW TO EXISTING A/C PAVING.

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Exhibit
D

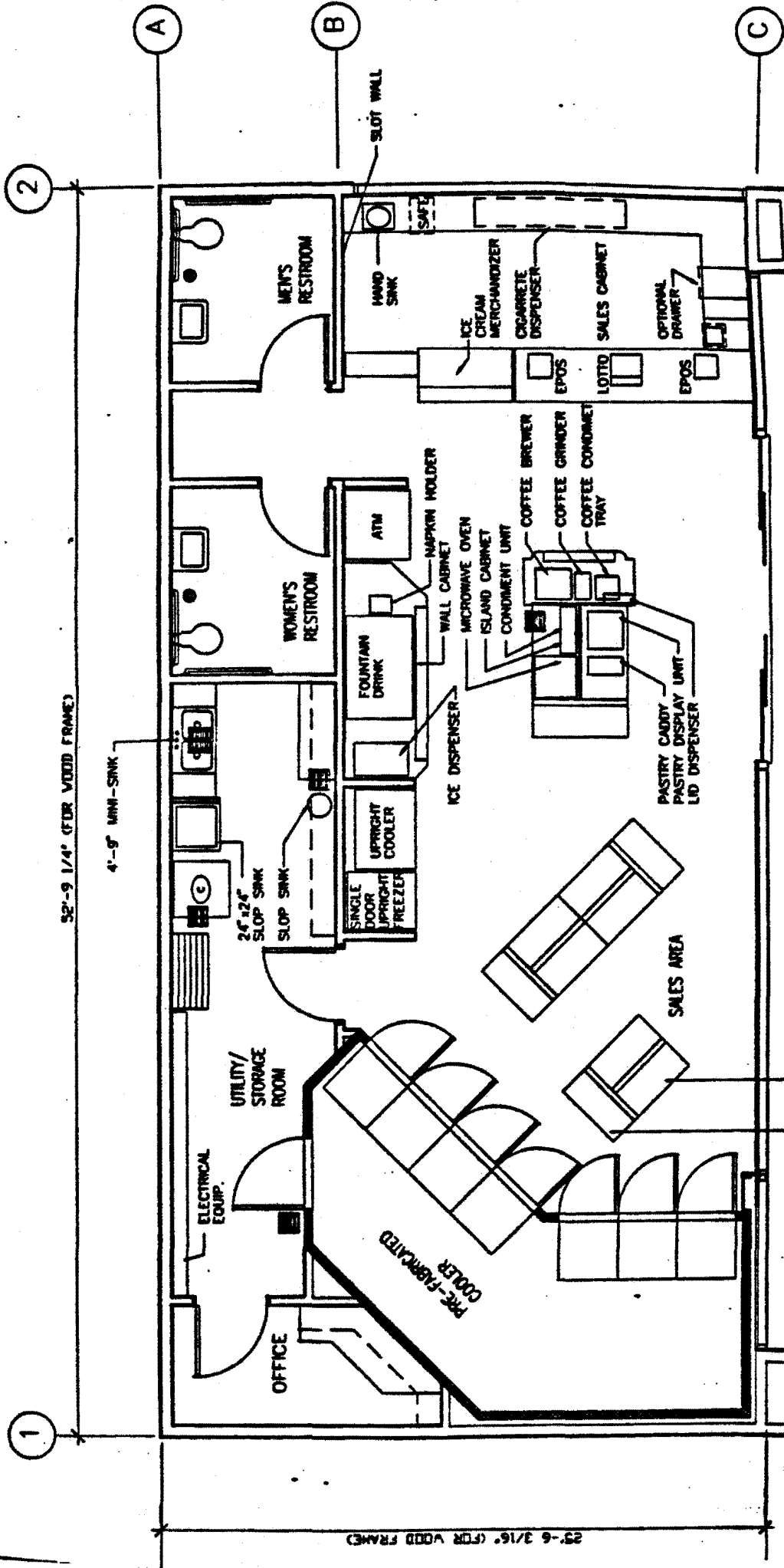
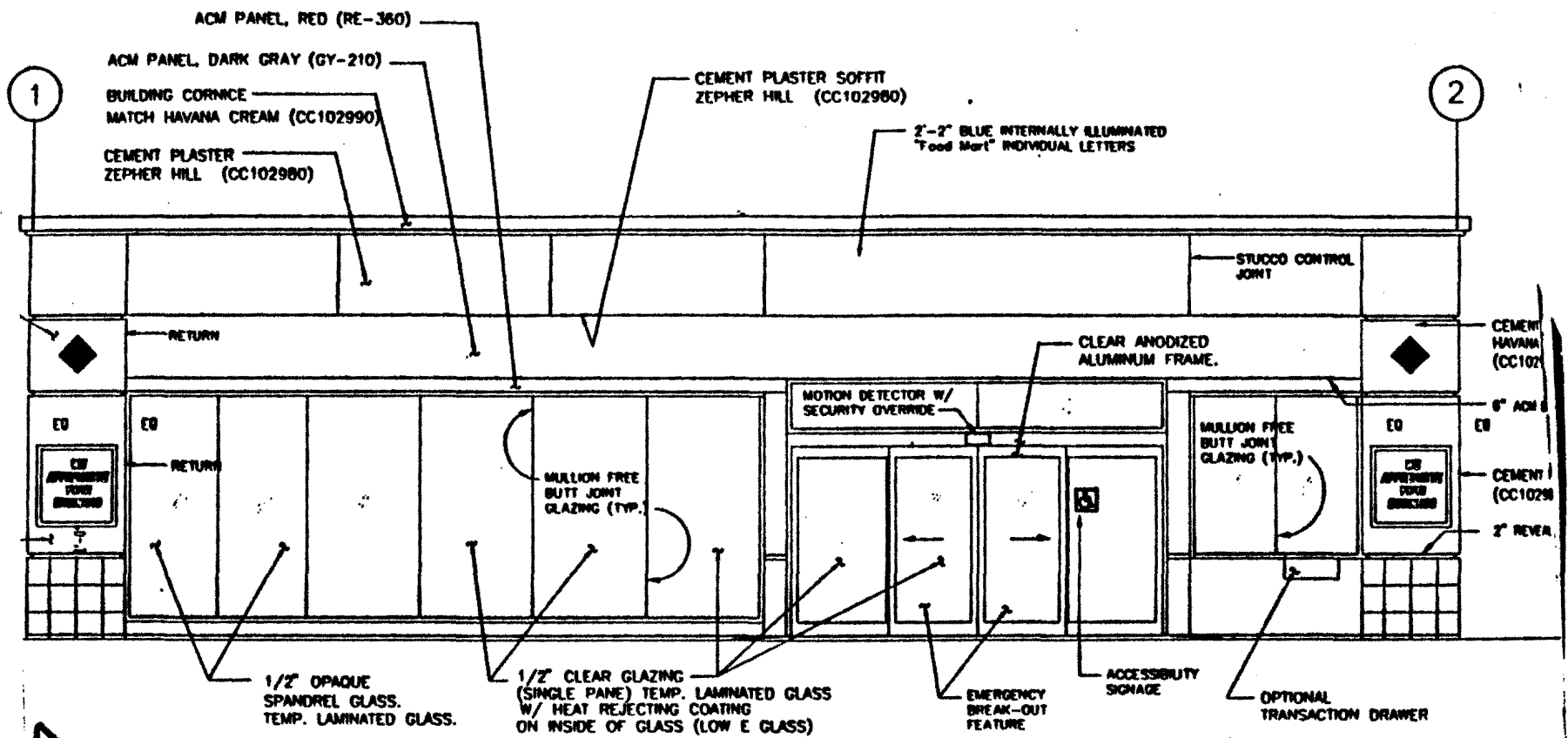


Exhibit E

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Exhibit F