

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
 Oceangate, Suite 1000  
 Redondo Beach, CA 90802-4302  
 (362) 590-5071



Filed: Dec. 24, 1998  
 49th Day: Feb. 11, 1999  
 180th Day: Jun. 22, 1999  
 Staff: JLR-LB ✓  
 Staff Report: Jan. 12, 1999  
 Hearing Date: Feb 2-5, 1999

**STAFF REPORT: REGULAR CALENDAR**

**APPLICATION NUMBER:** 5-98-489

**APPLICANT:** Adolph & Marjorie James

**AGENT:** Srour & Associates

**PROJECT LOCATION:** 1605 South Catalina Avenue, Redondo Beach

**PROJECT DESCRIPTION:** Construct a 10,288 sq. ft., 3-unit condominium, 2-story over basement, 30' high with seven parking spaces on a vacant lot.

Lot Area	7,500 sq. ft.
Building Coverage	3,202 sq. ft.
Pavement Coverage	3,638 sq. ft.
Landscape Coverage	660 sq. ft.
Parking Spaces	Seven
Zoning	Medium Density Residential
Project Density	17 du/ac
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. The development is proposed on a vacant lot. 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, 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 as follows:

A. Project Description and Location

The applicant proposes to construct a 10,288 sq. ft., 3-unit condominium, 2-story over basement, 30' high with seven parking spaces on a vacant lot. The subject lot is located one block inland of the beach in an area developed with multi-family residential units. In 1982, the Commission approved a 3-unit residential development on the subject site. That permit (5-82-250) subsequently expired.

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 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 six spaces whereas the applicant is proposing seven.

The proposed 3-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 per acre, 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).

**C. 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**.

Jr/lm5-98-489staffreport

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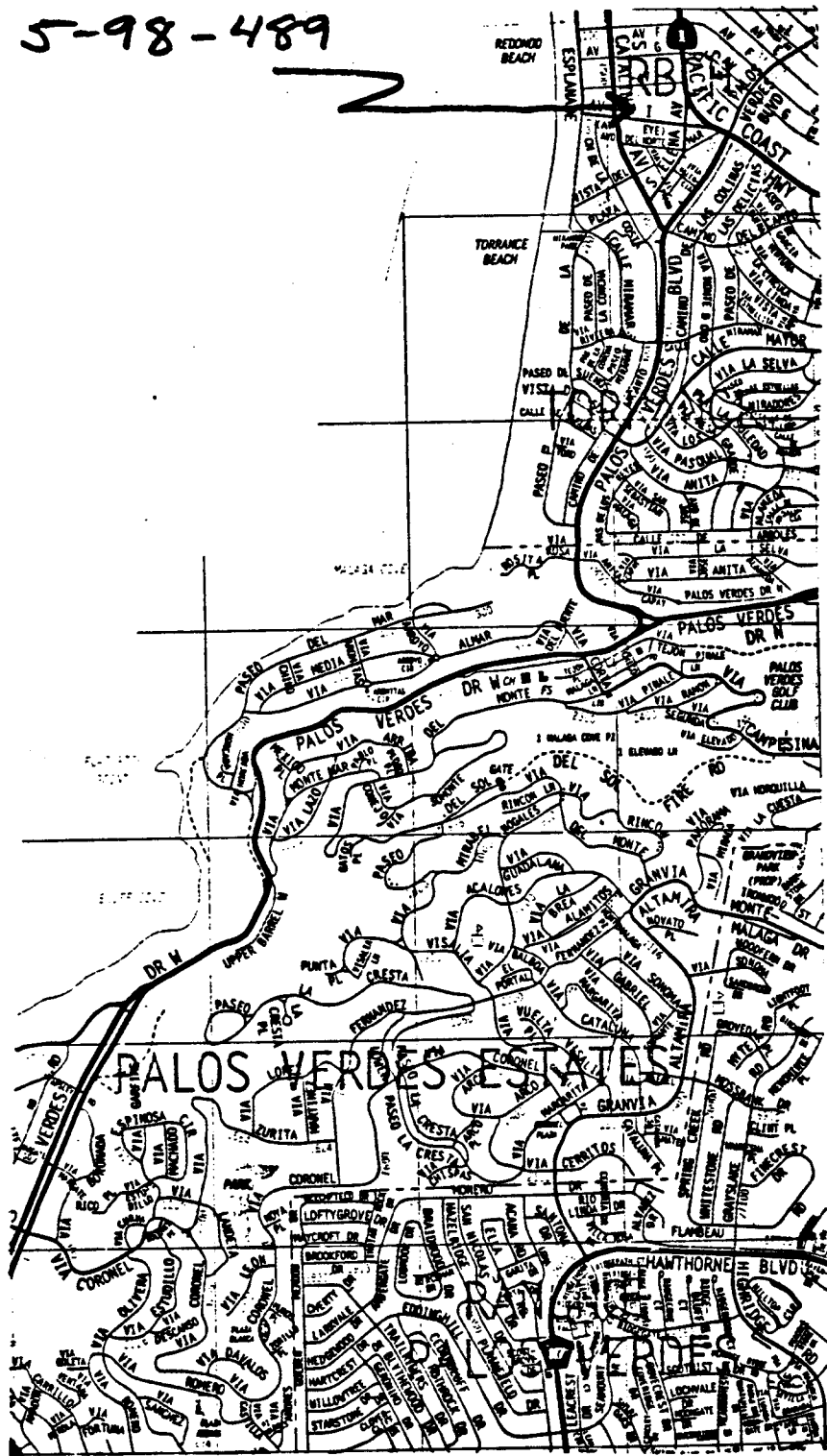


Exhibit A  
5-98-489

5-98-489

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RESOLUTION NO. 8517

DEC 7 1998

A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF REDONDO BEACH

CALIFORNIA  
COASTAL COMMISSION

APPROVING AN EXEMPTION DECLARATION  
AND GRANTING THE REQUEST FOR A CONDITIONAL USE PERMIT AND  
VESTING PARCEL MAP NO. 24837 TO PERMIT THE CONSTRUCTION OF A  
THREE-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON PROPERTY  
LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL  
(R-3A) ZONE AT 1605 SOUTH CATALINA AVENUE (CASE NO. (PC) 98-29)

WHEREAS, an application was filed by Adolph James for approval of an Exemption Declaration, and consideration of a Conditional Use Permit and Vesting Parcel Map No. 24837 to permit the construction of a three-unit residential condominium project at 1605 South Catalina Avenue on property located within an R-3A zone;

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and the application would be considered was given pursuant to State law and local ordinances by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property;

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Department, and other interested parties at the public hearing held on March 19, 1998, with respect thereto;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND:

1. In accordance with Section 10.2-2506(B) of the Redondo Beach Municipal Code, a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
  - a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use and all yards, open spaces, walls, and fences, parking, landscaping and other features, and the project is consistent with the requirements of Chapter 2, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.

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- b) The site has adequate access to a public street of adequate width to carry the kind and quantity of traffic generated by the proposed use.
  - c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval.
  - d) The condominium project conforms to all of the requirements of the Zoning Ordinance.
  - e) The project is consistent with the Comprehensive General Plan of the City.
2. That Vesting Parcel Map 24837 is consistent with the Comprehensive General Plan of the City.
  3. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and approved.
  4. The project is Categorically Exempt from the preparation of environmental documents, pursuant to Section 15303 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).
  5. The Planning Commission hereby finds that the proposed project will have a "de minimis" impact on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and grant the Conditional Use Permit and Vesting Parcel Map No. 24837, pursuant to the plans and applications considered by the Planning Commission at its meeting of March 19, 1998.

Section 2. This permit shall be void in the event that the applicant does not comply with the following conditions:

1. That the precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to Planning Department approval prior to issuance of a building permit.

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2. That the applicant submit a landscape and sprinkler plan, including a clock-operated sprinkler control, for approval prior to final approval.
3. That the landscaping and sprinklers be installed per the approved plan, prior to final inspection.
4. That, if selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to Planning Department approval.
5. That the garage doors be equipped with remotely operated automatic door openers.
6. That no plastic drain pipes be utilized in common walls or ceilings.
7. That, subject to approval of the Fire Department, a horn/strobe fire alarm may be installed on the exterior of the units instead of the typical 8-inch bell-type fire alarm.
8. That the sidewalk, curb, and gutter shall be replaced, as necessary, to the satisfaction of the Engineering Department.
9. That the applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Department.
10. That the applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences. Failure to so maintain the subject property may result in reconsideration of this approval by the Planning Commission.
11. That the Planning Department be authorized to approve minor changes.
12. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
13. That a 6-foot masonry or mixed construction wall shall be constructed on all common property lines with adjacent properties, exclusive of the front setback.

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14. That the applicant shall finish the property line walls equally on both sides wherever possible, subject to the Planning Department's approval.
15. That the site shall be fully fenced prior to the start of construction.
16. That all on-site litter and debris shall be collected daily.
17. That permits shall be obtained for any and all sandblasting and all sandblasting shall be done pursuant to all conditions of said permits.
18. That construction work shall occur only between the hours of 7 a.m. and 6 p.m. on Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays.
19. That material storage on public streets shall not exceed 48-hours per load.
20. That the project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
21. That barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
22. That streets and sidewalks adjacent to job sites shall be clean and free of debris.
23. That color and material samples shall be submitted for review and approval of the Planning Department prior to the issuance of Building Permits.
24. That the Vesting Parcel Map shall be recorded within 36-months of the effective date of this resolution, unless an extension is granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.
25. A minimum 24-inch box tree shall be planted within the front-yard of the site subject to Planning Department approval.

Section 3. That this Conditional Use Permit shall become null and void if not vested within 36 months after the Planning Commission's approval of the project.

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Section 4. That, prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the appeal.

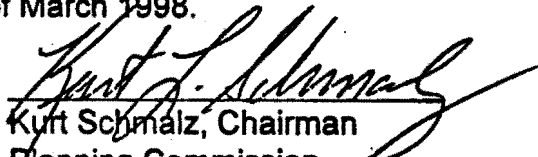
FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

By the following vote on March 19, 1998, the Planning Commission adopted the foregoing findings and conditions to be incorporated in this resolution, and authorized the Chairman to execute this resolution.

AYES:	Chairman Schmalz, Commissioners Eubanks, Hawkins, Herman, Piston, and Sindelar
NOES:	None
ABSENT:	Commissioner Horrell

Passed, approved and adopted this 19th day of March 1998.

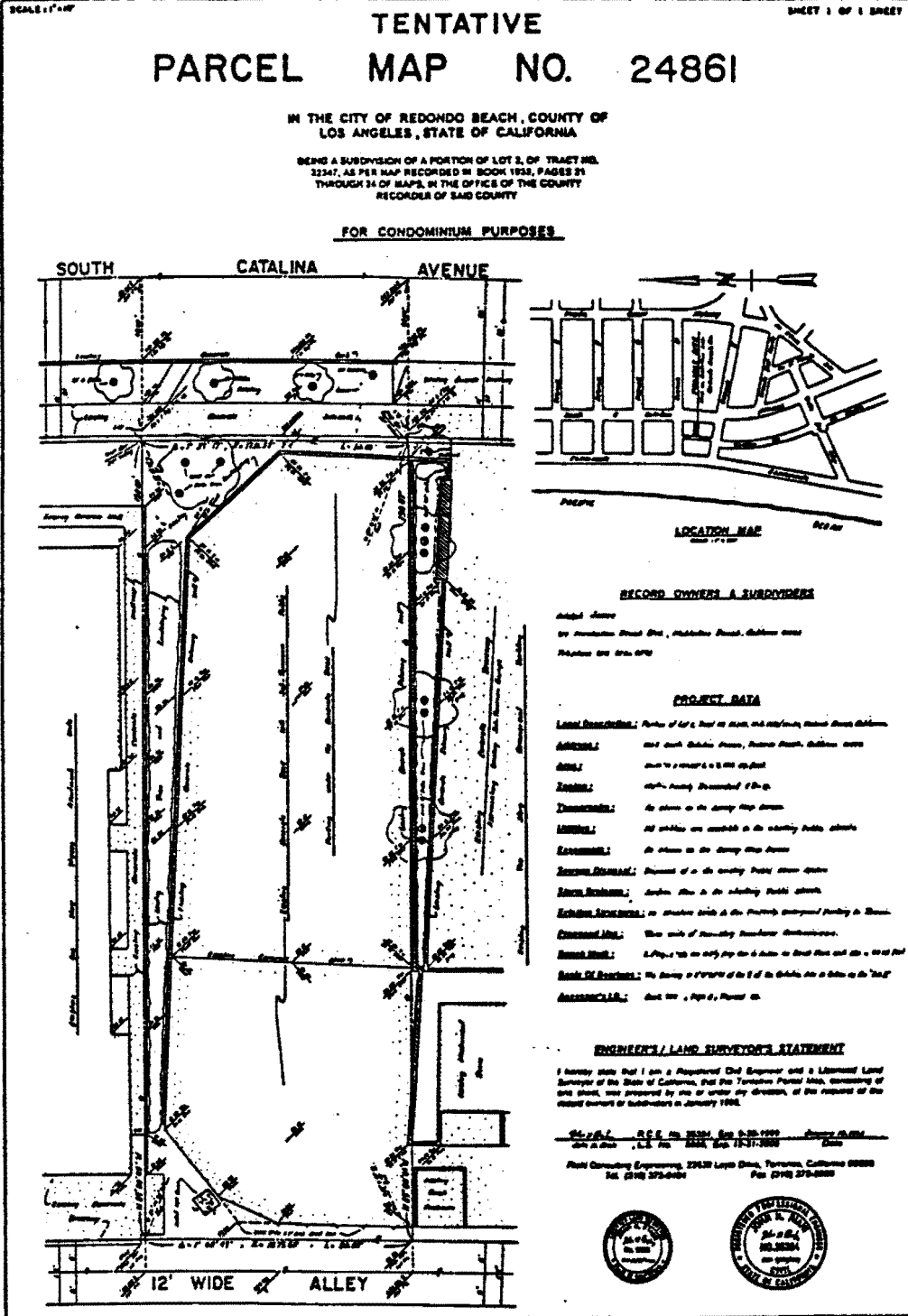
Dated: 4/25/98

  
Kurt Schmalz, Chairman  
Planning Commission  
City of Redondo Beach

APPROVED AS TO FORM:

  
Assistant City Attorney

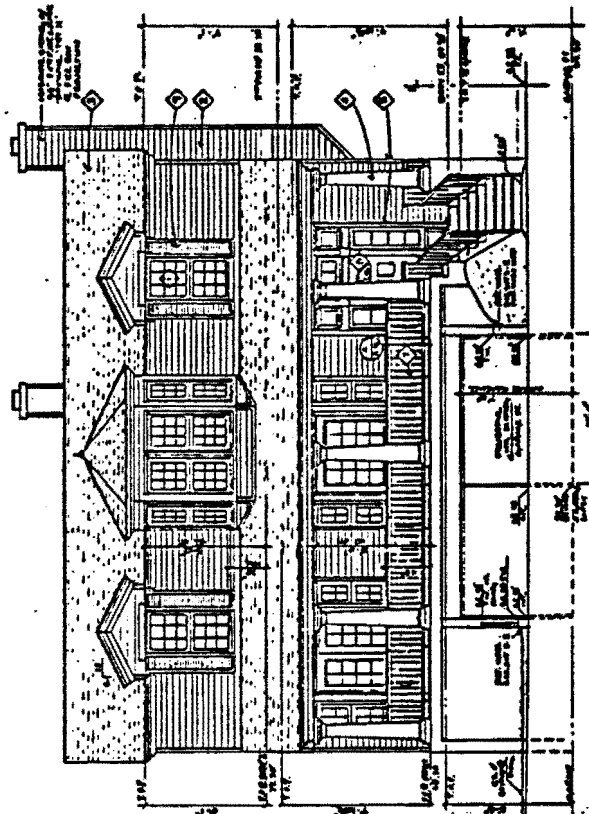
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EXHIBIT B  
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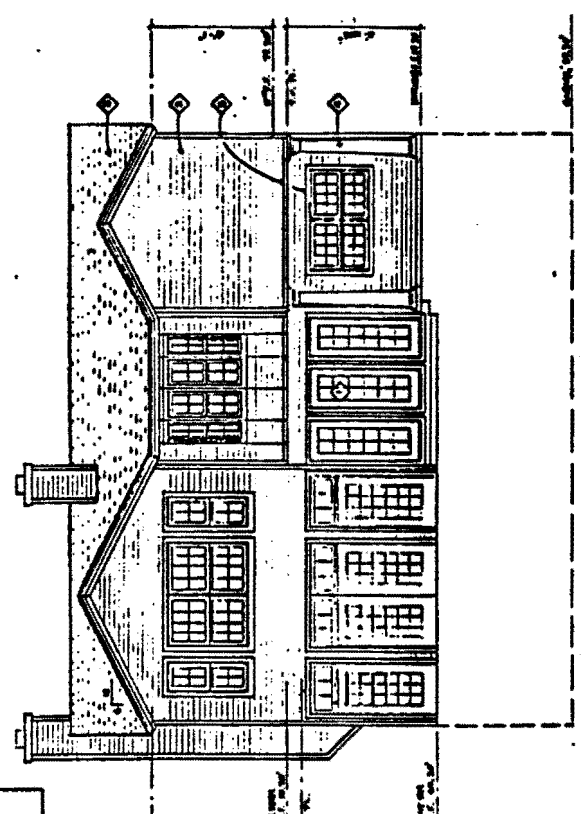
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 Exhibit C

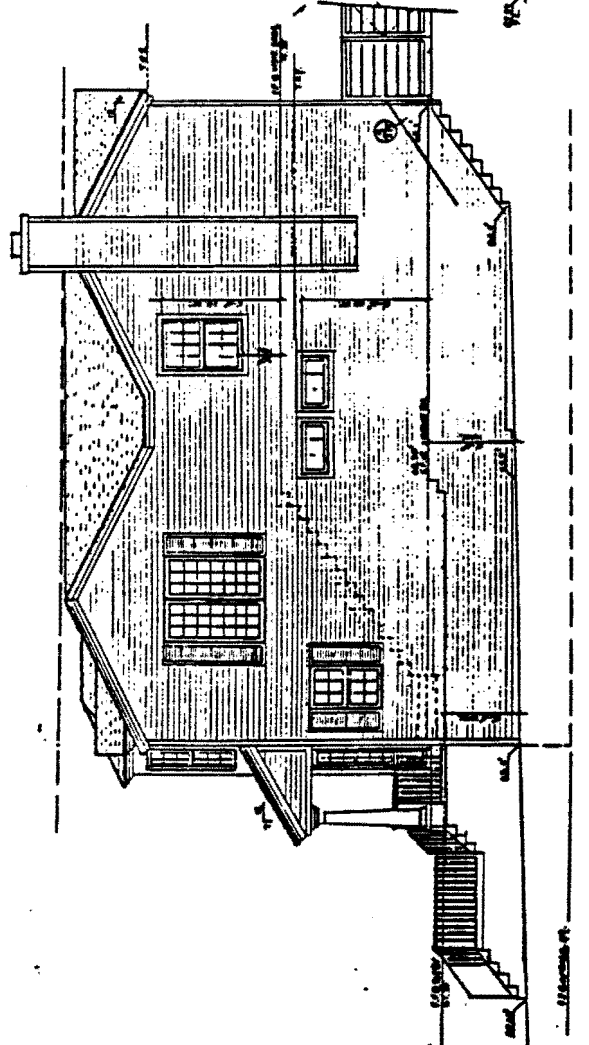




EAST ELEVATION (UNIT #1)

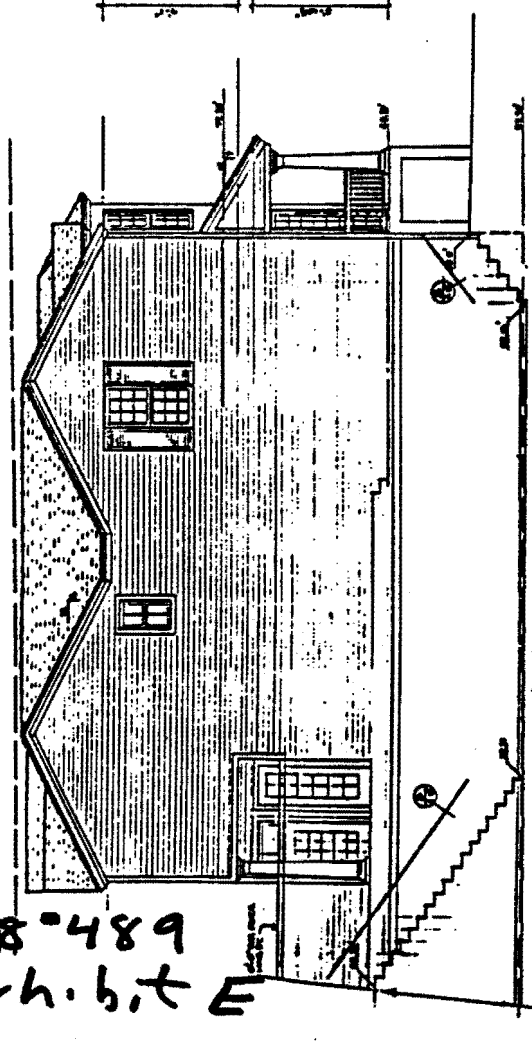


WEST ELEVATION (UNIT #1)



NORTH ELEVATION

- EXPLANATION
- 1. Shading Pattern
  - 2. Brick
  - 3. Concrete
  - 4. Wood Siding
  - 5. Stucco
  - 6. Asphalt Shingles
  - 7. Metal Roofing
  - 8. Glass
  - 9. Iron
  - 10. Steel



SOUTH ELEVATION

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Exhibit E

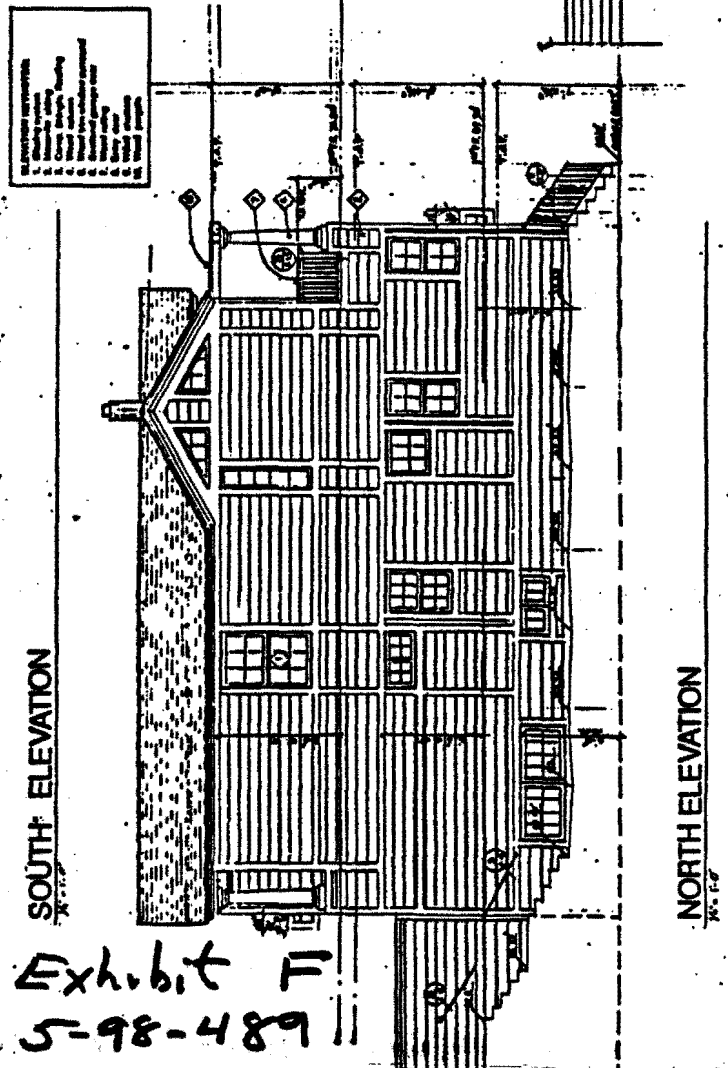
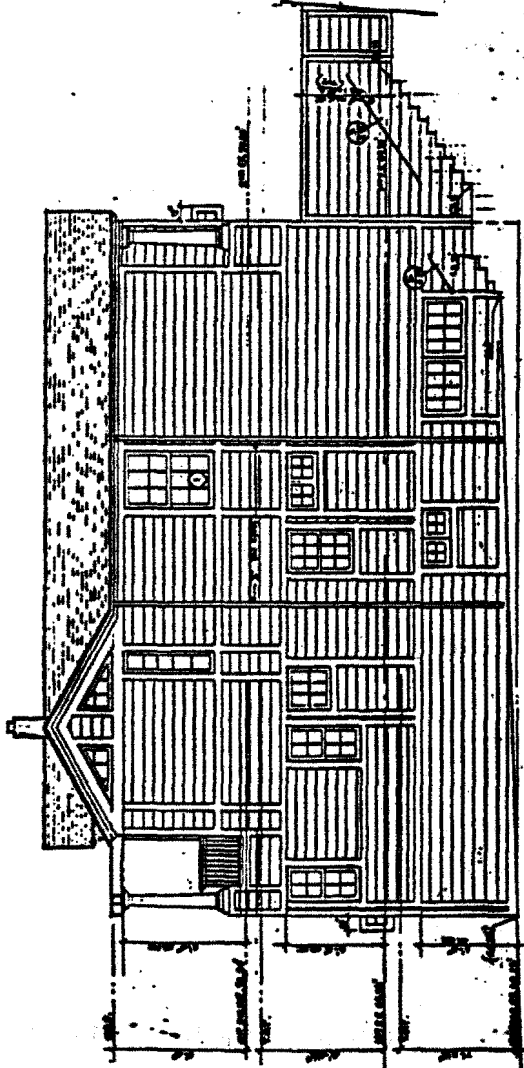
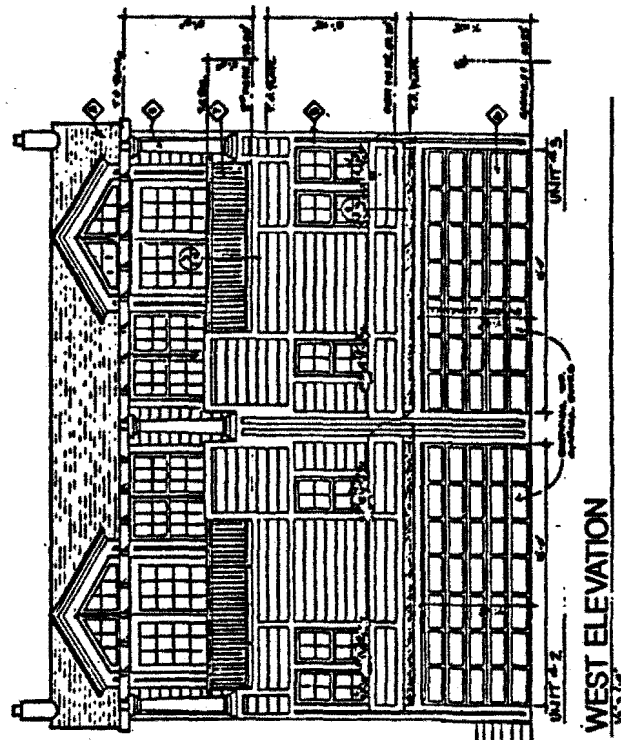
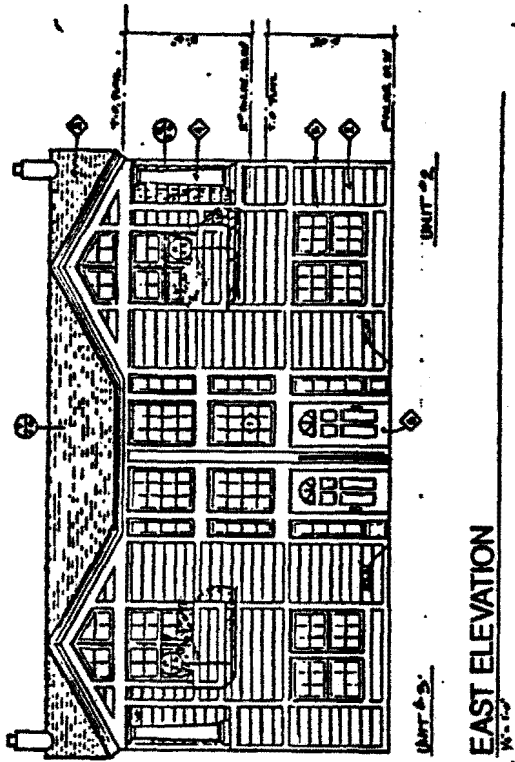


Exhibit F  
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