

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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RECORD PACKET COPY

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Filed: 2-19-99
49th Day: 4-9-99
180th Day: 8-18-99
Staff: JLR:LB
Staff Report: 3-9-99
Hearing Date: April 13-16, 1999
Commission Action:

STAFF REPORT: REGULAR CALENDAR**APPLICATION NO. : 5-99-052****APPLICANT:** Mark La Charite & Sons Construction**AGENT:** Cheryl Vargo**PROJECT LOCATION:** 1206 So. Catalina Avenue, Redondo Beach

PROJECT DESCRIPTION: Demolish a single-family residence and construct a 6,975 sq. ft. 3 unit condominium, 2 story plus mezzanine, 30' high with seven parking spaces.

Lot Area	7,500 sq. ft.
Building Coverage	2,966 sq. ft.
Pavement Coverage	2,717 sq. ft.
Landscape Coverage	1,817 sq. ft.
Parking Spaces	Seven
Zoning	Medium Density
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. 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. In addition, the proposed project is consistent with the density, height and parking provisions 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

The applicant proposes to demolish a single-family residence and construct a 6,975 sq. ft. 3 unit condominium, 2 story plus mezzanine, 30' high with seven parking spaces. The subject lot is located one block inland of the beach in an area developed with multi-family residential units. The existing residence to be demolished, which was built in 1948, has no historical significance. Following is a brief project description excerpted from a City staff report:

The subject property is currently developed with a single-family residence and detached garage built in 1948. The property was not identified in the City's Historic Resources Survey as a potential historic resource. 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.

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.

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 net density up to 23 dwelling units per acre, whereas the proposed development will have a density of 17 dwelling units per acre. In addition, the certified LUP allows a 38' height limit, whereas the proposed project is 30 feet in height.

C. Adequate Parking Provisions

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 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. CEQA

Section 13096 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

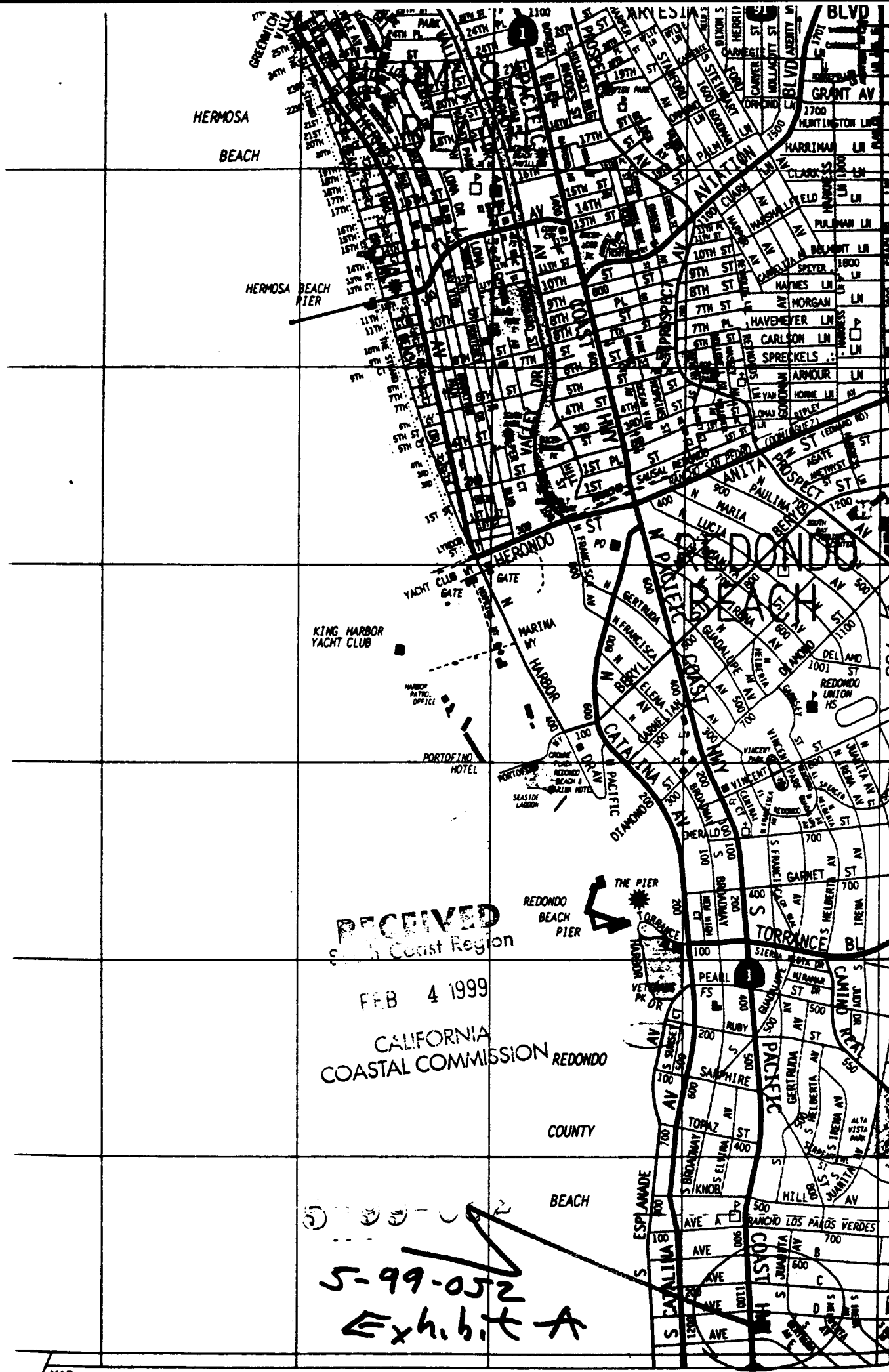
feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effects, which the activity may have on the environment.

There are no feasible alternatives or mitigation measures available, which would substantially lessen any significant adverse impact, which the activity may have on the environment. Therefore, as submitted, the project is consistent with CEQA and the policies of the Coastal Act to conform to CEQA.

JLR/5-99-052

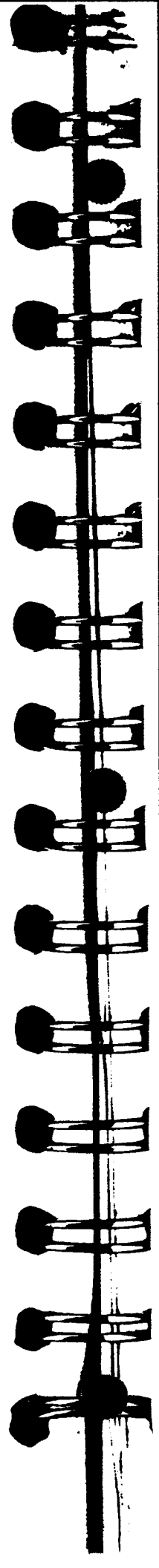
1997 Thomas Bros. Maps ©

SEE MAP 763



RECEIVED
South Coast Region
FEB 4 1999
CALIFORNIA
COASTAL COMMISSION
REDONDO
COUNTY

5-99-052
Exhibit A



BK.
7509

AVE.

D

N. 87° 41' E.

S. CATALINA AVE.

PACIFIC COAST HWY.

BK.
7510

BLK. 9

AVE.

E

4

TRACT NO. 2546

M. B. 26-4-5

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

CODE
8055

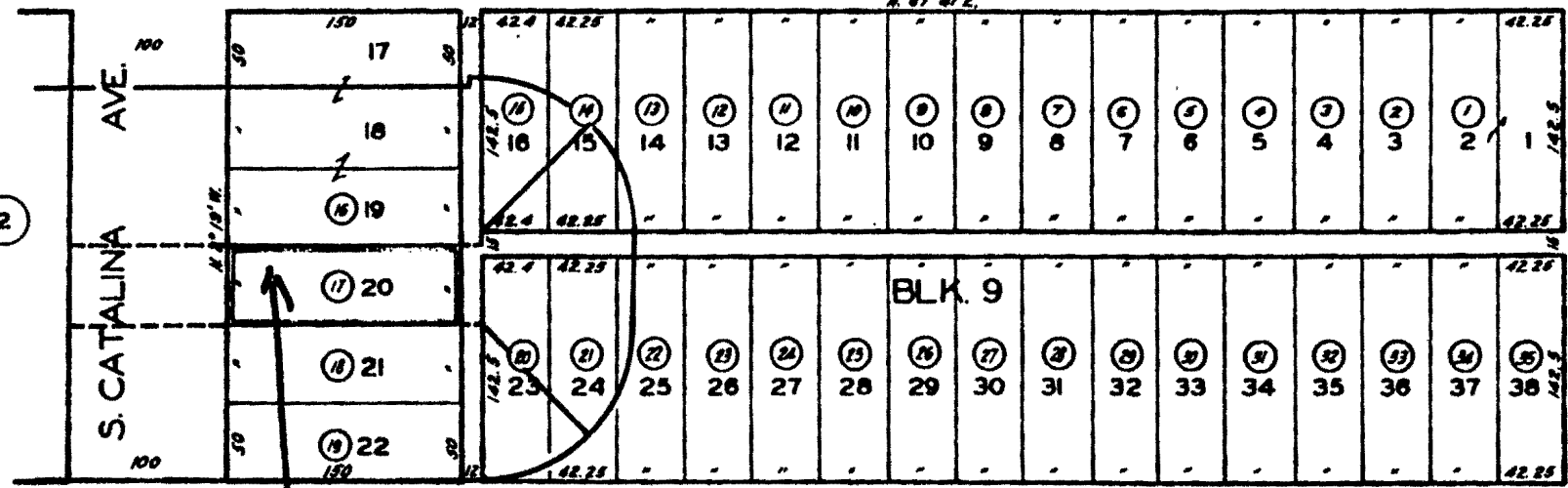
FOR PREV. ASSMT.
7510-8

CALIF. COASTAL COMMISSION

FEB 4 1959

RECEIVED
SOUTH COAST DIST.

Subject Lot
Exhibit B
5-99-052



NOTE:
PROVIDE MIN. OF ONE 36" BOX TREE
IN THE FRONT YARD

ENGINEERING DEPT. NOTES

PLANOLIN

W.D. = 1-0-0

FEB 4 1999

CALIFORNIA
COASTAL COMMISSION

Exhibit C
5-99-050

OWNER	LACHARITE & SONS CONST. INC. MARK LACHARITE 2308 ARTESIA BLVD., SUITE A REDONDO BEACH CA. 90216 MO-2M-0095
JOB ADDRESS	
AREA ANALYSIS	LOT AREA LOT COVERAGE DRIVES AND WALKS CONC. PATIOS ENTSCANTING LIVING AREA / UNIT UNIT #1 FIRST FLOOR SECOND FLOOR MEZZ LEVEL TOTAL GARAGE

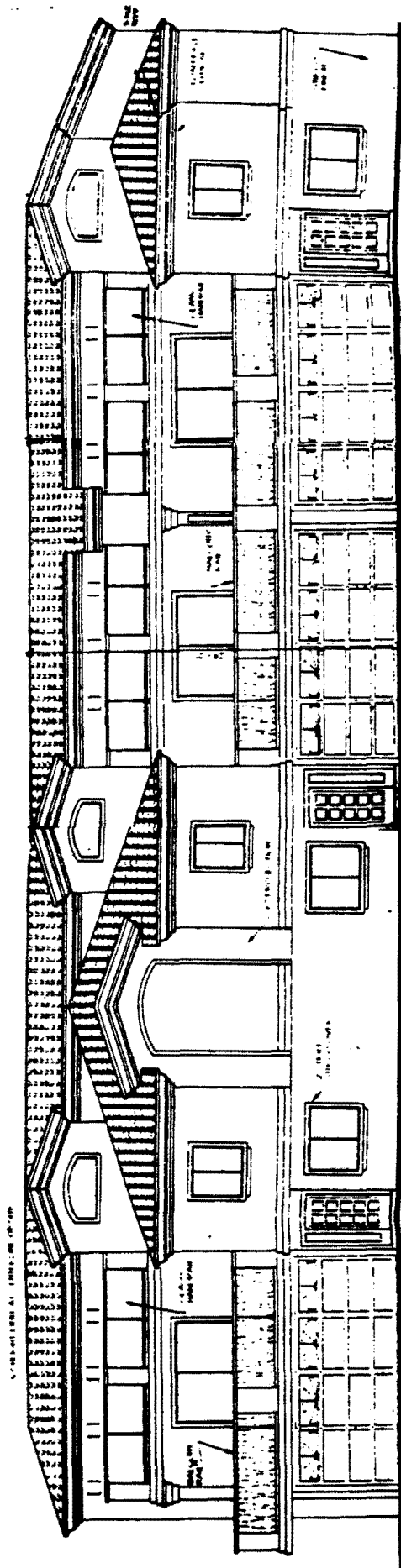


Exhibit D
5-99-052

RESOLUTION NO. 8629

CALIFORNIA
COASTAL COMMISSION

FEB 24 1999

South Coast Region

RECEIVED

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF REDONDO BEACH
APPROVING AN EXEMPTION DECLARATION, AND
GRANTING THE REQUESTS FOR A CONDITIONAL USE PERMIT,
PLANNING COMMISSION REVIEW AND VESTING PARCEL MAP NO. 25319
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 1206 CATALINA AVENUE (CASE NO. (PC) 99-2)

WHEREAS, an application was filed by La Charite and Sons Construction for approval of an Exemption Declaration and consideration of a Conditional Use Permit, request for Planning Commission Review and Vesting Parcel Map No. 25319 to permit the construction of a three-unit residential condominium project at 1206 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 applications 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 January 21, 1999, 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.

EXHIBIT
106
5-99-052

- 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. In accordance with Section 10.2-2502(B) of the Redondo Beach Municipal Code, the applicant's request for Planning Commission Review is consistent with the criteria set forth therein for the following reasons:
- a) The design of the project considers the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns.
 - b) The location of structures respects the natural terrain of the site and is functionally integrated with natural features of the landscape to include the preservation of existing trees, where feasible.
 - c) The design of the project is harmonious and consistent within the proposed architectural style regarding roofing, materials, windows, doors, openings, textures, colors, and exterior treatment.
 - d) The design of the project is integrated and compatible with the neighborhood and is in harmony with the scale and bulk of surrounding properties.
 - e) The design of the project provides innovation, variety, and creativity in the proposed design solution and serves to minimize the appearance of flat facades and box-like construction.

3. That Vesting Parcel Map 25319 is consistent with the Comprehensive General Plan of the City.
4. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.
5. The project is Categorically Exempt from the preparation of environmental documents, pursuant to Section 15303 of the Guidelines of the California Environmental Quality Act (CEQA).
6. 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, request for Planning Commission Review and Vesting Parcel Map No. 25319, pursuant to the plans and applications considered by the Planning Commission at its meeting of January 21, 1999.

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.
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.

EXHIBIT E
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5-99-052

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.
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.

Exh. 3, 4 E
4 of 6
5-99-052

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. That the applicant shall plant a minimum 36-inch box tree within the front-yard area of the project, subject to Planning Department approval.
26. That the street tree shall be preserved, if feasible, and the applicant shall work with the Public Works and Engineering Departments to adjust the driveway design to achieve preservation of this tree.
27. That the project developer shall take access to the property from Catalina Avenue only and that construction vehicles be restricted from using the alley.

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

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.

Exhibit E
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5-99-052

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 January 21, 1999, 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 Hawkins, Commissioners Aspel, Eubanks, Herman, Piston and Schmalz
NOES:	None
ABSENT:	Commissioner Horrell

Passed, approved and adopted this 21st day of January, 1999.

Dated: Feb 5, 1999

Harold Hawkins
Harold Hawkins, Chairman
Planning Commission
City of Redondo Beach

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

EXHIBIT E
6046
5-99-052

