

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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Long Beach, CA 90802-4302  
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Filed: 5-21-99  
49th Day: 7-9-99  
180th Day: 11-17-99  
Staff: JLR-LB JTR  
Staff Report: 6-21-99  
Hearing Date: July 13-16, 1999  
Commission Action:

**STAFF REPORT: REGULAR CALENDAR**

**APPLICATION NUMBER: 5-98-519**

**APPLICANT: Minora Ota**

**AGENT: Edward Carson Beall**

**PROJECT LOCATION: 215 Avenue 'I', Redondo Beach**

**PROJECT DESCRIPTION: Construct a 3-story, 45' high mixed use commercial/residential building to include 9,000 sq. ft. of commercial use, twelve apartments and 60 parking spaces.**

Lot Area	22,021 sq. ft.
Building Coverage	18,944 sq. ft.
Pavement Coverage	2,547 sq. ft.
Landscape Coverage	530 sq. ft.
Parking Spaces	60
Zoning	MU(Mixed-Use Commercial Residential)
Project Density	N/A
Ht above final grade	45'

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

**SUBSTANTIVE FILE DOCUMENTS:**

- 1) City of Redondo Beach Certified Land Use Plan (LUP)
- 2) LUP Amendment Redondo Beach 2-99

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**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends approval with no special conditions. There are no unresolved issues. The proposed mixed-use residential/commercial 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 amended certified Land Use Plan.

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**STAFF RECOMMENDATION:**

The staff recommends that the Commission adopt the following resolution:

**I. APPROVAL WITH CONDITIONS**

The Commission hereby **GRANTS** a permit, subject to the conditions below, 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 3-story, 45' high mixed use commercial/residential building to include 9,000 sq. ft. of commercial use, twelve apartments and 60 parking spaces. The proposed development is located at the southern end of the City's coastal zone, approximately a mile and a half from the harbor/marina area and two blocks inland of the beach. The subject site is located in a community shopping center known as "Riviera Village". The center contains approximately 18.5 acres of commercial/retail uses excluding street areas and public right-of-ways.

The subject 22,000 sq. ft. site is located on Avenue I. The site has been vacant since 1993. Following is a brief description of the site and surrounding land uses excerpted from a City staff report:

Avenue I forms the northern boundary of the Riviera Village, one of Redondo Beach's most attractive commercial areas. Riviera Village is a pedestrian-oriented commercial area composed in the "village core" of mostly one and two-story shops, restaurants, and offices located in close proximity to the sidewalk. Avenue I also possesses a pedestrian orientation with buildings located close to the sidewalk. A primary distinction of this street is that it includes a number of 3-story office buildings.

The Coastal Zone in Redondo Beach is approximately 2.3 miles in length and is bounded on the north by the City of Hermosa Beach, inland by Pacific Coast Highway and on the south by the City of Torrance. The Redondo Beach Coastal Zone includes a major harbor and marina, a large pier complex, and a heavily used State beach. In

addition, the immediately adjacent inland portion of the Redondo Beach coastal zone includes a major energy installation, extensive commercial development adjacent to Pacific Coast Highway and a diverse mixture of residential development ranging in size from small-scale units to high density, high-rise development up to ten stories in height.

**B. Background Summary of Recent LUP Amendment (2-99)**

The Commission conditionally certified the City of Redondo Beach Land Use Plan on March 17, 1981. The City does not have a certified Implementation Program.

At a recent public hearing, on June 11, 1999, the Commission unconditionally approved an amendment (RB2-99) to the certified LUP that redesignated 2.3 acres from a Community Shopping Center land use district to a Mixed-Use Commercial/Residential (MU) zone. The subject site is located in that area.

The MU land use designation allows ground floor commercial uses with residential uses above with a height limit of 3 stories, 45' . The proposed project is consistent with those development standards.

**C. Visitor-Serving Uses**

**Section 30222.**

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.

**Section 30223.**

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

**Section 30250.**

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

The proposed development is located within the Riviera Village Shopping Center. A variety of commercial uses including service-oriented businesses, professional offices, financial institutions, restaurants and numerous retail specialty shops are located in this center. Riviera Village is centered around a public parking lot containing 198 parking spaces. In addition, the local adjacent streets contain metered parking.

A City economic study indicates that there is an adequate supply of commercially zoned property in the shopping center. Allowing some second floor residential development will not adversely impact the viability of existing commercial uses and will be compatible with the pedestrian orientation of the shopping center. The City concluded that reducing the amount of property zoned commercial will enhance development within the shopping center that will remain commercially zoned and will continue to support both local residents and beach goers.

The Coastal Act encourages commercial uses because that designation allows visitor serving commercial uses such as hotels, curio shops, surf stores and take-out food. In Redondo Beach, these kinds of businesses exist in the pier/harbor complex. The proposed development mixed use is located too far away from the pier area to support the visitor serving uses described above. Therefore, allowing residential uses within the shopping center will not prevent visitor-serving businesses from operating in the Redondo Beach recreational area which includes the beach, water, marina and pier areas.

The marina/pier area is located approximately two miles northwesterly of the MU zone. The certified LUP designates the harbor/pier area as Commercial/Recreation (CR). This area provides regional visitor-serving and public recreational uses. This area also contains a 1600 boat slip marina, a public parking structure and open parking lots. The proposed development to allow residential development will not discourage those visitor serving uses.

The certified LUP promotes visitor serving facilities in the harbor/pier area. There are three hotels that support nearby public recreational facilities. The certified LUP designated the area in Riviera Village as "Community Shopping Center" and designated the pier/harbor area as Commercial Recreational to provide visitor-serving uses compatible with the nearby public fishing and boating recreational uses. The existing shopping center serves mainly local residents that live in the adjacent residential area and does not provide day use support or hotel uses.

The Commission also favors commercial uses as a buffer between recreation areas, such as beaches, and other development. The Commission has been concerned about conflicts between residential uses and public recreation. People who live near beaches can suffer negative impacts from beach parking, the noise of visitors, crowds, and the unruliness typical of a holiday crowd. Faced with these problems, residential neighborhoods have brought pressure on local government to restrict public parking, hours of beach operation and the operation of restaurants and take-out establishments. The MU zone is located two blocks from the beach and is buffered by the surrounding commercial uses. By allowing commercial uses on the ground floor, the MU use supports pedestrian-oriented commercial use. Therefore, approval of residential uses in this area will not create conflicts with beach goers.

Therefore, the Commission finds that the proposed development, as submitted, is consistent with the visitor-serving recreational policies of the Coastal Act.

**D. Development Standards**

**Section 30250.**

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. . .

The applicant is providing 60 on-site parking spaces. In past permit decisions, the Commission has required one parking space per 250 sq. ft. of commercial development. That would equate to 36 spaces for the project. There will be two parking spaces for each apartment for a total of 24 spaces. The applicant is proposing 60 spaces consistent with the Commission's parking requirements. The actual parking demand will be minimized because the proposed uses do not have simultaneous, peak time-periods for parking demand. Based on the information above, the Commission finds that the proposed project, as designed, is consistent with the relevant 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 the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

**E. Visual Quality**

**Section 30251**

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas. . .

The subject site is zoned multi-use commercial/residential in the amended LUP. The lot is located on Avenue "I" which forms the northern boundary of Riviera Village. Avenue "I" contains development that processes a pedestrian orientation with buildings located close to the sidewalk. This street is developed with 3-story office buildings in addition to one and two-story shops and businesses.

The zoning along Avenue H, at the rear of the site is zoned Medium Density Residential (MDR). In this zone, the certified LUP allows a maximum of 23 units per

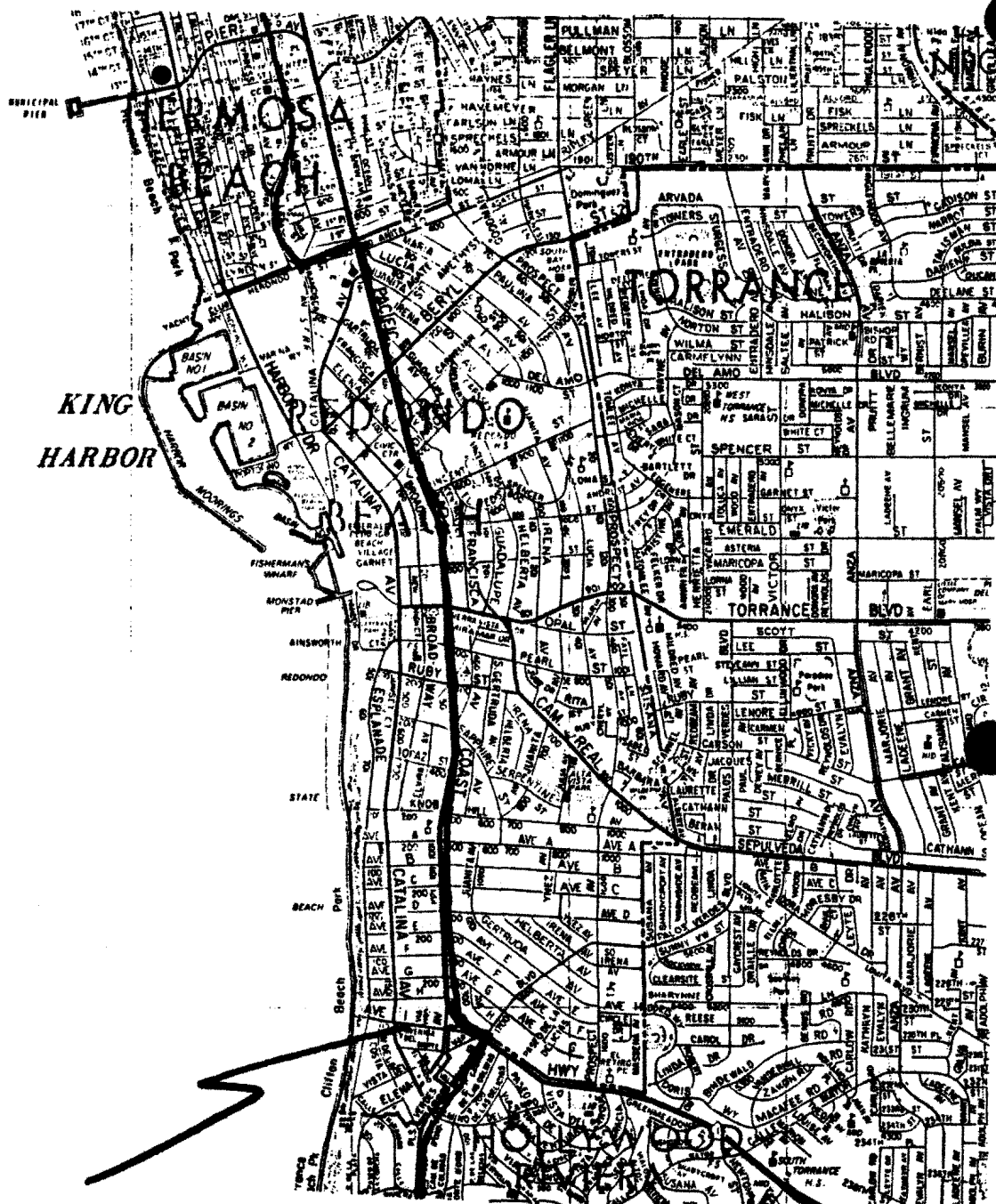
acre. The height is restricted to 2-stories over semi-subterranean garage plus loft not to exceed 38 feet in height. The proposed MU district is comparable and compatible with the adjacent MDR and surrounding commercial development standards. Therefore, the Commission finds that, as submitted, the proposed development is compatible with the character of the surrounding area, consistent with Section 30251 of the Coastal Act.

**F. 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.

JLR:



5-98-519

Exhibit A

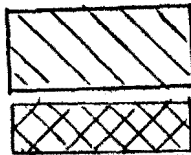
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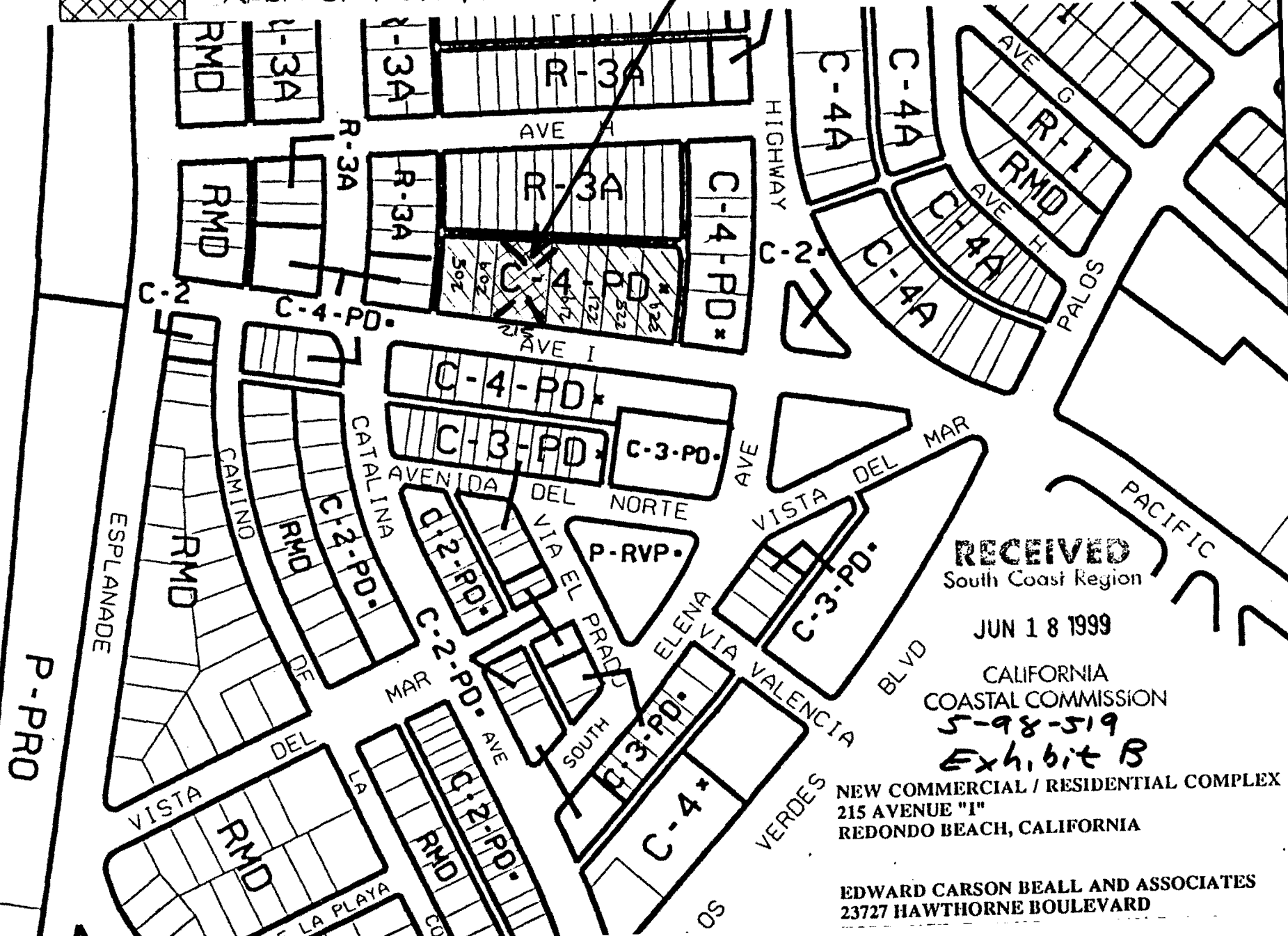
EXHIBIT A

# MAP 13



AREA OF PROPOSED RE ZONING

AREA OF NEW PROJECT



5-98-519  
Exhibit B

P-PRO

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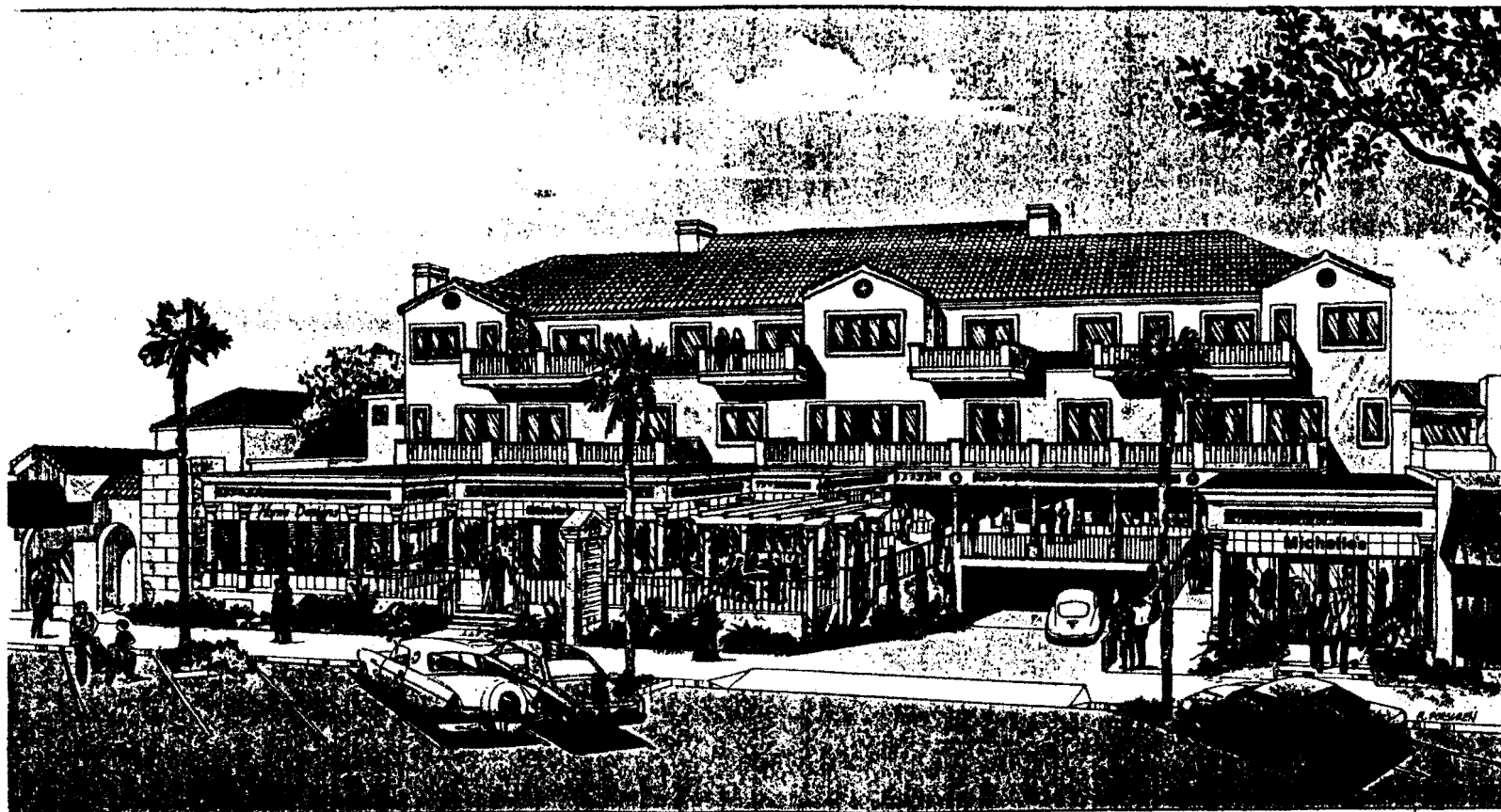
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5-98-519

Exhibit B

NEW COMMERCIAL / RESIDENTIAL COMPLEX  
215 AVENUE "I"  
REDONDO BEACH, CALIFORNIA

EDWARD CARSON BEALL AND ASSOCIATES  
23727 HAWTHORNE BOULEVARD



NEW COMMERCIAL / RESIDENTIAL COMPLEX  
215 AVENUE "T"  
REDONDO BEACH, CALIFORNIA

EDWARD CARSON BEALL AND ASSOCIATES  
23727 HAWTHORNE BOULEVARD  
TORRANCE, CA 90505 310/378-1280

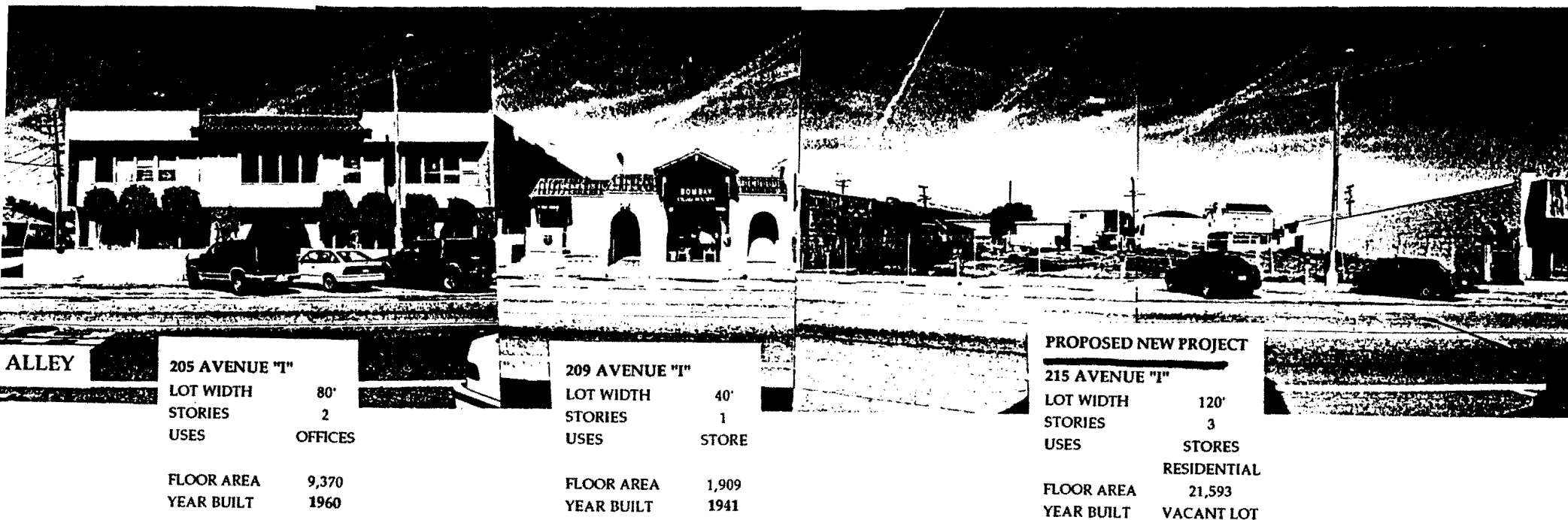
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Exhibit  
C

## PARCELS IN AREA OF PROPOSED RE ZONING



ALLEY

## 205 AVENUE "I"

LOT WIDTH 80'  
STORIES 2  
USES OFFICES

FLOOR AREA 9,370  
YEAR BUILT 1960

## 209 AVENUE "I"

LOT WIDTH 40'  
STORIES 1  
USES STORE

FLOOR AREA 1,909  
YEAR BUILT 1941

## PROPOSED NEW PROJECT

## 215 AVENUE "I"

LOT WIDTH 120'  
STORIES 3  
USES STORES

RESIDENTIAL  
FLOOR AREA 21,593  
YEAR BUILT VACANT LOT

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NEW COMMERCIAL / RESIDENTIAL COMPLEX  
215 AVENUE "I"  
REDONDO BEACH, CALIFORNIA

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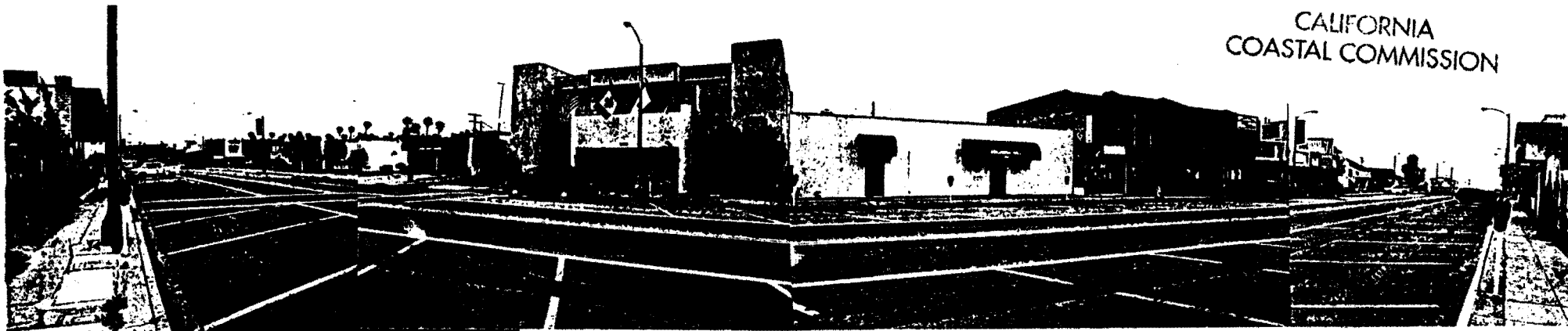
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# EXHIBIT E

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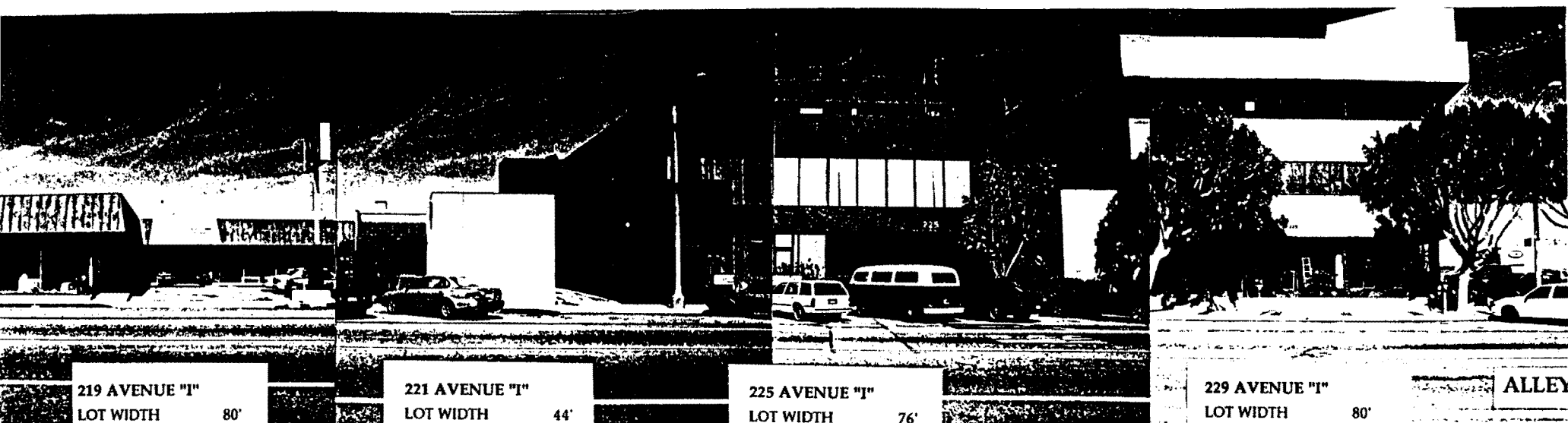
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SOUTH SIDE OF AVENUE "I"  
OPPOSITE PROPOSED PROJECT AT 215 AVENUE "I"

5-98-519  
Exhibit E

## PARCELS IN AREA OF PROPOSED RE ZONING



## 219 AVENUE "I"

LOT WIDTH 80'  
STORIES 1  
USES STORE

FLOOR AREA 10,920  
YEAR BUILT 1968

## 221 AVENUE "I"

LOT WIDTH 44'  
STORIES 1  
USES OFFICE

FLOOR AREA 2,241  
YEAR BUILT 1942

## 225 AVENUE "I"

LOT WIDTH 76'  
STORIES 3  
USES STORES  
OFFICES

FLOOR AREA 10,480  
YEAR BUILT 1987

## 229 AVENUE "I"

LOT WIDTH 80'  
STORIES 3  
USES STORES  
OFFICES

FLOOR AREA 15,765  
YEAR BUILT 1991

ALLEY

NEW COMMERCIAL / RESIDENTIAL COMPLEX  
215 AVENUE "I"  
REDONDO BEACH, CALIFORNIA

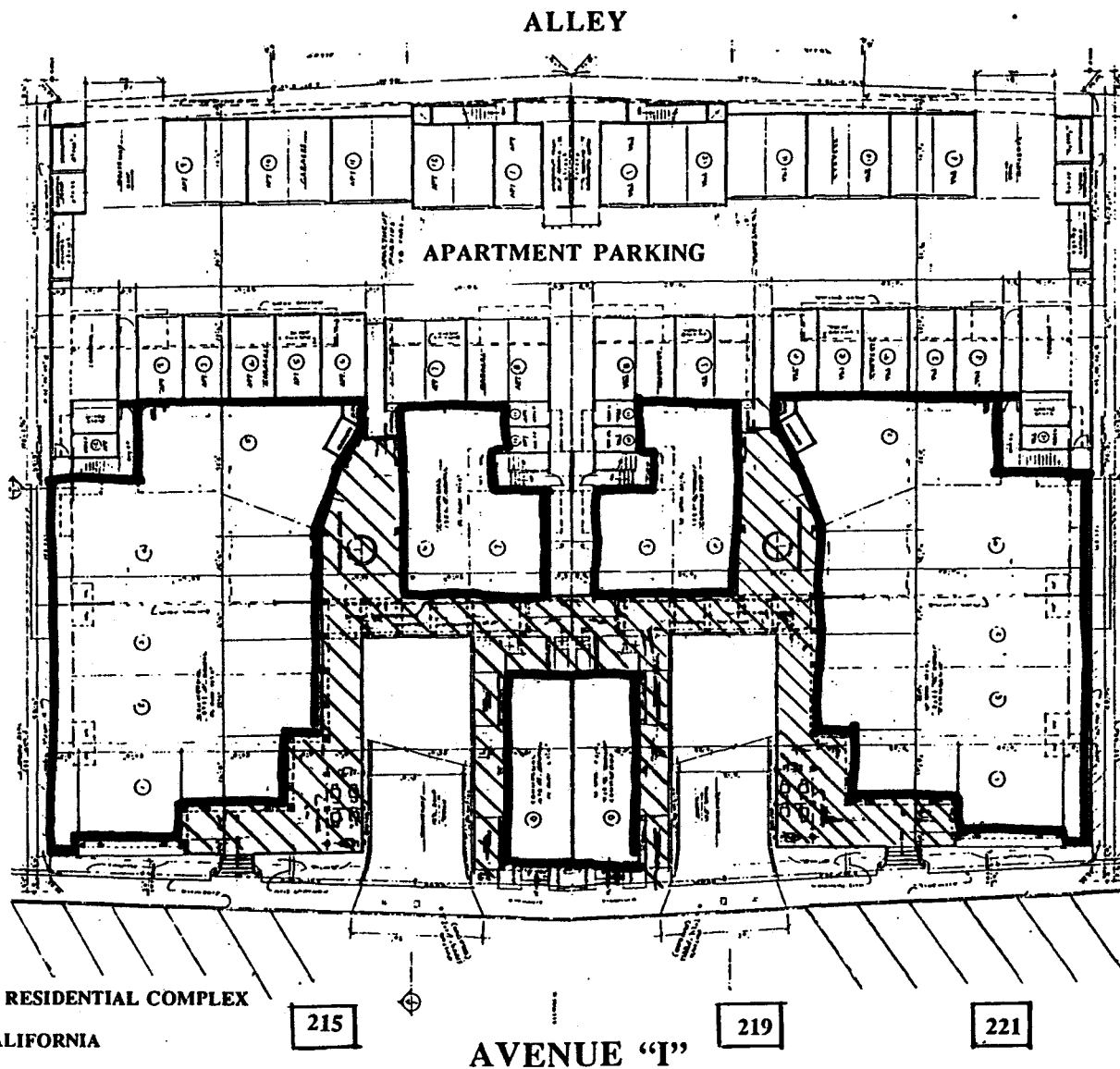
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Exh. 6, 7  
F



HYPOTHETICAL DEVELOPMENT  
OF 219 AND 221 AVENUE "T" IN A  
MANNER SIMILAR TO THE PROPOSED  
DEVELOPMENT AT 215 AVENUE "T"



RETAIL SHOPS



PEDESTRIAN WALKWAYS

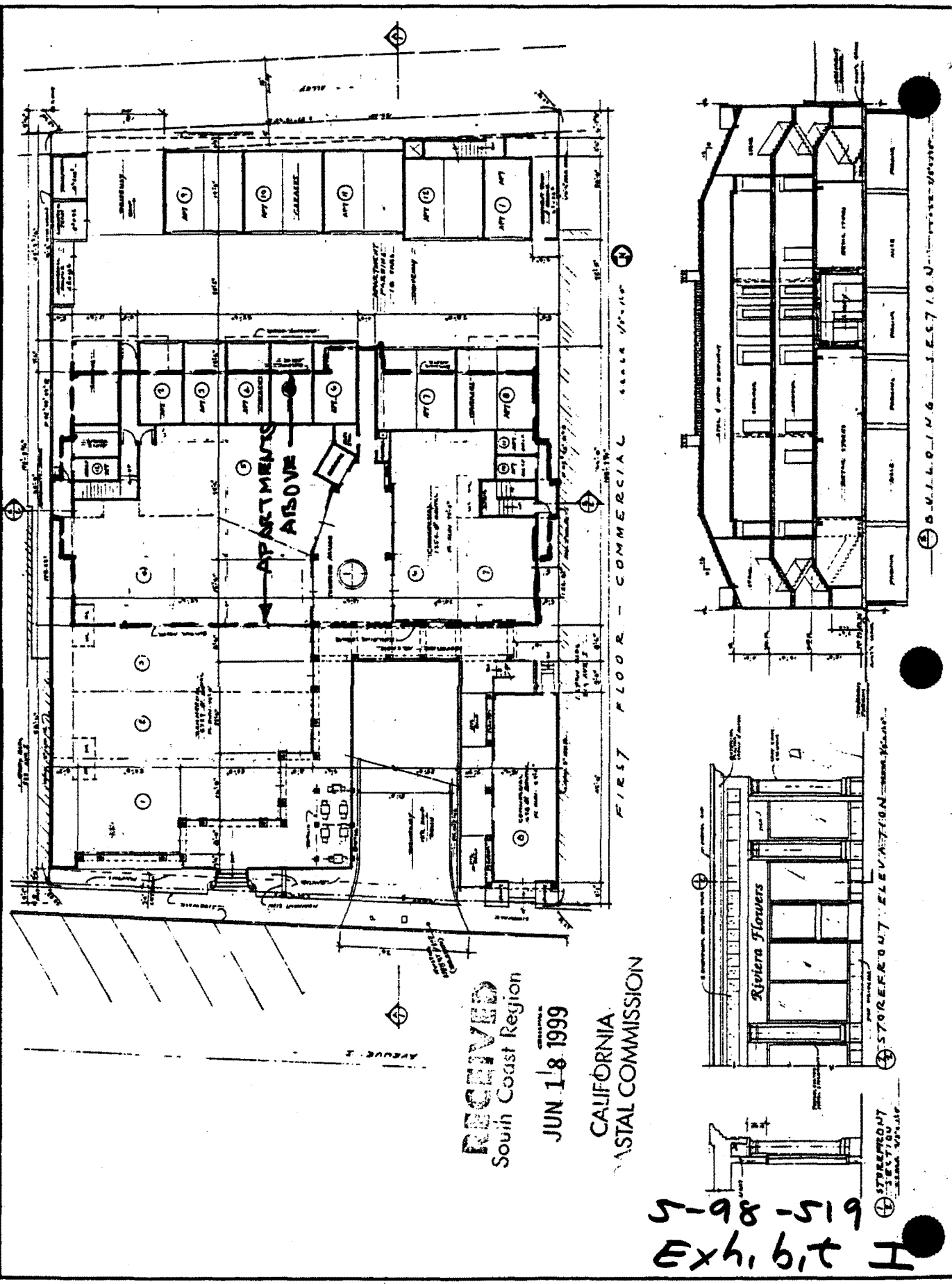
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215 AVENUE "T"  
REDONDO BEACH, CALIFORNIA

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EXH. B. 7  
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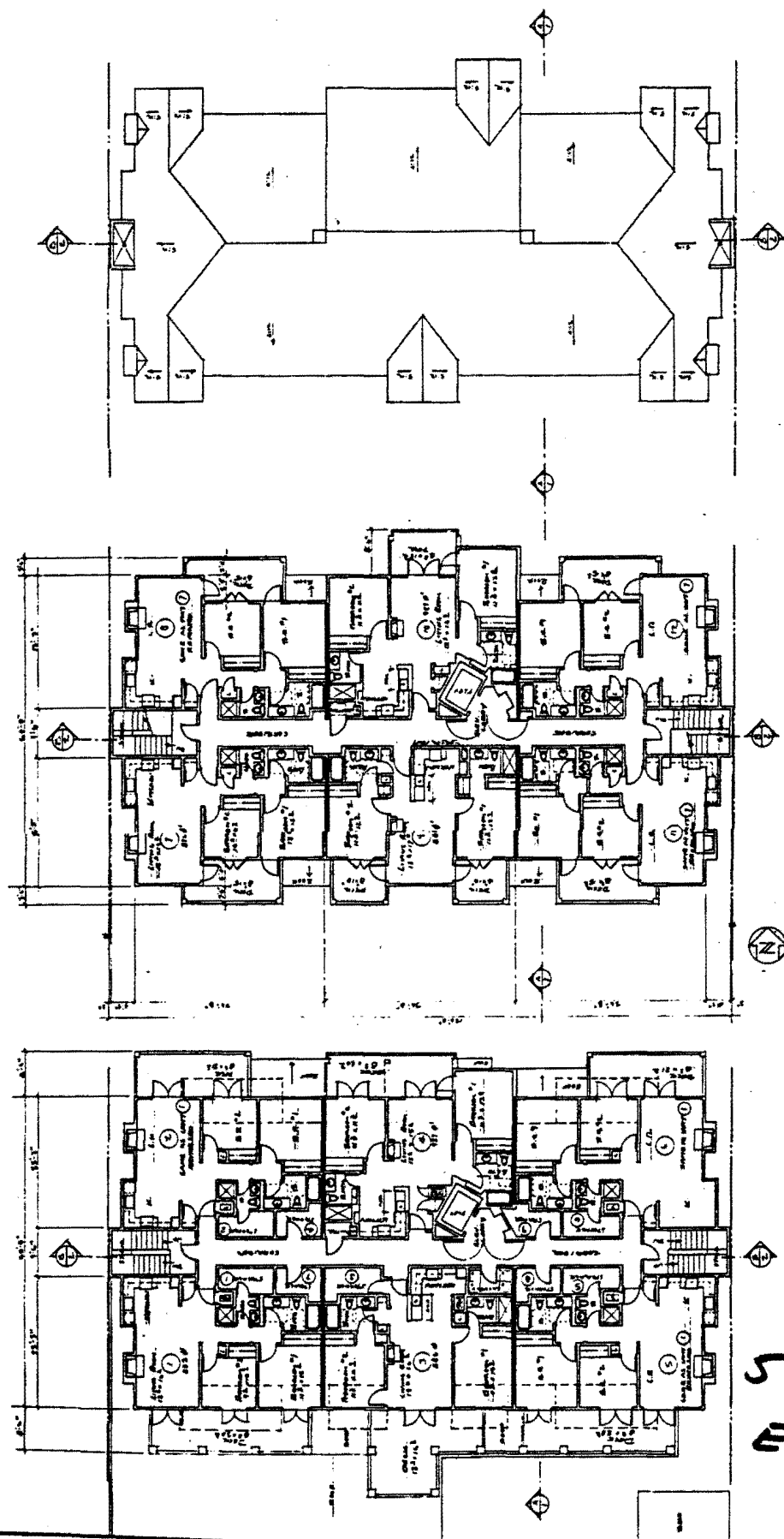


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Exhibit I





SECOND FLOOR PLAN SCALE 1/8" = 1'-0"

THIRD FLOOR PLAN SCALE 1/8" = 1'-0"

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EDWARD CARSON BEALL, AIA AND ASSOCIATES  
 ARCHITECTURE INTERIORS LANDSCAPE PLANNING  
 11777 MARINER BOULEVARD  
 TOLAND, CALIFORNIA 95068  
 PHONE: (415) 375-1000 FAX: (415) 375-9000

NEW COMMERCIAL / RESIDENTIAL COMPLEX  
 215 AVENUE I  
 REDONDO BEACH, CALIFORNIA

DATE	10/1/88
BY	EDWARD CARSON BEALL
CHECKED BY	EDWARD CARSON BEALL
SCALE	1/4" = 1'-0"
PROJECT	NEW COMMERCIAL / RESIDENTIAL COMPLEX
SHEET	1 OF 1

