

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



Filed: 6-11-99
49th Day: July 30, 1999
180th Day: Dec. 8, 1999
Staff: JLR-LB JLR
Staff Report: 7-19-99
Hearing Date: August 10-13, 1999
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-99-217

APPLICANT: Broadway Development Co., LLC

AGENT: Subtec - Cheryl Vargo

PROJECT LOCATION: 612-618 S. Broadway, Redondo Beach

PROJECT DESCRIPTION: Demolish four duplexes and construct a 2-unit condominium on each of four contiguous lots (total 8 units), each 2-story, 28' high with five parking spaces on each lot (total 20 spaces).

Lot Area	27,600 sq. ft.
Building Coverage	8,519 sq. ft.
Pavement Coverage	11,352 sq. ft.
Landscape Coverage	7,832 sq. ft.
Parking Spaces	20
Zoning	Multiple Density Residential
Project Density	12.6 du/ac
Ht above final grade	28'

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 and Location

The applicant proposes to demolish four duplexes and construct a 2-unit condominium on each of four contiguous lots (total 8 units), each 2-story, 28' high with five parking spaces on each lot (total 20 spaces). The subject lots are located two blocks inland of the beach in an area developed with multi-family residential units. The existing duplexes to be demolished, which were built in 1943, have no historical significance. Following is a brief project description excerpted from a City staff report:

Each of the properties is developed with duplexes built in 1943. The properties are not identified in either the 1986 or the 1996 Historic Resources Survey. The sites are not designated as landmarks in the City, nor are they being considered for designation as local landmark structures. The properties are not listed in the National or California Register, which distinguishes structures that are historically significant, according to criteria established by the State. . . .

Development in the immediate of the subject properties consists of a mixture of single-family and multi-family developments. Roughly 85% of the block within which the proposed projects are to be located has been developed with multi-family purposes ranging in size from 2 units to 22 units.

B. Neighborhood Character

The City has a certified LUP but no certified implementation measures. Therefore, the standard of review for the proposed project is its conformance with and its 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 the surrounding areas..

The prevailing pattern of surrounding development consists of multi-family residential units that range in density from medium to high. Within the immediate block of the proposed project, multi-family units vary in size from 2 units to 22 units.

The proposed development, as sited and designed, 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 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. 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 project will provide adequate parking provisions, consistent with Section 30252 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. 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).

The proposed eight condominiums 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 12.6 dwelling units per acre. In addition, the certified LUP allows a 38' height limit, whereas the proposed project is 28 feet in height.

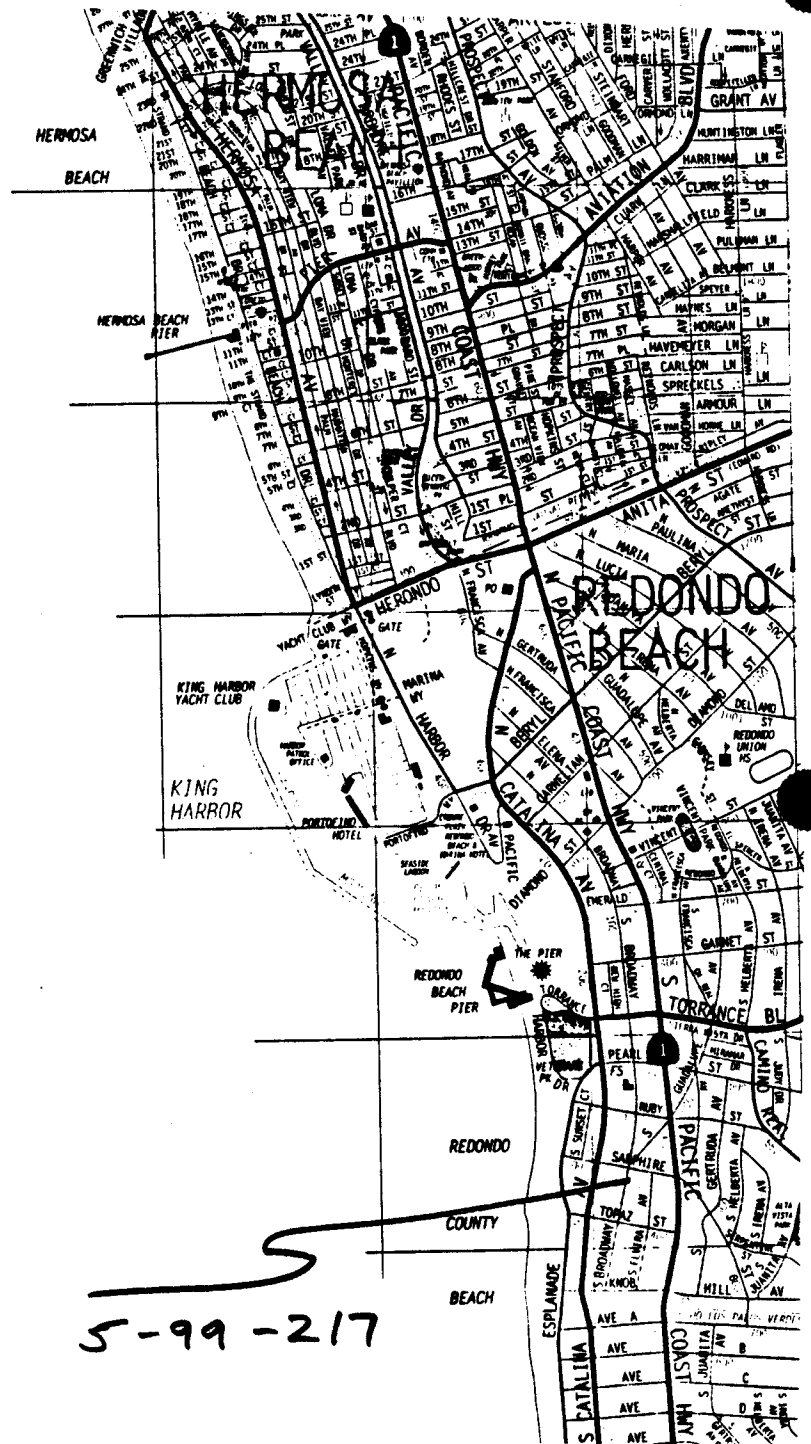
When the Commission certified the LUP in 1980, the Commission found that the City's residential development standards were consistent with the relevant Chapter 3 policies of the Coastal Act. The proposed development is consistent with the relevant land use policies of the certified LUP. Therefore, the 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).

E. California Environmental Quality Act

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:

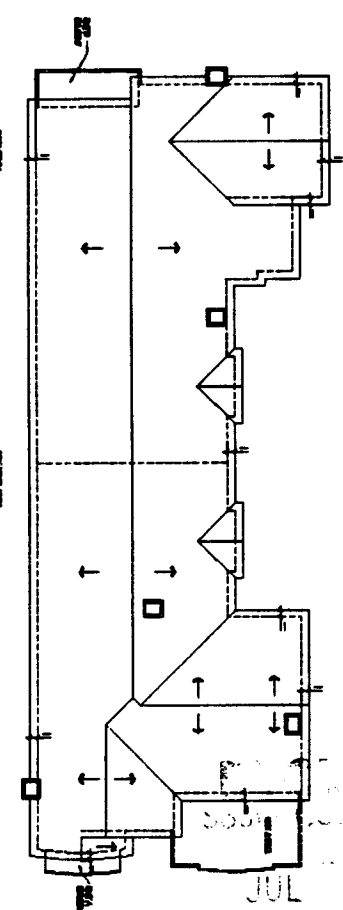


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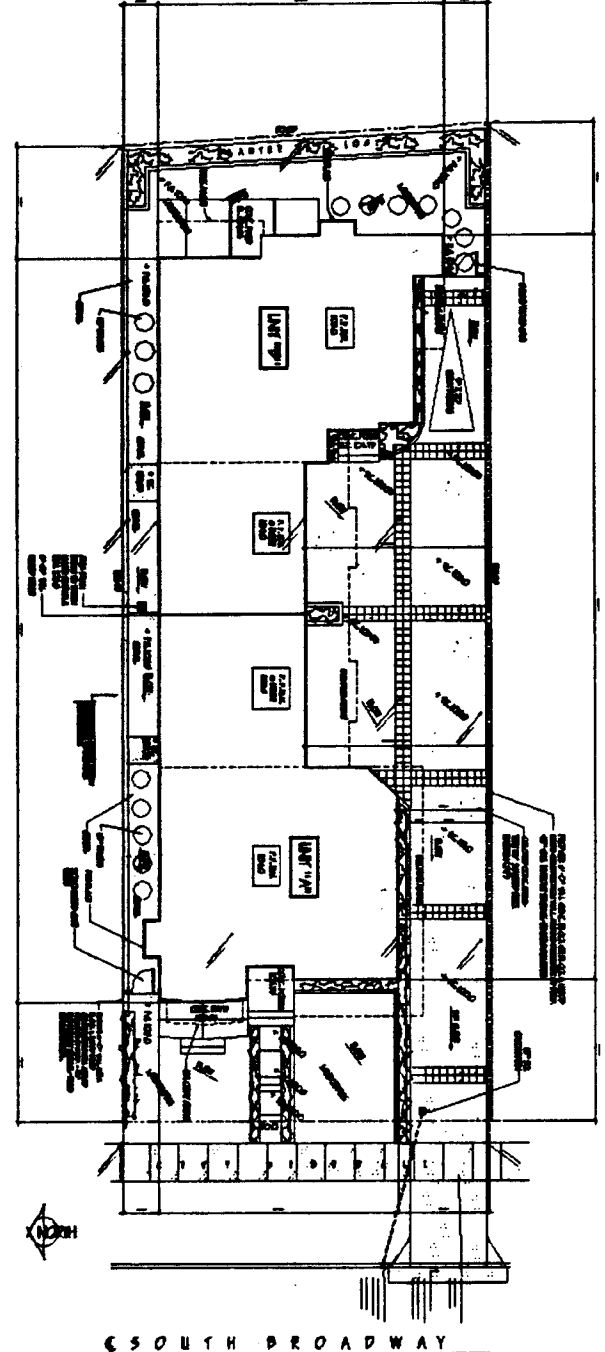
EXHIBIT A
5-99-217

412-66-5
B 2:494x3
E3

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CALIFORNIA
COASTAL COMMISSION



ROOF PLAN
SCALE: 1/8" = 1'-0"



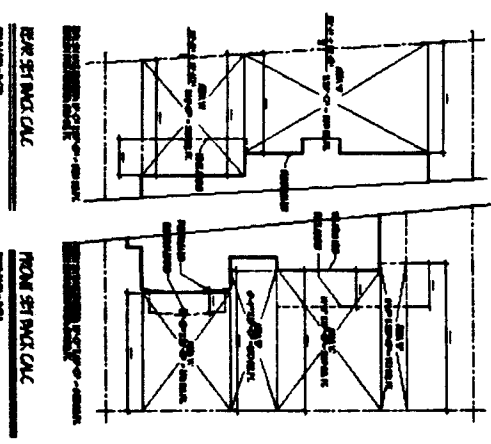
SOUTH BROADWAY

- GENERAL NOTES**
1. THE PROJECT IS A PROPOSED TWO UNIT CONDOMINIUM FOR THE SOUTH BROADWAY DEVELOPMENT COMPANY.
 2. THE PROJECT IS SITUATED ON A 1.5 ACRE PARCEL IN THE CITY OF REDWOOD BLUFF, CALIFORNIA.
 3. THE PROJECT IS A TWO UNIT CONDOMINIUM WITH A TOTAL FLOOR AREA OF 2,400 SQ. FT.
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PROJECT DATA

OWNER: SOUTH BROADWAY DEVELOPMENT COMPANY
612 SOUTH BROADWAY
REDWOOD BLUFF, CALIF.
UNITS: 2
CONSTRUCTION: 1999
COPIES: 1
SCALE: 1/8" = 1'-0"
FLOOR PLAN: 1/8" = 1'-0"
SECTION: 1/8" = 1'-0"
AREA PRELIMINARY: 1/8" = 1'-0"

AREA PRELIMINARY: 2,400 SQ. FT.
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JOB NO. 1234
 DRAWN BY: J.E.
 SCALE: 1/8" = 1'-0"
 DATE: 1999

REVISION
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 2
 3

SITE & ROOF PLANS

A PROPOSED TWO UNIT CONDOMINIUM FOR
SOUTH BROADWAY DEVELOPMENT COMPANY
 612 S. BROADWAY, REDWOOD BLUFF, CA

Robert L. Conley, Architect
 Architectural Shopper
 14004 Old Ave. Redwood Bluff, CA
 Telephone: (707) 426-1000
 FAX: (707) 426-1000

412-66-5
 B 2:494x3
 E3

SECTION

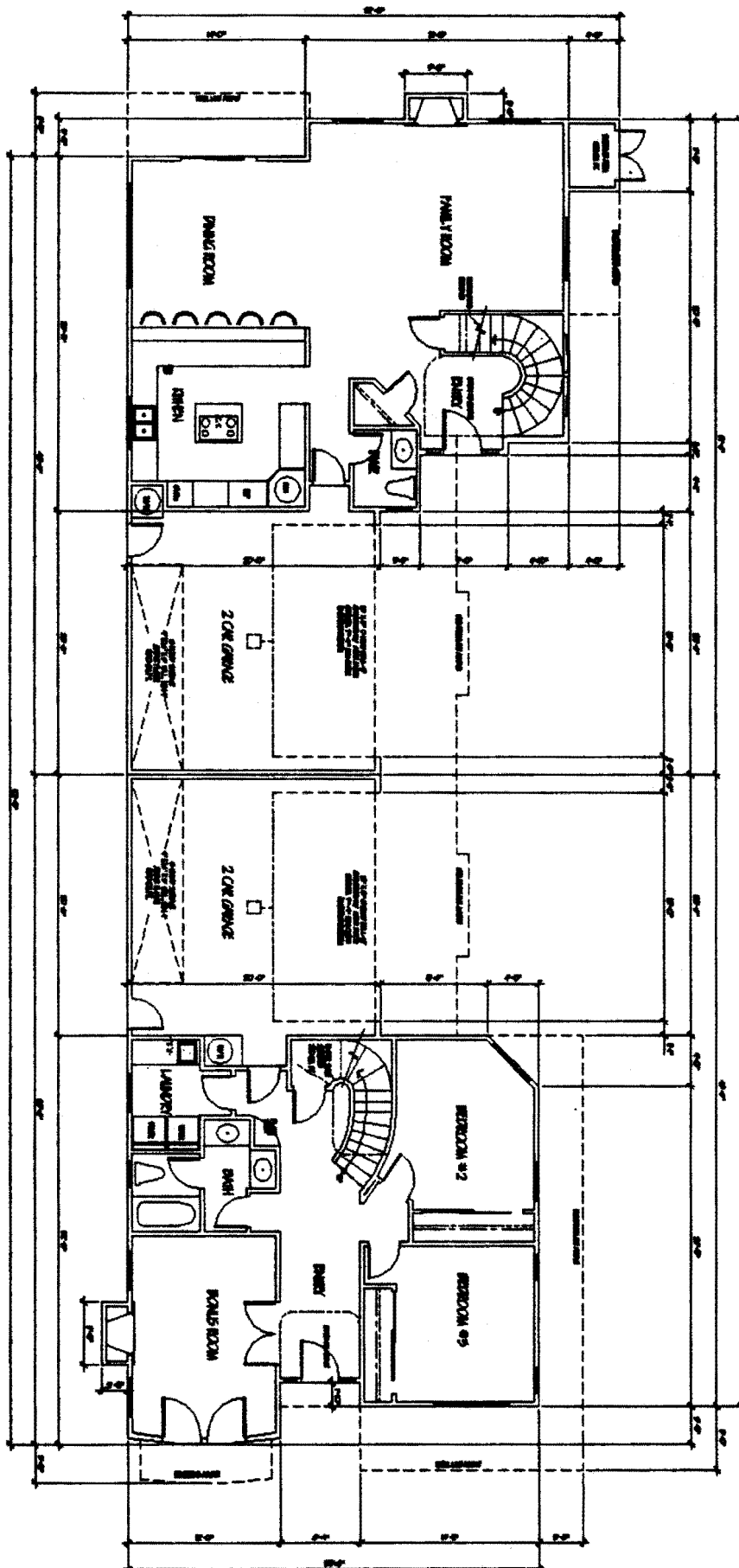
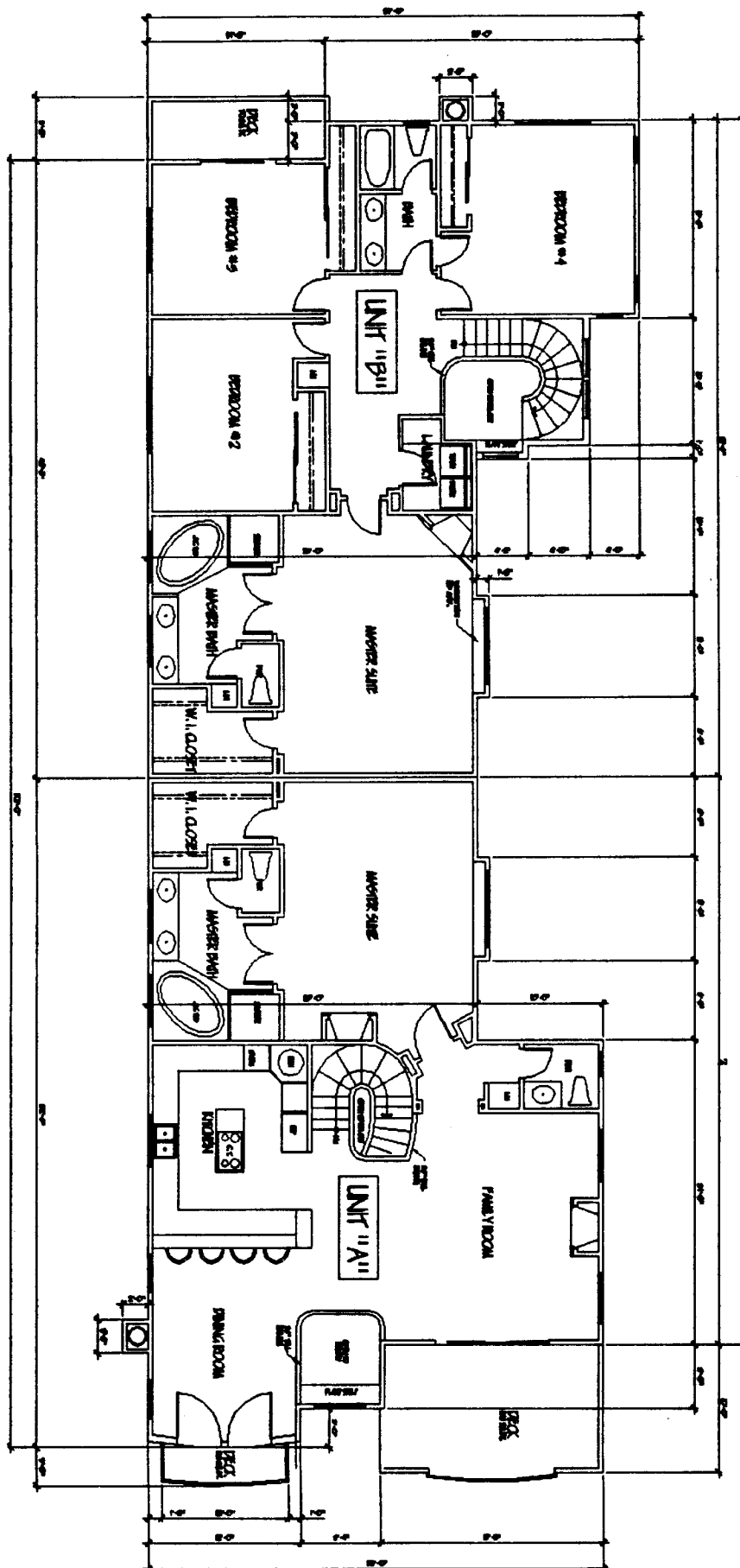


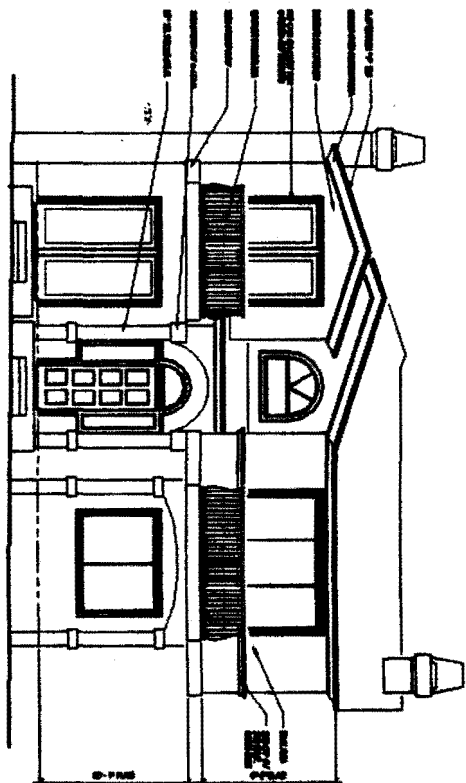
Exhibit C
5-99-217

SECOND FLOOR PLAN
10-1-79

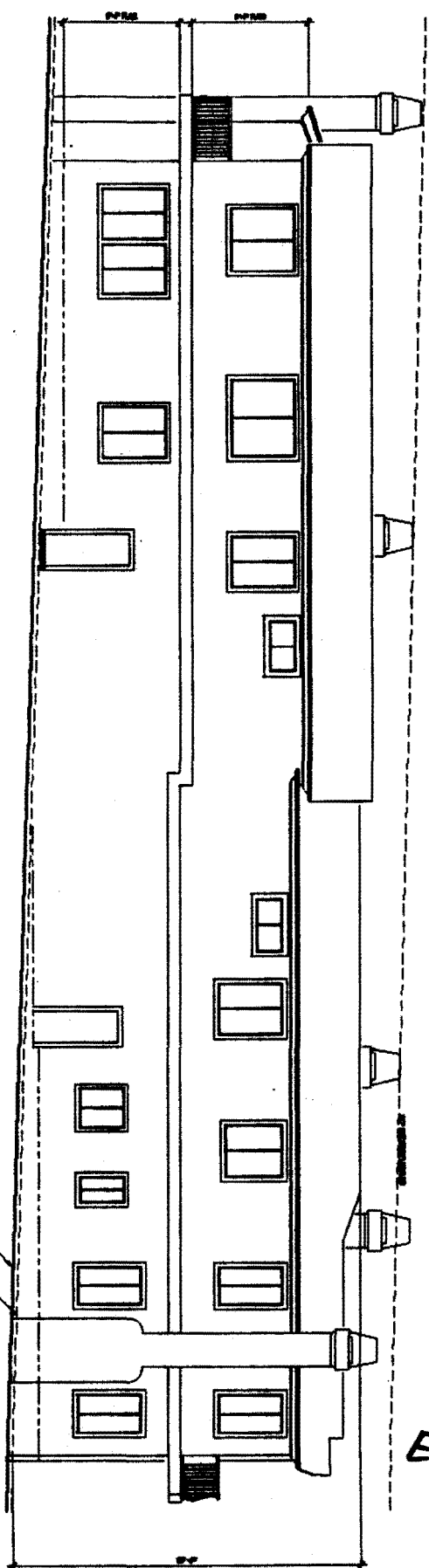


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Exhibit D

REAR ELEVATION



LEFT SIDE ELEVATION



5-99-217
Exhibit E