

CALIFORNIA COASTAL COMMISSION

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

Tu 21a

August 23, 2001

**MEMORANDUM****TO:** Commissioners and Interested Parties**RECORD PACKET COPY****FROM:** Deborah Lee, Senior Deputy Director
Teresa Henry, District Manager, South Coast District
Pam Emerson, Los Angeles County Area Supervisor**SUBJECT:** Major Amendment Request RDB-MAJ-1-01 to the Redondo Beach Certified Land Use Plan (for public hearing and Commission action at the September 2001 meeting in Eureka).**SUMMARY OF LUP AMENDMENT REQUEST**

Public hearing and action on request by the City of Redondo Beach to amend the Certified Land Use Plan to change the land use designation of lots 20, 21, and 22, Block 1701/2, Townsite of Redondo Beach (400 Diamond Street) from Mixed-Use to R-3 Low-density Multi-Family Residential. The lots are located on the corner of North Broadway and Diamond Street, about a quarter of a mile inland of the Redondo Beach Harbor. Two of them are currently developed as a retail dry cleaner and the remaining lot is vacant. The area is developed with a variety of moderately intense commercial, institutional and residential uses, including a large church, apartments, single-family homes and two small moving and storage businesses. The Redondo Beach City Hall occupies an entire city block directly to the north, extending from North Broadway to Elena and from Diamond Street to Carnelian Street.

In approving the change, the City found that: a) the site is too small (11,900 square feet) to develop with a conforming mixed-use development, and 2) the residential use is consistent with the uses on the facing blocks. The lots proposed for change are located approximately a quarter of a mile, 1,300 feet, inland of the Redondo Beach Harbor complex.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after a public hearing, approve the Land Use Plan amendment as submitted. The motion to carry out this action is found on Page 3.

ADDITIONAL INFORMATION

Copies of the staff report are available at the South Coast District office located in the ARCO Center Towers, 200 Oceangate, Suite 1000, Long Beach, 90802. To obtain copies of the staff report by mail, or for additional information, contact Pam Emerson in the Long Beach Office at (562) 590-5071, or Teresa Gianos, Associate Planner, at the City of Redondo Beach Planning Department (310) 318-0637.

SUBMITTAL OF LUP AMENDMENT

The City of Redondo Beach City Council adopted the LUP amendment, approved the negative declaration and related permit requests on June 5, 2001. The Commission received the request on June 15, 2001. At the request of coastal staff, the City staff provided additional supplementary materials on July 12, 2001.

LUP HISTORY. The Commission effectively certified City of Redondo Beach Land Use Plan on June 18, 1981. The City does not have a certified Implementation Program. After approval of the Land Use Plan, the City updated its General Plan and zoning, but did not update the Coastal Land Use Plan (LUP).

Since the adoption of the Coastal Act, the City has moved to reduce maximum heights and densities. While not proposing changes to tourist areas, such as the Harbor/Pier, the City has with this and earlier plan amendments, substituted mixed-use residential development for strip-commercial development along and near Pacific Coast Highway. In May 1999, the Commission certified LUPA 1-99, which changed land use designations from Commercial to Residential on five acres at the inner boundary of the Coastal Zone. In June 1999, the Commission certified LUPA 2-99, which changed land use designations on 2.3 acres at the south end of the City from Community Shopping Center to Mixed-Use Commercial/Residential. The result of these changes is to consolidate neighborhood-oriented commercial development, allow additional rental housing and limit commercial square footage to an amount that nearby residents will support. In approving these changes, the Commission recognized that in Redondo Beach, Pacific Coast Highway lies about a quarter of a mile inland, and provides limited commercial support for either the Harbor/Pier complex or the beaches.

On January 11, 2001, the Coastal Commission approved a major LUP amendment RDB-MAJ-1-00 applying to most of the residentially and commercially developed areas of the City. The amendment brought the LUP into conformance with the updated General Plan and a newly redrafted zoning ordinance. Many of these changes were technical, involving height and density calculations; the net result was a reduction of maximum height and densities. The LUPA included a few changes from commercial use to mixed use or residential uses on lots located close to Pacific Coast Highway. The City did not submit changes applying to the areas located closer to the shoreline that provide the City's visitor support uses. Land Use Plan policies applying to the Harbor/Pier area, a near-shore power plant and a commercial corridor immediately inland of the water (the North Catalina Avenue Corridor) are still undergoing local hearings.

STANDARD OF REVIEW

The standard of review for the proposed LUP amendment, pursuant to Sections 30512, 30512.1 and 30512.2 of the Coastal Act, is that the proposed amendment conforms to the policies of Chapter 3 (commencing with Section 30200).

I. STAFF RECOMMENDATION

Staff recommends adoption of the following motion and resolution.

MOTION: *I move that the Commission certify Land Use Plan Amendment RDB-MAJ-1-01 as submitted by the City of Redondo Beach.*

STAFF RECOMMENDATION TO CERTIFY:

Staff recommends a **YES** vote. Passage of the motion will result in certification of the land use plan as submitted and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY THE LAND USE PLAN AMENDMENT:

The Commission hereby certifies the Land Use Plan Amendment **RDB-MAJ-1-01** as submitted by **City of Redondo Beach** and adopts the findings set forth below on the grounds that the amendment conforms with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

II. FINDINGS

The Commission finds and declares as follows:

A. LUP AREA DESCRIPTION

The proposed amendment would apply to three lots with a total area of 11,900 square feet located on the corner of North Broadway and Diamond Street. Two of the lots are occupied by a 1930's building currently used as a dry cleaner; the third is vacant. Under current parking and setback standards, the owner could not develop the parcel as a mixed use or commercial structure without multiple variances because the minimum lot size to develop as a Mixed-Use site is 15,000 square feet. The parcel is located about 1,300 feet inland of the shoreline of the Redondo Beach Harbor Basin Three, and at a somewhat greater distance from the Pier and the County Beach. It does not front on Pacific Coast Highway, a strip commercial street, and the inland boundary of the Coastal Zone. Instead, the parcel fronts Diamond Street, an east west oriented street, and North Broadway a street designated for residential (and institutional) use that is seaward of and, along this block, parallel to Pacific Coast Highway (Exhibits 2 and 3).

The immediate area is developed with a variety of moderately intense commercial, institutional and residential uses. The lots to the south (along North Broadway) are designated and developed residentially, but also include a church, its parking lots and ancillary buildings and two small commercial uses. The adjacent lot to the east, that fronts on Pacific Coast Highway, is zoned Mixed Use and developed commercially, as are the remaining lots along Pacific Coast Highway, a major arterial. The City Hall complex occupies an entire block immediately to the north of Diamond Street, extending from Diamond Street to Carnelian, and from North Broadway to Elena. One corner of the City Hall complex also borders Pacific Coast Highway, which veers inland north of Diamond Street and is no longer parallel to North Broadway from Diamond Street north. The properties to the west along Diamond Street are primarily residential, with some small locally oriented service businesses.

In preparing the related Negative Declaration, the City investigated the status of the existing structure as a historic structure and determined that the City's historic preservation ordinance did not require the building to be preserved. The structure received a "B" rating in a City evaluation of its historic sites. It is not eligible for the National Register of Historic Sites or of local interest (See Exhibit 11, page 5).

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 County Beach. In addition, the Coastal Zone area includes a major energy facility, commercial development adjacent to Pacific Coast Highway, a neighborhood shopping center and a diverse mixture of residential development ranging in size from small-scale units to high density, mid-rise development. The Coastal Zone extends seven to eight blocks inland (Exhibit 4).

Redondo Beach has two public piers that have suffered periodic damage in major storms, requiring redevelopment. The City constructed a pier extension, a small craft harbor and a breakwater in the 1960's. The beach is public and extends from the Hermosa Beach line to the Harbor and then from the Horseshoe and Monstad piers to Torrance. The City-operated parking structure provides public parking for the beach and for pier concessionaires. Other beach parking is available south of the pier along Harbor Drive, along the Esplanade and in a small metered public parking lot.

Until it engaged in extensive redevelopment in the late 1960's, Redondo Beach was a typical low-rise beach community with small cottages, a few turn of the century "craftsman" buildings and some low rise multiple family attached cottages. Lots facing Pacific Coast Highway, Catalina and streets leading to the water, such as Diamond Street, were zoned for strip commercial but not completely developed for those purposes. As is typical in the Los Angeles metropolitan area, older "store front" businesses on small lots have lost business to inland shopping centers. By the early 1980's, many commercially zoned lots were developed residentially, and much residential land was zoned for high and mid-rise development that had never occurred.

In its 1981 LUP, the City reduced the densities and intensities of development allowed, reflecting these patterns. In recent years the City has again re-evaluated its land use designations and has concluded that even more modest levels of development would be appropriate and consistent with community character. In the mid-nineties, the City updated its obsolete General Plan with one written to current planning standards. The revised General Plan changed the minimum lot sizes of R-1 development to reflect the sizes of the existing subdivided lots, which at 5,000 square feet were smaller than "typical" lots in newer communities. The plan took extensive areas of "medium density residential" lots and reclassified them as a category that afforded less intensity. Finally, the plan lowered maximum heights in most districts. It has also replaced "ranges" of densities with clear maximum standards and upgraded its parking standards.

These clear maximum standards have resulted in some smaller lots becoming infeasible to develop for commercial or mixed-use purposes. The minimum lot size for mixed-use development is 15,000 square feet. The 15,000 square foot minimum lot area provides ample room for parking and setbacks. Since the parcel subject to this amendment has only 11,900 square feet, it is below the minimum size for development as a mixed-use project. The City has determined that it is possible to develop it as a residential R-3 parcel (R-3 is both an LUP designation and a zoning designation) without variances.

B. VISITOR SERVING COMMERCIAL USES.

The Coastal Act requires the Commission to protect visitor serving commercial 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.

The Coastal Act provides that the land should be protected for visitor-serving commercial recreation facilities if it is suitable for this use. The present proposal would change land reserved for Mixed Use, which allows a commercial use with a possible second story residential use, to residential use, R-3. (R-3 is an LUP designation as well as a zoning category). Mixed-Use can support visitor-serving commercial recreation. In this case, the City asserts that the parcel subject to the change is not suited for visitor-serving commercial uses because the parcel is too small to develop as a conforming commercial or mixed-use development. The City contends that because of its size, it would be difficult to provide the required parking. The City also found that the change was consistent with nearby uses because the adjacent parcels are designated residential (R3).

Visitor serving uses include motels, hotels, fast food, and small stores selling beach gear, beach clothing and other sundries. Visitor support uses must either be easily accessible by car or close to the beach or other destination. The parcel is located a

quarter of a mile from the beach. While visitors will park their cars a quarter of a mile from the beach and walk to the beach to spend the day, few beach visitors will walk that distance to buy fast food or sun screen. In Redondo Beach, there is a cluster of small shops selling food, souvenirs and other goods suitable to day use and long term visitors in an area located near the Harbor and on the Pier. None are located, as is this parcel, on side a street a quarter of a mile from the beach.

Pacific Coast Highway is one block farther from the beach than the subject parcel, but Pacific Coast Highway is an arterial with a variety of strip commercial uses. Neither North Broadway nor Diamond Street are arterials -- a commercial use on this parcel would not be visible to people driving to the beach. This parcel is too small for a hotel or motel, and poorly located for such use. Hotels found in Redondo Beach or the South Bay are located either within half a block of the sandy beach or along the arterials.

As indicated, the City has established minimum lot sizes for mixed use to which this parcel does not conform. However, size alone would not make a lot unsuitable for visitor serving uses. A strict minimum lot size could result in the removal of the commercial designation from land that was suitable for visitor support uses because of its location at a tourist destination. When the visitor serving commercial lots have been too small to provide on-site parking, the Commission has accepted alternative means to provide parking, such as shared parking.

The City also considered adjacent uses, indicating that the street is "residential". In fact, all other lots facing North Broadway on this block are residentially zoned. However, in this case, the Commission cannot base approval of the change in designation on the compatibility of commercial use with nearby developed sites. First, the concept of priority would give commercial use a priority over residential uses, even when such a use might not be "compatible." Secondly, the actual development and use of this block is not in fact predominately residential. The nearby sites are developed with commercial, institutional or and residential uses, and no use predominates. The adjacent lot is being developed residentially, but a large church and its parking lot occupy most of the block North Broadway, where this parcel is located. There are also two commercial structures. The next block north along North Broadway is not residential --City Hall occupies the entire block on the next block to the north, extending from North Broadway to Elena Street. Head-in parking for City Hall spills over onto the portion of North Broadway that this parcel faces.

The reason that this parcel is not suitable for visitor serving uses is that it is located too far from the beach to serve visitors who might walk up briefly from the beach, and it is not located on a beach access route. It is removed from Pacific Coast Highway; is not visible from Pacific Coast Highway, and is too small to develop as a hotel or motel. The Commission concludes that this site is not suitable for a visitor serving recreational facility, and does not need to be reserved for Commercial or Mixed-Use under the requirements of Section 30222 of the Coastal Act. For the reasons given above, the change in the LUP designation to residential use (R-3) from commercial mixed-use (M-U) is consistent with Section 30222 of the Coastal Act.

C. DEVELOPMENT

The Coastal Act requires that development is located within, contiguous with, or in close proximity to, existing developed areas to minimize trips:

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. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

This area is developed with institutions (the church and City Hall), with residential uses and with services (moving and storage and a convenience store). Locating new residential uses here will allow the City to cluster residential uses in one area of the block and to cluster its commercial facilities in areas where other commercial uses are located. As proposed by the City the Land Use Plan amendment is consistent with the development policies of the Coastal Act.

D. California Environmental Quality Act (CEQA)

Pursuant to the California Environmental Quality Act (CEQA) and the California Code of Regulations [Title 14, Sections 13540(f), 13542(a), 13555(b)] the Commission's certification of this LUP amendment must be based in part on a finding that it is consistent with CEQA Section 21080.5(d)(2)(A). That section of the Public Resources Code requires that the Commission not approve or adopt an LCP:

...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 Commission has examined the alternative of denial. Development of the site as a mixed use or commercial development would result in impacts to parking since a parking standard might have to be waived in order to make the development feasible. Development as a mixed use or commercial use could increase traffic on North Broadway and Diamond, which are side streets. For the reasons discussed above, if the parcel were retained a visitor serving use, it is likely that no visitor serving enterprise would develop on the site. Finally, the Commission finds that conversion to residential use would not reduce the availability of more suitably situated lots to provide visitor-serving uses. The subject parcel could develop residentially without affecting successful nodes of visitor-serving uses. The lots facing the Harbor, Catalina Avenue

and the Pacific Coast Highway remain designated for uses compatible with visitor serving commercial uses such as souvenir stores, restaurants, or convenience food. This action does not change the designations of the lots in those areas or the possibility of redevelopment of those areas for visitor serving uses.

The Commission finds that for the reasons discussed in this report, there are no feasible alternatives or feasible mitigation measures available that could substantially reduce any adverse environmental impacts of development authorized by this amended Land Use Plan. The Commission further finds that the proposed LUP amendment is consistent with Section 21080.5(d)(2)(A) of the Public Resources Code.



CITY OF REDONDO BEACH CALIFORNIA

415 DIAMOND STREET
POST OFFICE BOX 270
REDONDO BEACH, CALIFORNIA 90277-0270

June 14, 2001

RECEIVED
South Coast Region

JUN 15 2001

CALIFORNIA
COASTAL COMMISSION

Pam Emerson
California Coastal Commission, South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA. 90802-4302

Dear Pam:

The Redondo Beach City Council approved an amendment to the Coastal Land Use Plan on June 5, 2001 to redesignate three parcels at the corner of Diamond and Broadway (400 Diamond Street) from "mixed-use" to "R-3" (low-density multi-family residential). In addition, in the next month it is expected that an application for a Coastal Permit will be filed for a proposed 3-unit condominium project on the site. We would appreciate it if you can schedule a public hearing on the LUP amendment soon so that the project can proceed.

Attached are the following documents:

1. Resolution No. CC-0106--46 of the City Council adopting Negative Declaration No. 01-03, relating to the amendments to the Coastal Land Use Plan Map;
2. Resolution No. CC-0106--45 of the City Council amending the Coastal Land Use Plan Map from Mixed Use (MU) to R-3 (low-density multiple-family residential) for 400 Diamond Street;
3. Resolution No. CC-0106--47 of the City Council approving a 3-unit condominium project for 400 Diamond Street; and
4. June 5, 2001 staff report to the City Council including all back-up materials.

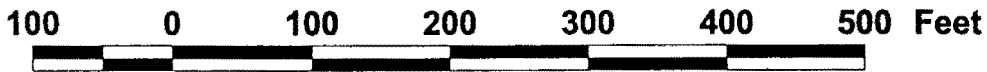
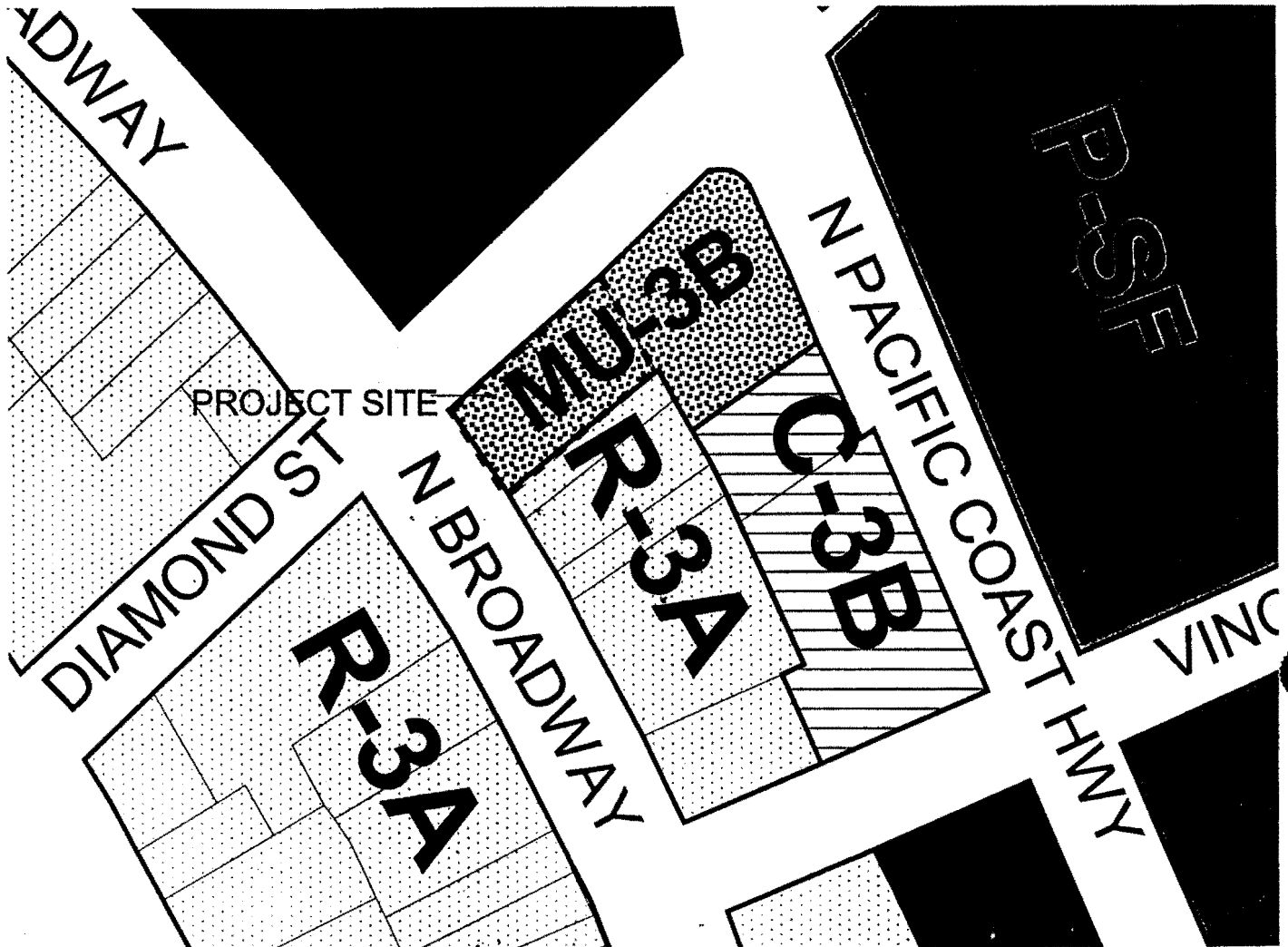
If you have any questions about the proposed amendment to the LUP, please contact me at 310-318-0637. Thank you.

Sincerely,

Teresa Gianos
Associate Planner

ROB-MAJ-1-01
Exhibit 1
Transmittal

400 Diamond Street 3-Unit Condominium Project



RDB MAJ1.01
Exhibit 2
Present LUP
Designations



1997

PACIFIC COAST

1" = 60'

ST.

80

DIAMOND

80

100

NORTH BROADWAY

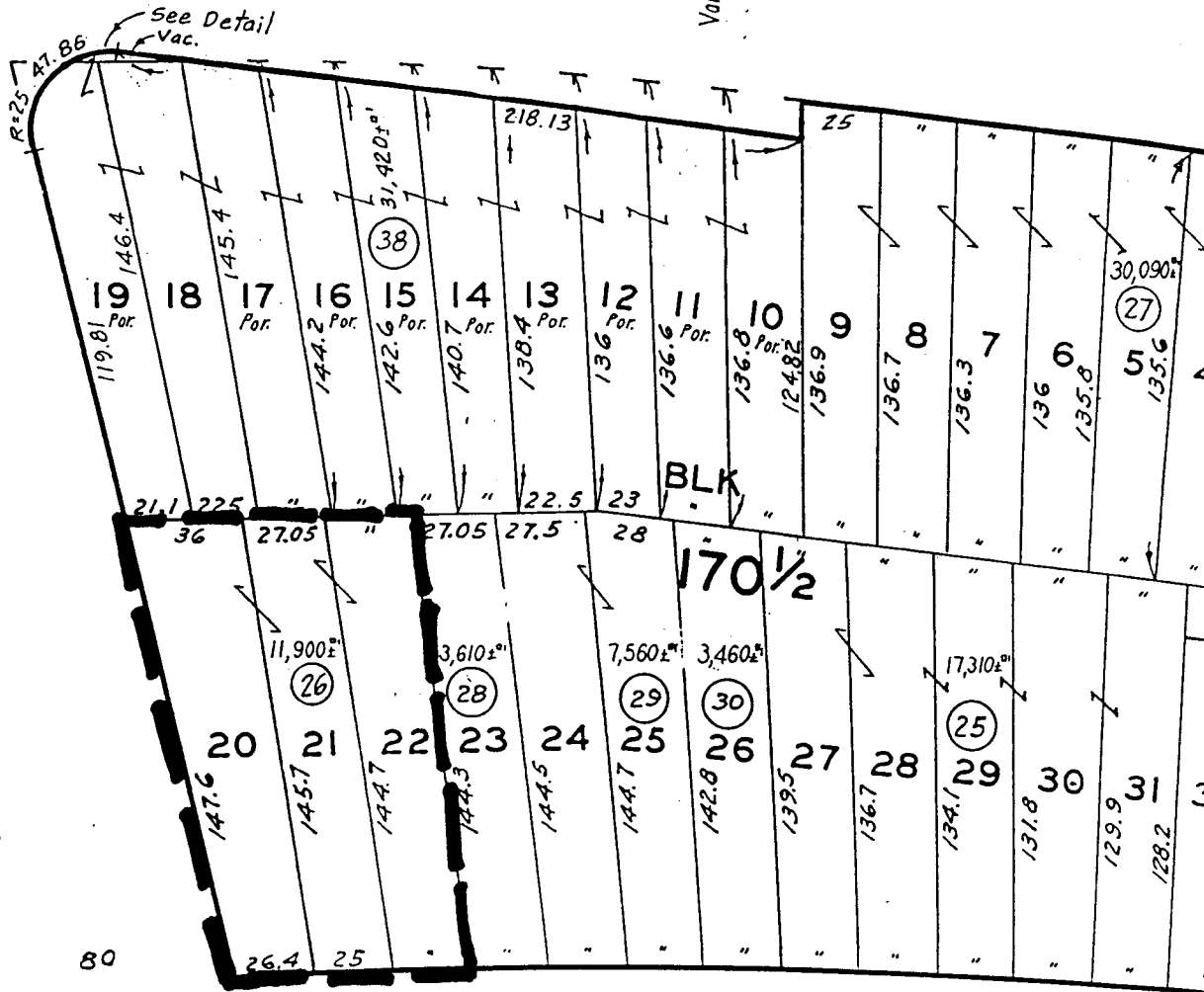
RDB-MAJ-1-01
Exhibit 3
parcel map

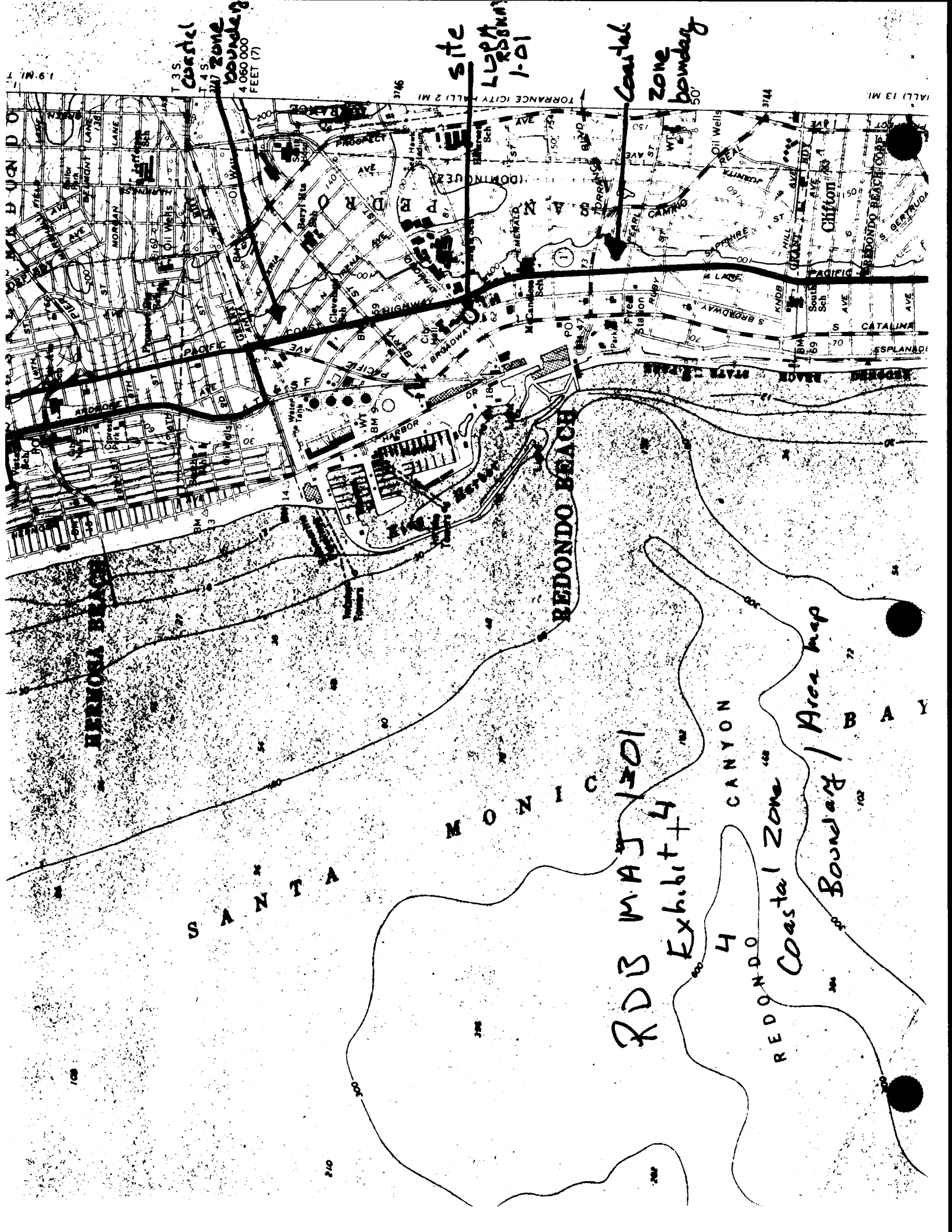
CODE
8055

TOWNSITE OF REDONDO BEA

M. R. 39-1-17

FOR PREV. ASSMT. SEE: 1722 - 8





T 33 S
Coastal
Zone
boundary
4 060 000
FEET (7)

site
L 238
R 50
MAJ
1-01

Coastal
Zone
boundary
50

RDB MAJ 1-01
Exhibit 4

REDONDO
Coastal Zone
Boundary / Area map

SANTA

MONTECANTO

REDONDO BEACH

BAY

1.9 MI. 7

(ALL) 13 MI.



CITY OF REDONDO BEACH CALIFORNIA

415 DIAMOND STREET
POST OFFICE BOX 270
REDONDO BEACH, CALIFORNIA 90277-0270

July 6, 2001

RECEIVED
CITY OF REDONDO BEACH

JUL 12 2001

Pam Emerson
California Coastal Commission, South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA. 90802-4302

Dear Pam:

This letter responds to your request for more information regarding a change of land use from mixed-use to residential at 400 Diamond Street.

The City Council resolution for the amended Coastal LUP (Resolution NO CC-0106-45) includes language certifying that "the local coastal program is intended to be carried out in a manner in conformity with the Coastal Act." We assume that this resolution, adopted after public hearings, is adequate for submittal of this request. The City Council resolution also finds that the amendment is consistent with the policies of the Coastal Act.

For more detail on this, we submit the following:

- 1) This change will not affect coastal resources because the site is currently developed with a dry cleaners business, and is located over 1/4 mile from the ocean. Surrounding land uses include residential developments along Broadway and the Redondo Beach Civic Center across Diamond Street. Coastal resources are not present on the site or in the surroundings.
- 2) This change will not diminish opportunities for development of visitor-serving facilities because the site is located on a residential street, not on a commercial street, and lacks visibility or frontage along Pacific Coast Highway, the commercial arterial to the east. Since the establishment of a mixed-use zone in this location, an eastern portion of the zone along PCH was developed with a fast-food restaurant and parking lot. Thus, changes in the surrounding conditions make mixed-use or visitor-serving development unlikely on this parcel of 11,900 square feet. The site is also located over 1/3 mile from the Pier where opportunities for visitor-serving facilities are concentrated.
- 3) This conversion will not make it more difficult to develop adjacent properties as visitor-serving commercial facilities. The adjacent mixed-use site on PCH is over 31,000 square feet. The adjacent mixed-use site would still have over 140 feet of depth and 200 feet of width. Thus, 400 Diamond is not needed to maintain the future viability of the adjacent mixed-use site.

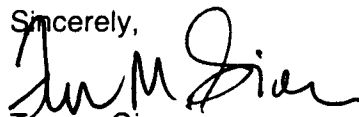
The staff reports to Planning Commission and City Council, submitted previously, also detail many of the arguments mentioned above.

EXHIBIT NO. 5
APPLICATION NO.
RDM 07-1-01

Letter
P1

If you have any further questions about the proposed amendment to the LUP, please contact me at 310-318-0637. Thank you.

Sincerely,



Teresa Gianos
Associate Planner

Exhibit 5 p 2
RDB MAT-1-01

RESOLUTION NO. CC-0106-45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE GENERAL PLAN LAND USE MAP FROM MU-3 (MIXED USE) TO R-3 (LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL) AND AMENDING THE COASTAL LAND USE PLAN MAP FROM MU (MIXED-USE) TO R-3 (LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL) FOR A PROPERTY LOCATED AT 400 DIAMOND STREET (LOTS 20, 21, & 22, BLOCK 170½, TOWNSITE OF REDONDO BEACH)

WHEREAS, an application was submitted by the owner of property at 400 Diamond Street requesting rezoning and land use plan map amendments for the property from MU-3B (Mixed-Use) to R-3A (Low-Density Multiple-Family Residential); and

WHEREAS, the Planning Commission of the City of Redondo Beach, California, held a public hearing on April 19, 2001 and recommended approval of the proposed amendments to the General Plan Land Use Map, Coastal Land Use Plan Map and Zoning Map; and

WHEREAS, the City Council of the City of Redondo Beach, California, held a public hearing on June 5, 2001 to consider the proposed amendments to the General Plan Land Use Map, Coastal Land Use Plan Map and Zoning Map.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY FINDS AS FOLLOWS:

1. The proposed amendments of the General Plan Map and Coastal Land Use Plan Map from Mixed Use to Low-Density Multi-Family Residential are appropriate at the proposed location because a mixed-use development is not feasible on the subject property, based on code requirements for a minimum lot size of 15,000 square feet. A proposed condominium project and R-3A zoning is compatible with the surrounding land uses and allows for a reasonable use and density, similar to the residential character on Broadway to the south and west.
2. The proposed amendments of the Zoning Map, General Plan Map, and Coastal Land Use Plan Map from Mixed Use to Low-Density Multi-Family Residential is consistent with the intent of the General Plan, which recognizes the need to provide new opportunities for housing.

Exhibit G
RDB MJJ 1-01
p. 1 Council Resolution

3. The subject property, as identified in Section 1 of this Resolution, is suitable for the uses permitted in the proposed zone in terms of access, size of the parcel, and compatibility with uses on surrounding properties.
4. Rezoning the subject property to R-3A will not significantly impact the viability of the adjacent mixed use zone which will still have sufficient lot depths from Pacific Coast Highway to accommodate future commercial recycling in this area.
5. The proposed amendments to the General Plan Land Use Map and Coastal Land Use Plan Map herein is not detrimental to the adjacent properties or residents.
6. The City Council considered the information contained in the initial study and Negative Declaration for the proposed amendments adopted Negative Declaration No. 01-03, finding and determining that the proposed General Plan Land Use Map, Coastal Land Use Plan Map and Zoning Map amendments will not have a significant effect on the environment, and further finding that the proposed amendments will have a de minimis impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.
7. The City Council further finds that in reviewing the Negative Declaration, it has exercised its own independent judgment.
8. The proposed modifications to the Coastal LUP are consistent with the Comprehensive General Plan of the City.
9. The proposed amendment to the Coastal LUP is intended to be carried out in a manner that is fully in conformity with the Coastal Act.
10. The proposed amendment to the Coastal LUP is consistent with the policies of the Coastal Act, including but not limited to: the protection and provision of public access; the protection and encouragement of facilities that provide public recreation; the protection of the marine environment; the protection of the scenic and visual quality of coastal areas; and the reservation of land along and near the coast for priority uses, including coastal dependent, visitor serving uses and recreation.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Exhibit 6
P2
PDR MAR-1-01

SECTION 1. The City Council hereby amends the General Plan Land Use Map and Coastal Land Use Plan Map as follows:

“400 Diamond Street (LOTS 20, 21, & 22, BLOCK 170½, TOWNSITE OF REDONDO BEACH) is redesignated as R-3 (Low Density Multiple-Family Residential).”

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution, shall enter the same in the Book of Original Resolutions of said City and shall cause the action of the City Council in adopting the same to be entered into the official minutes of said City Council.

Exhibit 6
RD B-MAJ-1-01
P3

PASSED, APPROVED, AND ADOPTED this 5th day of June, 2001.



Gregory C. Hill, Mayor

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

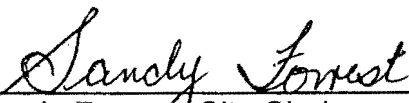
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0106-45 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, at a regular meeting of said City Council held on the 5th day of June, 2001, by the following roll call vote:

AYES: Gin, Schmalz, Parsons

NOES: Bisignano, Sullivan

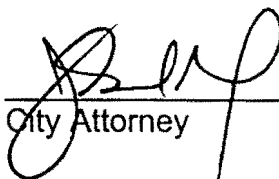
ABSENT: None

ABSTAIN: None



Sandy Forrest, City Clerk

APPROVED AS TO FORM:



City Attorney

RDB MAJ-1-01
Exhibit 6
P 4

RESOLUTION NO. CC-0106-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING NEGATIVE DECLARATION NO. 01-03 FOR A GENERAL PLAN LAND USE MAP AMENDMENT REDESIGNATING 400 DIAMOND STREET FROM MU-3 TO R-3, COASTAL LAND USE PLAN MAP AMENDMENT REDESIGNATING FROM MU TO R-3, AND ZONING MAP AMENDMENT REDESIGNATING FROM MU-3B (MIXED USE) TO R-3A (LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL); AND FOR REVIEW OF A CONDITIONAL USE PERMIT, PLANNING COMMISSION REVIEW, AND VESTING PARCEL MAP NO. 26243 TO PERMIT THE CONSTRUCTION OF A THREE-UNIT RESIDENTIAL CONDOMINIUM PROJECT

WHEREAS, the Planning Commission of the City of Redondo Beach held a public hearing on April 19, 2001 for amendments to the Zoning Map, General Plan Land Use Map and Coastal Land Use Plan Map on a property at 400 Diamond Street; and for consideration of a Conditional Use Permit, request for Planning Commission Review and Vesting Parcel Map No. 26243 to permit the construction of a three-unit residential condominium development on a portion of the site; and

WHEREAS, notice of the public review period and circulation of the Initial Study relating to the proposed amendments was provided pursuant to State and local laws; and

WHEREAS, at the public hearing, the Planning Commission reviewed Negative Declaration No. 01-03 which includes an evaluation of the environmental impacts of the proposed Zoning Map Amendment, Land Use Plan amendments, Conditional Use Permit, Planning Commission Review and Vesting Parcel Map No. 26243; and

WHEREAS, following the public hearing, the Planning Commission adopted Resolution No. 8889 recommending that the City Council adopt Negative Declaration No. 01-03; and

WHEREAS, the City Council held a public hearing on June 5, 2001, and considered the recommendation of the Planning Commission pertaining to adoption of Negative Declaration No. 01-03.

*RDB MAY-1-01
Exhibit 7 p1
Negative Declaration*

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby finds that Negative Declaration 01-03 has been prepared and circulated in compliance with the provisions of the California Environmental Quality Act and the procedures set forth in the ordinances of the City of Redondo Beach.

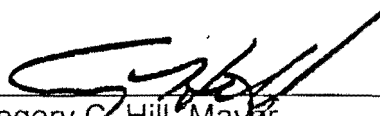
SECTION 2. The City Council hereby finds and determines that the proposed zoning map and land use plan map amendments, and the proposed three-unit condominium project will not have a significant effect on the environment and hereby adopts Negative Declaration No. 01-03. The City Council further finds that the proposed amendments will have a de minimis impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

SECTION 3. In reviewing Negative Declaration No. 01-03, the City Council has exercised its independent judgment.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution, shall enter the same in the Book of resolutions of said City, and shall cause the action of the City Council in adopting the same to be entered in the official minutes of said City Council.

Exhibit 7 p²
RDB-MAJ. 1.01
Neg. Dec.

PASSED, APPROVED AND ADOPTED this 5th day of June, 2001.



Gregory C. Hill, Mayor

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

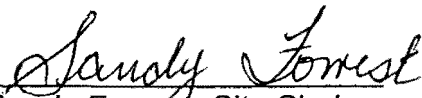
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0106-46 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, at a regular meeting of said City Council held on the 5th day of June, 2001, by the following roll call vote:

AYES: Gin, Schmalz, Parsons

NOES: Bisignano, Sullivan

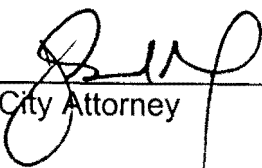
ABSENT: None

ABSTAIN: None



Sandy Forrest, City Clerk

APPROVED AS TO FORM:



City Attorney

RDB MAS.1.01
Exhibit 7 p.3

Neg. Dec.

TO: Mayor and City Council
FROM: William Meeker, Chief of Planning
SUBJECT: PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE GENERAL PLAN LAND USE MAP, COASTAL LAND USE PLAN MAP AND ZONING MAP; AND TO CONSIDER A CONDITIONAL USE PERMIT, PLANNING COMMISSION REVIEW AND VESTING PARCEL MAP FOR THE CONSTRUCTION OF THREE RESIDENTIAL CONDOMINIUM UNITS, ON PROPERTY LOCATED AT 400 DIAMOND STREET

RECOMMENDATION:

Staff recommends that the City Council:

A) Open the public hearing, take public testimony, then

B) adopt the following resolution, by title only, waiving further reading:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING NEGATIVE DECLARATION NO. 01-03 FOR A GENERAL PLAN LAND USE MAP AMENDMENT REDESIGNATING 400 DIAMOND STREET FROM MU-3 TO R-3, COASTAL LAND USE PLAN MAP AMENDMENT REDESIGNATING FROM MU TO R-3; AND ZONING MAP AMENDMENT REDESIGNATING FROM MU-3B (MIXED USE) TO R-3A (LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL); AND FOR REVIEW OF A CONDITIONAL USE PERMIT, PLANNING COMMISSION REVIEW, AND VESTING PARCEL MAP NO. 26243 TO PERMIT THE CONSTRUCTION OF A THREE-UNIT RESIDENTIAL CONDOMINIUM PROJECT;

C) adopt the following resolution, by title only, waiving further reading:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, AMENDING THE GENERAL PLAN LAND USE MAP FROM MU-3 (MIXED USE) TO R-3 (LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL) AND AMENDING THE COASTAL LAND USE PLAN MAP FROM MU (MIXED-USE) TO R-3 (LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL) FOR A PROPERTY LOCATED AT 400 DIAMOND STREET (LOTS 20, 21, & 22, BLOCK 170½, TOWNSITE OF REDONDO BEACH);

*City RDB-MAS-1-01
Staff Report
Exhibit 8 p1*

D) introduce the following ordinance, by title only, waiving further reading:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH AMENDING THE ZONING MAP, REDESIGNATING 400 DIAMOND STREET FROM MU-3B (MIXED USE) TO R-3A (LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL); and

E) adopt the following resolution, by title only, waiving further reading:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH GRANTING THE REQUESTS FOR A CONDITIONAL USE PERMIT, PLANNING COMMISSION REVIEW AND VESTING PARCEL MAP NO. 26243 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 400 DIAMOND STREET (LOTS 20 & 21, BLOCK 170½, TOWNSITE OF REDONDO BEACH)

EXECUTIVE SUMMARY:

An application was submitted by the owner of property at 400 Diamond Street requesting rezoning the property from MU-3B (mixed-use) to R-3A (multiple-family residential) in order to permit the development of a three-unit condominium project on the site. The Planning Commission held a public hearing on April 19, 2001 and adopted Resolution No. 8889 recommending that the City Council: adopt Negative Declaration No. 01-03; grant the request to amend the General Plan Map, Coastal Land Use Plan Map and Zoning Map; and approve the residential project.

BACKGROUND:

Attached is the original Planning Commission staff report that provides full details of the project and staff's analysis.

The property at 400 Diamond Street consists of three lots totaling 11,900 square feet, presently developed with a commercial dry cleaners building constructed in 1930. The lots are currently zoned MU-3B (mixed-use) (see attached map).

RDB-MAJ-1.01
Staff Report
Exhibit 8 p 2

The property to the east is developed with a one-story fast food restaurant and parking lot (Boston Market). The entire block to the north is developed with a two-story City Hall complex. The properties to the west are developed with multi-family residential uses. The properties immediately abutting the site to the south are zoned R-3A and are developed with a mixture of single-family and multi-family residential units and a church.

The mixed-use designation permits a variety of commercial uses on the property. Because the lot is less than 15,000 square feet in area, a mixed-use (residential/commercial) project could not be developed on the property unless it was combined with adjacent properties in the MU-3B zone. Since the establishment of a Mixed-Use zone in this location, however, an eastern portion of the zone along Pacific Coast Highway was developed with a restaurant and parking lot. Thus, changes in the surrounding conditions make mixed-use development unlikely on the subject property. New commercial development also does not appear to be a viable alternative, given the site's lack of visibility or frontage on a major arterial, and given parking requirements for new development.

The two main issues from a planning standpoint are: 1) whether the lot depth for the remaining mixed-use lots is sufficient to allow for future recycling of mixed-use or commercial development in the area; and 2) whether the proposed new zoning designation is compatible with the surrounding area.

In this case, even without the subject property there would still be over 140 feet of commercial lot depth from Pacific Coast Highway and over 200 feet of lot width from Diamond Street for the remaining mixed-use lot. Therefore, 400 Diamond Street is not needed to maintain the future viability of the commercially zoned area. Furthermore, rezoning 400 Diamond Street to R-3A (multi-family residential) is consistent with the zoning and existing land use of adjacent lots on South Broadway. For these reasons, the Planning Commission recommends the redesignation to R-3A and approval of the proposed condominium project.

Environmental review

The Initial Study for the proposed amendments to the General Plan Land Use Map, Coastal Land Use Plan Map and Zoning Map concluded that the amendments would not have a significant effect on the environment and that a Negative Declaration should be prepared

ROR-MAJ-1-01
Staff Report
Exhibit 8 p 3

pursuant to the California Environmental Quality Act of 1970, as amended. The Initial Study was noticed and circulated for public review and comment from March 15, 2001 to April 5, 2001, pursuant to Chapter 3, Title 10 of the Municipal Code.


COORDINATION:

This request was recommended for approval by the Planning Commission. It was assessed by affected departments through an interdepartmental review in February 2001.

FISCAL IMPACT:

None.

Prepared by:



Teresa Gianos
Associate Planner

Approved by:



WILLIAM MEEKER
Planning Director

Attachments:

1. Recommended resolution adopting Negative Declaration No. 01-03.
2. Recommended resolution amending the General Plan Land Use Map and Coastal Land Use Plan Map.
3. Recommended ordinance amending the Zoning Map.
4. Recommended resolution approving the Conditional Use Permit, Planning Commission Review and Tentative Tract Map
5. Negative Declaration and Initial Environmental Study 01-03.
6. Planning Commission Resolution No. 8889.
7. Minutes, public hearing before the Planning Commission, April 19, 2001.
8. Staff report to Planning Commission, April 19, 2001.
9. Map of the project site

RDB.MA5.1.01
Staff Report
Exhibit 8 p 4.

RESOLUTION 8889

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH RECOMMENDING THAT THE CITY COUNCIL: (1) CERTIFY THE ADEQUACY OF NEGATIVE DECLARATION NO. 01-03; (2) AMEND THE GENERAL PLAN LAND USE MAP REDESIGNATING 400 DIAMOND STREET FROM MU-3 (MIXED-USE) TO R-3 (LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL); (3) AMEND THE COASTAL LAND USE PLAN MAP FROM MU (MIXED-USE) TO R-3 (LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL); (4) AMEND THE ZONING MAP FROM MU-3B (MIXED USE) TO R-3A (LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL); AND (5) GRANT THE REQUESTS FOR A CONDITIONAL USE PERMIT, PLANNING COMMISSION REVIEW, AND VESTING PARCEL MAP NO. 26243 TO PERMIT THE CONSTRUCTION OF A THREE-UNIT RESIDENTIAL CONDOMINIUM PROJECT

WHEREAS, an application was filed on behalf of the owner of the property located at 400 Diamond Street for: approval of a Negative Declaration; amendments to the General Plan Map, Coastal Land Use Plan Map and Zoning Map; and consideration of a Conditional Use Permit, request for Planning Commission Review and Vesting Parcel Map No. 26243 to permit the construction of a three-unit residential condominium development on this property; and

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

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 the 19th day of April, 2001, with respect thereto.

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

1. The proposed amendments of the General Plan Map, Coastal Land Use Plan Map and Zoning Map from Mixed Use to Low-Density Multi-Family Residential are appropriate at the proposed location because a mixed-use

RDB-MAS-1-01
Planning Commission
Exhibit 9 p.1.

development is infeasible on the subject property, based on code requirements for a minimum lot size of 15,000 square feet. The proposed condominium project and R-3A zoning is compatible with the surrounding land uses and allows for a reasonable use and density, similar to the residential character on Broadway to the south and west.

2. That the proposed amendments of the General Plan Map, Coastal Land Use Plan Map, and Zoning Map from Mixed Use to Low-Density Multi-Family Residential is consistent with the intent of the General Plan, which recognizes the need to provide new opportunities for housing.
3. 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 given zoning and land use plan amendments, and the site is adequate in size and shape to accommodate the use and all yards, open spaces, walls, 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.
 - 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, subject to conditions and with the approval of a Zoning Map Amendment from MU-3B (Mixed-Use) to R-3A (Low Density Multiple-Family Residential).
 - e) The project is consistent with the Comprehensive General Plan of the City with the approval of a General Plan Map Amendment from MU-3 (Mixed-Use) to R-3 (Low Density, Multiple-Family Residential), and a Coastal Land Use Plan Map Amendment from MU (Mixed Use) to R-3 (Low Density, Multiple-Family Residential), which will amend the land use of the property from mixed-use to residential.
4. 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:

RDB MAT. 1-01
Planning Commission
Exhibit 9, p 2

- 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.
5. That Vesting Parcel Map 26243 is consistent with the Comprehensive General Plan of the City.
 6. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.
 7. The Planning Commission hereby finds that Negative Declaration No. 01-03 has been prepared and circulated in compliance with the provisions of the California Environmental Quality Act (CEQA), and the procedures set forth in the ordinances of the City of Redondo Beach.
 8. The Planning Commission hereby finds and determines that the proposed amendments and project will not have a significant effect on the environment.
 9. 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.
 10. The Planning Commission further finds that in reviewing the Negative Declaration, it has exercised its own independent judgment.

RDB MAP 1.01
Planning Commission
Exhibit 9, p 3

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

SECTION 1. The Planning Commission recommends that the City Council adopt Negative Declaration 01-03.

SECTION 2. The Planning Commission recommends that the City Council concur in the above findings, and amend the General Plan Land Use Map and Coastal Land Use Plan Map to redesignate 400 Diamond Street from MU (Mixed-Use) to R-3 (Low-Density Multiple-Family Residential), and further amend the zoning designation on the property from Mixed-Use (MU-3B) to Low-Density Multiple-Family Residential (R-3A).

SECTION 3. The Planning Commission recommends that the City Council concur in the above findings, and approve the Conditional Use Permit, Planning Commission Review and Vesting Parcel Map No. 26243, pursuant to the plans and applications considered by the Planning Commission at its meeting of April 19th, 2001, and subject to the following conditions:

1. That the approval granted herein is for Zoning Map, General Plan Map, and Coastal Land Use Plan Map Amendments, a Conditional Use Permit, Planning Commission Review, and Vesting Parcel Map to permit the construction of three (3) residential condominium dwelling units.
2. 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.
3. That the applicant submit a landscape and sprinkler plan, including a clock-operated sprinkler control, for approval prior to final approval.
4. That the landscaping and sprinklers be installed per the approved plan, prior to final inspection.
5. 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.
6. That the garage doors be equipped with remotely operated automatic door openers.
7. That no plastic drain pipes be utilized in common walls or ceilings.
8. 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.

RDB MAY. 1.01
Planning Commission
Exhibit 9, p 4

9. That the sidewalk, curb, and gutter shall be replaced, as necessary, to the satisfaction of the Engineering Department.
10. That the applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Department.
11. That the applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences. Failure to maintain the subject property may result in reconsideration of this approval by the Planning Commission.
12. That the Planning Department be authorized to approve minor changes.
13. 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.
14. 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.
15. That the applicant shall finish the property line walls equally on both sides wherever possible, subject to the Planning Department's approval.
16. That the site shall be fully fenced prior to the start of construction.
17. That all on-site litter and debris shall be collected daily.
18. That permits shall be obtained for any and all sandblasting and shall be done pursuant to all conditions of said permits.
19. 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.
20. That material storage on public streets shall not exceed 48-hours per load.
21. 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.
22. That barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.

RDB.MAS.1.01
Planning Commission
Exhibit 9, p 5

23. That streets and sidewalks adjacent to job sites shall be clean and free of debris.
24. That color and material samples shall be submitted for review and approval of the Planning Department prior to the issuance of Building Permits.
25. 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.
26. That the developer shall plant a 36" box tree in the front yard, subject to Planning Department approval.
27. That the front, rear and side setbacks shall be revised to comply with the code prior to issuance of building permits.

SECTION 4. 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 approval of the project by the City.

SECTION 5. 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.

RDB - MAS-1-61
Planning Commission
Exhibit 9, p 6

PASSED, APPROVED AND ADOPTED this 19th day of April, 2001

Wade Piston, Chairman
Planning Commission
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, William Meeker, Planning Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 8889 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 19th day of April, 2001, by the following roll call vote:

AYES: Chairman Piston, Commissioners Bloss, Eubanks, Horrell, Piston

NOES: None

ABSENT: Commissioner Aspel


William Meeker, Planning Director

APPROVED AS TO FORM:



Assistant City Attorney

RDB-MA5-1.01
Planning Commission
Exhibit 9, p. 7



CITY OF REDONDO BEACH

NEGATIVE DECLARATION NO. 01-03

In accordance with Chapter 3, Title 10, of the Redondo Beach Municipal Code (Environmental Review Pursuant to the California Environmental Quality Act), a Negative Declaration is hereby issued for the following project:

1. **PROJECT LOCATION:**

400 Diamond, Redondo Beach, California

2. **PROJECT DESCRIPTION:**

A General Plan Amendment from Mixed-Use (MU-3) to Low-Density Multiple-Family Residential (R-3); a Coastal Land Use Plan Map Amendment from Mixed Use (MU) to Low-Density Multiple-Family Residential (R-3); a Zoning Map Amendment from a Mixed-Use (MU-3B) Zone to a Low-Density Multiple-Family Residential Zone (R-3A); and the construction of three (3) residential condominium units on a lot containing 8,319 square feet of land area with Vesting Parcel Map 26243 for condominium subdivision.

3. **PROJECT SPONSOR:**

Pacific Real Estate Ventures, Inc.
1213 Highland Avenue
Manhattan Beach, CA 90266

4. **FINDING(S) OF THE DECISION-MAKING BODY:**

The City of Redondo Beach City Council, as decision-making body, has reviewed Initial Environmental Study 01-03 (IES 01-03) and has considered all comments and responses to comments received during the 21-day public review period. On the basis of these documents and public testimony presented at the public hearing held on June 5, 2001 the City Council finds that the proposed map amendments and three (3) residential condominium unit development, as modified by design and conditions of approval, will not result in any potential significant impacts upon the environment, according to the criteria for determining significant effect, as set forth in Article 2 of Chapter 3, Title 10 of the Redondo Beach Municipal Code. This finding is supported by the discussion provided in the IES.

ROB-MAJ-1.01
Negative Declaration
Exhibit 10

**ATTACHMENT 1
DISCUSSION OF ENVIRONMENTAL EVALUATION**

1. Land Use and Planning

The proposed re-development of the subject site with a three-unit residential condominium project requires the approval of a Zoning Amendment and a General Plan Amendment from a Mixed-Use (MU-3B) Zone to a Low-Density Residential (R-3A) Zone with a Vesting Tentative Parcel Map 26243. The proposed residential condominium proposal differs slightly from the existing General Plan Designation and Zoning Code Regulations. Under the Mixed-Use Zone, development of a combination of commercial and residential development is encouraged, exclusive commercial development is permitted, while exclusive residential development is not allowed. Since the establishment of a Mixed-Use zone in this location, however, an eastern portion of the zone along Pacific Coast Highway was developed with a restaurant and parking lot; the resulting undeveloped area towards the west under the Mixed-Use zone is not large enough for mixed-use development based on requirements for a minimum lot size of 15,000 square feet. Thus changes in the surrounding conditions deem a mixed-use development infeasible in this location.

While the existing commercial land use would be altered with this residential proposal, the mix of commercial and residential would still exist with the commercial restaurant to the east, and new residential to the west, with less density than permitted in Mixed-Use zones. Additionally, the area to be rezoned is not of sufficient size to be considered a significant alteration of the land use of the area. The proposed project does not constitute a significant or substantial alteration in planned land uses.

The existing site is currently underdeveloped with the easterly portion of the property being vacant. The Redondo Beach General Plan and Zoning Ordinance for a Low-Density Multiple-Family Residential (R-3A) Zone has a maximum density of 17.5 dwelling units per acre. The proposed development of a total of three (3) dwelling units on a site with a total area of 8,319 square feet equates to a density of 15.7 units per acre, which is consistent with the requested zoning designation.

The surrounding neighborhood consists of one and two-story commercial and office buildings, a religious facility, as well as a mixture of single-family and multi-family (condominium and rental) residential properties containing two (2) to fifteen (15) units per lot on the residential streets to the south, west and northwest. The proposed condominium project is compatible with the surrounding land uses and allows for a reasonable use and density, similar to the residential character on Broadway to the south and west.

2. Population and Housing

This project will not induce substantial growth or concentration of population through the development of condominiums in an urbanized area. This project is consistent with regional

growth management plans. Although population would increase over the existing level with the project, such an increase would be commensurate with other residential development of a like density within the surrounding area. The number of dwelling units for this site would not be at a level that would result in substantial resident relocation in Southern California from outside of the region.

The demolition of the existing commercial buildings and the construction of three (3) residential condominium units will incrementally increase the supply of available housing in the community. There will be no significant impact upon housing.

3. Geologic Problems

In Redondo Beach, as in most of Southern California, there is the potential for seismic ground shaking from seismic activity in the region. Areas of the City may also contain liquefiable materials, resulting from locally perched groundwater. Although exposed to regional and local seismic risks, the proposed project will be designed according to the seismic building code requirements.

The site is relatively flat with a slope less than 1%. The slope of the site will remain relatively unchanged following development. The proposed grading is not environmentally significant.

4. Water

There is no history of flooding on the subject property. This project is not located in the City's recognized floodplain zone as is shown in the FEMA map.

The project includes new construction of a two-story condominium building. This project will not impose flood hazards on other properties, nor will the water from this project be uncontrolled. Before construction of this project begins, the applicant and contractor will receive approved building permits and drainage plans from the City. The development of the proposed project, however, would result in the generation of an incremental increase in the amount of surface runoff entering the City's storm drain system. The project design proposes sufficient open space and landscape areas (33% of lot with landscape coverage) to reduce impacts of storm-water runoff.

The existing site does not contain any bodies of water and groundwater will not be significantly altered beyond currently existing conditions.

5. Air Quality

The site is located within the South Coast Air Basin. Air quality in the Basin exceeds State and Federal ambient air quality standards. The 1991 Air Quality Management Plan (AQMP) was adopted in order to regulate pollution sources in the Basin, including mobile and vehicular sources that are considered the major source of emissions in the Basin. The AQMP relies on the Environmental Protection Agency, the Air Resources Board, the South Coast Air Quality

RDB-MAJ-1-01
Exhibit 11 p2

Management District, and the Southern California Association of Governments (SCAG), as well as local governments for implementation. The rules, permits, and review authority of these various agencies provide for ongoing regulation of activities in the Basin that may negatively impact air quality.

The use of three condominiums would generate additional automobile-related emissions from trips to and from the site. The South Coast Air Quality Management District CEQA Air Quality Handbook (1993) states that condominium projects below 297 dwelling units will not have a significant impact on air quality. Because this project constitutes a net increase of three dwelling units, the project will not have a significant impact on air quality.

Grading and construction activities would result in dust generation. These short-term impacts would be mitigated by periodic sprinkling of graded areas with water and by street sweeping in compliance with the City's Building Code regulations. Dust and dirt from construction activities would not be environmentally significant. Exhaust emissions from construction equipment would have only short-term impacts and, therefore, would not have a significant effect on State or local air quality standards.

Therefore, this project will not result in substantial emissions or deterioration of ambient air quality; any alteration of air movement, moisture, or temperature; or any change in climate. There are no sensitive hospital receptors within 500 feet of the site. There is a high school approximately 220 feet from the project site across Pacific Coast Highway, but because of the minor construction area, dust control and few vehicle trips associated with residential, impacts on school children are not anticipated.

6. Transportation/Circulation

Based on the Institute of Traffic Engineer's Trip Generation Manual, three residential dwellings per site would be expected to generate 17.58 daily weekday trips (5.86 trips per unit). The generation of such additional traffic is not considered to be environmentally significant.

Three private driveways will provide vehicle access to the condominium units. Two driveways off of Diamond Street will serve Units B & C and another driveway off of Broadway will serve front Unit A. Traffic impacts related to the development of the site are not considered significant, because the proposed site has sufficient vehicular access off of Broadway and Diamond Street to accommodate the traffic generated by this subdivision. There will be one guest-parking space provided on-site.

7. Biological Resources

The City has found no significant impact on biological resources as a result of the project. The project site is highly disturbed and located in a densely developed urban area. The site has been undeveloped and does not contain any plant or animal life listed as state or federal rare or endangered species. Nor does this property contain biological resources such as coastal wetlands,

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native grasslands, wildlife corridors, vernal pool habitats, riparian wetlands, freshwater marshes, natural animal habitat, marine habitat or any sensitive species.

8. Energy and Mineral Resources

The proposed project is not of the nature, location, or extent to significantly affect natural resources. Impacts to natural resources are considered significant if project implementation results in an unmitigated loss of nonrenewable resources such as minerals and/or construction materials. This project is not expected to have a substantial impact on natural resources because it is addition to an existing building. This site is already developed with a residential structure and is not being used for mining purposes.

The project is not expected to consume energy to a greater degree than projects of a similar size and nature. Energy requirements to meet basic operational needs (heating, cooling, lighting, etc.) would not create a demand, which would be considered substantial.

9. Hazards

The proposed project is not of the nature, location, or extent to pose a significant risk of accidental explosion or release of hazardous substances because it is a residence. This project is not expected to involve any interference with an emergency response plan or create any significant health hazard.

The project would not create any health hazards, nor is it located in an area that would expose persons to any known health hazards.

10. Noise

The project is not expected to increase the ambient noise levels of the area to a significant level. Typically, a change of more than 3.0 decibels is normally perceived by adjacent receivers as a noticeable difference between post- and pre-project conditions. However, such an increase requires traffic volumes in the area to double. As determined from traffic estimates, traffic from the proposed condominium project is not substantial and will cause no significant change to existing noise patterns.

The site is not exposed to any significant sources of ambient noise. During site preparation and construction, local noise levels will increase. No sensitive receivers are located within the site, but residential uses surround the site. Construction noise from the project would not represent unusual construction noise in an urban environment and would not be greater than for other similar construction projects in the area. In addition, the City has noise regulations, which limit the hours of construction to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and between 9:00 a.m. and 5:00 p.m. on Saturday. No work is permitted to occur on Sunday or holidays. Construction noise increases will be short-term in nature and with compliance with the City's noise regulations, significant impacts are not expected to occur.

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11. Public Services

This project is located in an area which is already urbanized. The development of this project in a residential zone is not expected to have an impact on the amount of services required. As previously discussed, the proposed project represents an anticipated use of the site within the forecast of the City of Redondo Beach General Plan (residential uses were anticipated as part of a mixed-use site). The requested density is below that permitted for the site by the Plan and as such, the allocation of public services to the site (specifically, fire and police services) in the context of the General Plan are worst-case estimates which adequately encompass the proposed project.

12. Utilities and Service Systems

The project can be adequately served by most existing utility systems; and, no environmental impact is expected from the project for services of power, natural gas, communications, water treatment and distribution, sewer, solid waste or water supply.

13. Aesthetics

A significant impact to views means that a project would block public views from designated open space, roads, or parks to significant visual landmarks or scenic vistas. Construction of the project at the proposed location would not affect any view currently open to the public, nor would it create an aesthetically offensive view. Therefore, the impacts of this project would not be environmentally significant.

The project would generate new light and glare typical of residential development in the area. The project does not include additional large expanses of glass or reflective surfaces that would increase the light or glare being reflected off the site. Therefore, there is no significant adverse impact from light or glare.

14. Cultural Resources

Portions of the site were developed as early as 1926 with a garage and 1930 with a store. Since that time the property has been occupied by a dye works and dry cleaners. The Parisian Cleaners and Dyers building is a stucco-clad, one-story structure with a flat roof. The street-facing facades are simple, with a horizontal banded course and a simple, scalloped cornice which gestures to the Moderne architectural style. Building additions and alterations are also evident. The structure would be demolished with the new construction.

The site was identified in the 1986 Historic Resources Survey with a "B" rating. Such buildings are well-designed which research may prove to have a relationship to important events or persons in history. The survey also listed a National Register 6 rating, which means that the resource is not eligible for the National Register or of local interest. Given the time since the last survey, a supplemental report was prepared to evaluate the structures on site for historic value. A report prepared by Pam O'Connor Preservation/Planning, a qualified historic preservation consultant, determined that the structure at 400 Diamond Street, the Parisian Cleaners, does not possess the

level of historic or architectural significance to meet criteria for designation as a national, state, or local historic resource. The report concurred with the National Register rating of 6, and determined that the building also does not meet the criteria for inclusion in the California Register or the Redondo Beach register of landmarks. No known historical resources are being lost as a result of the proposed project.

Based on the City's 1996 Archeological Research and Site Identification for Resources Report the property does not contain any known or recorded prehistoric or historic archaeological sites. No significant impacts to cultural or historical resources are anticipated.

15. Recreation

This project is not expected to impact the quality or quantity of existing recreational facilities. There are currently no existing parks or recreation centers adjacent or in close proximity to this project.

16. Mandatory Findings of Significance

The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The project site is currently underdeveloped, but located in a heavily urbanized area. No natural animal habitat exists on the property, and little if any, animal life is present on the property. Vegetation on-site is limited to non-native and limited ornamental species used for landscaping and street trees. No rare, unique or endangered plant species exist on the site. Therefore, no impacts to unique, rare or endangered plant or animal species, or their respective habitat, would occur with the proposed project. The project site has been disturbed and does not contain any recorded archaeological sites.

As identified in all impact discussions herein, no significant unmitigated impacts would occur with the proposed project. The project conforms to the General Plan designation of the site and would not be expected to sacrifice short-term environmental goals at the expense of long-term environmental goals. No significant cumulative impacts have been identified in connection with the proposed project, and the proposed project poses no threat to human health or safety.

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