

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
2000 Ocean Gate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

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Filed: 7/21/03
180th Day: 1/17/04
270th Day: 4/16/04
Staff: MS-LB
Staff Report: 9/21/03
Hearing Date: October 7, 2003
Commission Action:

**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NUMBER: 5-03-253

APPLICANTS: Muscle Improvement Inc.

AGENTS: MKA, Attn: Everett Martinez

PROJECT LOCATION: 200 North Harbor Drive, Redondo Beach (Los Angeles County)

PROJECT DESCRIPTION: Conversion of 10,750 square feet of parking space on the third level (fourth floor) of an existing 200,448 square foot, 4-level parking structure to expand an existing 18,500 square foot, one-level physical fitness facility (Gold's Gym). The gym facility is a leasehold located on a 5.35-acre triangular-shaped parcel that is developed with a five-story hotel, a four-level parking structure and a one-level physical fitness facility.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending that the Commission grant a coastal development permit for the proposed development with special conditions relating to parking, future improvements and legal ability to carry out the conditions of the permit.

LOCAL APPROVALS RECEIVED:

1. City of Redondo Beach Resolution No. 9072, April 17, 2003.

SUBSTANTIVE FILE DOCUMENTS:

1. City of Redondo Beach Land Use Plan
2. Coastal Development Permit: 5-83-965.
3. City of Redondo Beach Planning Department Case No. (PC) 03-33 Staff Report, dated April 17, 2003 (Exhibit 6).

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application with special conditions:

MOTION: *I move that the Commission approve Coastal Development Permit No. 5-03-253 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and 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. Approval of the permit 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 development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. 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.

5. 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:

1. PROOF OF LEGAL ABILITY TO COMPLY WITH CONDITIONS

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the permittee shall provide proof of the permittee's ability to comply with all the terms and conditions of this coastal development permit.

2. FUTURE DEVELOPMENT RESTRICTION

A. This permit is only for the development described in Coastal Development Permit No. 5-03-253. Except as provided in Public Resources Code section 30610 and applicable regulations, any future development as defined in PRC section 30106, including, but not limited to, a change in the density or intensity of use of land, shall require an amendment to Permit No. 5-03-253 from the California Coastal Commission or shall require an additional coastal development permit from the California Coastal Commission or from the applicable certified local government.

3. PARKING VALIDATION

- A. The applicant shall continue offering parking validation to all gym members.
- B. With the acceptance of this permit the applicant agrees that any change in the existing validation offered to gym members shall require an amendment to this permit from the Coastal Commission or a new coastal development permit unless the Executive Director determines that no amendment or new coastal development permit is necessary.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Description and Location

The applicant proposes to expand an existing 18,500 square foot gym facility by converting 10,750 square feet of floor area on the third level (top floor) of an existing parking structure into additional gym space (Exhibit 3). Because the proposed expansion is into an existing parking structure, the only change to the appearance of the parking structure will be the result of the installation of windows on the wall of the parking structure. There is no change in height or bulk of the existing building. The proposed expansion includes a new "Woman's Gym", a "Spinning Room", and "Pilates Room", offices, storage space and restrooms. A new stairway will connect the expanded portion of the gym to the existing portion of the gym, which is located on the second level (third floor). The project will result in the loss of 31 parking spaces out of the existing 555 parking spaces that are now shared by the gym and hotel and by the general public. The proposed project has

received approval from the City of Redondo Beach Planning Commission (Resolution No. 9072, April 17, 2003).

The proposed project is not located between the sea and first public road. The project site is located on the inland side of North Harbor Drive across the street from the Redondo Beach Marina parking lot and Seaside Lagoon (Exhibit 1). The surrounding area includes the Sunrise Hotel and Salvation Army facilities to the north, harbor area and Redondo Beach pier to the south and residential condominium units to the east. The site is located on a 5.35-acre triangular-shaped property that was developed in 1985 and 1986 with a five-story hotel, a four-level parking structure and a one-level physical fitness facility (CDP No. 5-83-965, Exhibit 4).

B. Public Access

All projects requiring a coastal development permit must be reviewed for compliance with the public access provisions of Chapter 3 of the Coastal Act. Section 30210 states that maximum access and recreational opportunities shall be provided to protect public rights:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

As mentioned above the proposed project is located on property that is developed with the "Crown Plaza", an existing 257,551 square foot, 355-room hotel (including 5,700 square feet of banquet facilities, a restaurant, various shops and offices); a 200,448 square foot, four-level parking structure and a one-story gym facility. The proposed project consists of eliminating 31 parking spaces on the third level (top floor) to accommodate a 10,750 square foot gym expansion. There are presently 555 parking spaces on the site, which are shared by the two uses on the property and are open to the general public for a fee.

The applicant submitted a 111-day parking study that was done by Automac Parking, Incorporated (Exhibit 5). The study consisted of counting in and out parking tickets from June 20, 2002 to January 28, 2003 with a break from July 8, 2002 to July 23, 2002. According to the parking study report, dated February 3, 2003, the parking garage maximum occupancy is 25 percent of the total spaces during peak times and the current demand for parking rarely exceeds 40 percent of the available spaces leaving 330 parking spaces available at most times. The report also states that fewer than 20 percent of the hotel guests utilize the parking structure, because of hotel contracts with airlines and use of their shuttle services. The hotel also offers its own shuttle service for guests. The report concludes that eliminating 31 of the 555 parking spaces will not adversely impact parking in the garage or on the streets.

The City of Redondo Beach Municipal Code currently requires 929 on-site parking spaces for the existing uses on the site and the proposed expansion. There are only 555 parking spaces existing in the parking structure (Coastal Development Permit 5-83-965). The City of Redondo Beach granted the applicant a conditional use permit allowing the reduction in parking spaces based on Section 10-2.176(d) of the Municipal Code allowing overlap parking if certain criteria are met. Those criteria are: 1) the total parking provided for the uses sharing parking shall not be less than fifty (50) percent of the parking requirement for the same uses with no shared parking (The City found that 524 spaces is 56 percent of 929 spaces that would be required); 2) The total parking

provided for the same uses sharing parking shall not be less than the parking requirement applicable to any single use that does not have shared parking (The City found that 524 spaces is not less than the single greatest parking requirement, which is the existing and expanded gym, 453 spaces); 3) The applicant shall provide the Planning Commission information on the proposed hours of operation of each use and the anticipated maximum number of employees and customers for each use typically generated during each hour of the day and day of the week (The City staff report states that the maximum number of employees and customers at any given time for all the uses is 400-600 individuals at a given time, however many do not drive to the facilities); and 4) the Planning Commission may approve shared parking subject to a determination that the typical utilization of the parking area would be staggered or shared to the extent that the reduced number of parking spaces would be adequate to serve all the uses on the site. The City based the finding for the last criteria on the parking study provided by the applicant which showed that the parking is underutilized on the site and elimination of 31 spaces would not create an overflow situation, thus not impact surrounding uses and properties.

Coastal Commission staff has reviewed the parking study and received additional information from the City of Redondo Beach and the applicant that supports the conclusion that the parking spaces within the parking structure are underutilized and reduction in parking spaces within the structure will not adversely impact public parking or public access to the coastal resources available in the area.

In response to questions concerning unoccupied leaseholds that could create a higher demand on parking in the future, the applicant contends and the City concurs that there are no unoccupied leaseholds at the site. According to information provided by the applicant, the parking structure is available for use by the hotel and associated uses, the Gold's Gym and the general public. The applicant provided staff with the current parking rates charged at this parking structure. The current parking rates at this site are \$1.00 for the first hour and a maximum rate of \$18.00 for a 24-hour period. Gold's Gym members pay \$.50 for four hours with validation. Hotel guests pay \$12.00 per day for self parking and \$15.00 per day for valet parking. As mentioned above, parking is open to the public and exterior signage invites the public to park in the structure.

Finally, the parking survey indicates that hotel rooms were at maximum occupancy various times throughout each month, including New Years Eve. After consulting with the hotel, the applicant explains that there did not appear to be a time during the 111-day parking survey when all 5,700 square feet of banquet facilities were being used at the same time that the hotel room occupancy was at 100 percent. The applicant contends that there are two instances when the parking structure is at full capacity: On July 4th, the structure is full by primarily the public who come to the beach to participate in Fourth of July celebrations; and during the week of Christmas when the City of Redondo Beach has a holiday function at the hotel. During the Christmas season, the beach and public parking areas are underutilized. The applicant contends that the subject parking structure is not used for overflow parking for the ocean-side parking lots except during the Fourth of July.

As mentioned above, the parking structure on the subject property is not the only source of public parking within the vicinity. The project site is located on the inland side of North Harbor Drive. The Redondo Beach Marina parking lot is located seaward of Harbor Drive. There are also various restaurants and the marina itself and a beach on the seaward side of Harbor Drive. The surrounding area includes the Sunrise Hotel and Salvation Army facilities to the north, harbor area and Redondo Beach pier to the south and residential condominium units to the east, all of which

have parking. The marina parking lot on the seaward side of Harbor Drive provides public parking that is closer to the restaurants, Seaside Lagoon and the marina. The parking rates of these structures are much lower because the various places offer parking validations. The Redondo Beach marina parking lot parking rate is \$2.00 an hour with a \$20.00 maximum per day but the lot accepts validations from the various adjacent uses. Some of the validations offered include a \$2.00 flat rate with validation (sport fishing), \$3.00 flat rate with validation (Seaside Lagoon) and \$4.00 for 8 hours (Hoist Launch). Some restaurants also offer validations. In general, parking lots on the seaward side of Harbor Drive appear to adequately provide parking for the uses that exist there.

Along with the parking structure and the adjacent parking lots, there are also metered street parking spaces along the public streets that surround the site. Currently, those parking meter rates are \$1.00 per hour. On a Friday around 12:00 PM, during the summer time (August 29), there were many empty parking spaces along North Harbor Drive. However, if the parking structure were no longer willing to accept parking validations from Gold's Gym members, street parking would likely be taken up by the gym members displacing those who park on the street to access the shoreline. Therefore, the Commission is requiring the applicant to continue offering parking validations to its gym members or return to the Commission for an amendment to this permit before any changes are made to the validation system unless the Executive Director determines that no amendment or new coastal development permit is necessary.

Commission concurs with the City's determination that the parking structure on the site is underutilized. The elimination of 31 parking spaces will not adversely impact parking for the hotel and gym and as conditioned the project will not impact public parking in the area. To ensure that parking continues to be adequate for the uses on the site, the Commission is requiring that if the use of the gym changes, an amendment to this permit or a new coastal development permit must be obtained for that change in use. Only as conditioned is the project consistent with the public access policies of the Coastal Act.

C. Ability to Carry Out Project

The applicant for the project leases the property and has provided staff with a copy of the lease agreement and with a letter, dated March 5, 2003, from the Landlord acknowledging the applicant's conceptual ideas for the proposed expansion and outlining the terms and conditions under which Town Park Hotel Corporation ("Landlord") would consider as the basis for the lease amendment with the tenant, Gold's Gym. The letter states that the Landlord will have the right to review and approve all plans prior to submittal of such plans to relevant governmental agencies for permitting. The letter also states that the terms of the letter are contingent upon the tenant obtaining all necessary approvals from applicable governmental authorities and conditioned upon the Landlord obtaining final approval from its board of directors. The Commission is requiring the applicant to provide, prior to issuance of the permit, proof that the applicant does in fact have the ability to carry out the conditions of this coastal development permit.

D. Visual Resources

Section 30251 of the Coastal Act states:

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, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The proposed 10,750 square foot expansion is the conversion of a portion of the third floor of the existing parking structure into gym facilities. There are no changes proposed to the exterior of the building except for adding windows that will match the existing gym windows. There are no changes proposed to the height or bulk of the existing building. There are no impacts to public views in this area thus the Commission finds that public views are protected and the project is consistent with the visual resource policies of the Coastal Act.

E. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Development Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program, which conforms with Chapter 3 policies of the Coastal Act:

- (a) Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200). A denial of a Coastal Development Permit on grounds it would prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for such conclusion.

The City does not have a certified Implementation Program for the entire coastal zone. On April 8, 2003 the Commission approved the City's Implementation Plan for Coastal Zone Area One (area outside of the Harbor-Pier Area) with suggested modifications. On August 5, 2003 the Redondo Beach City Council formally adopted the Coastal Zone Implementation Plan as modified by the Commission. The Executive Director's review for effective certification is scheduled at the same hearing as this project and if approved by the Commission, the City will then take over coastal permit issuing authority for Coastal Zone Area One.

This site is located in "Area Two" or the "Harbor-Pier Area" and is not subject to the certified LCP for Coastal Zone Area One. The proposed project, as conditioned, is consistent with the public access, recreation, and visual resource policies of the current certified LUP. Therefore, approval of this project as conditioned would 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).

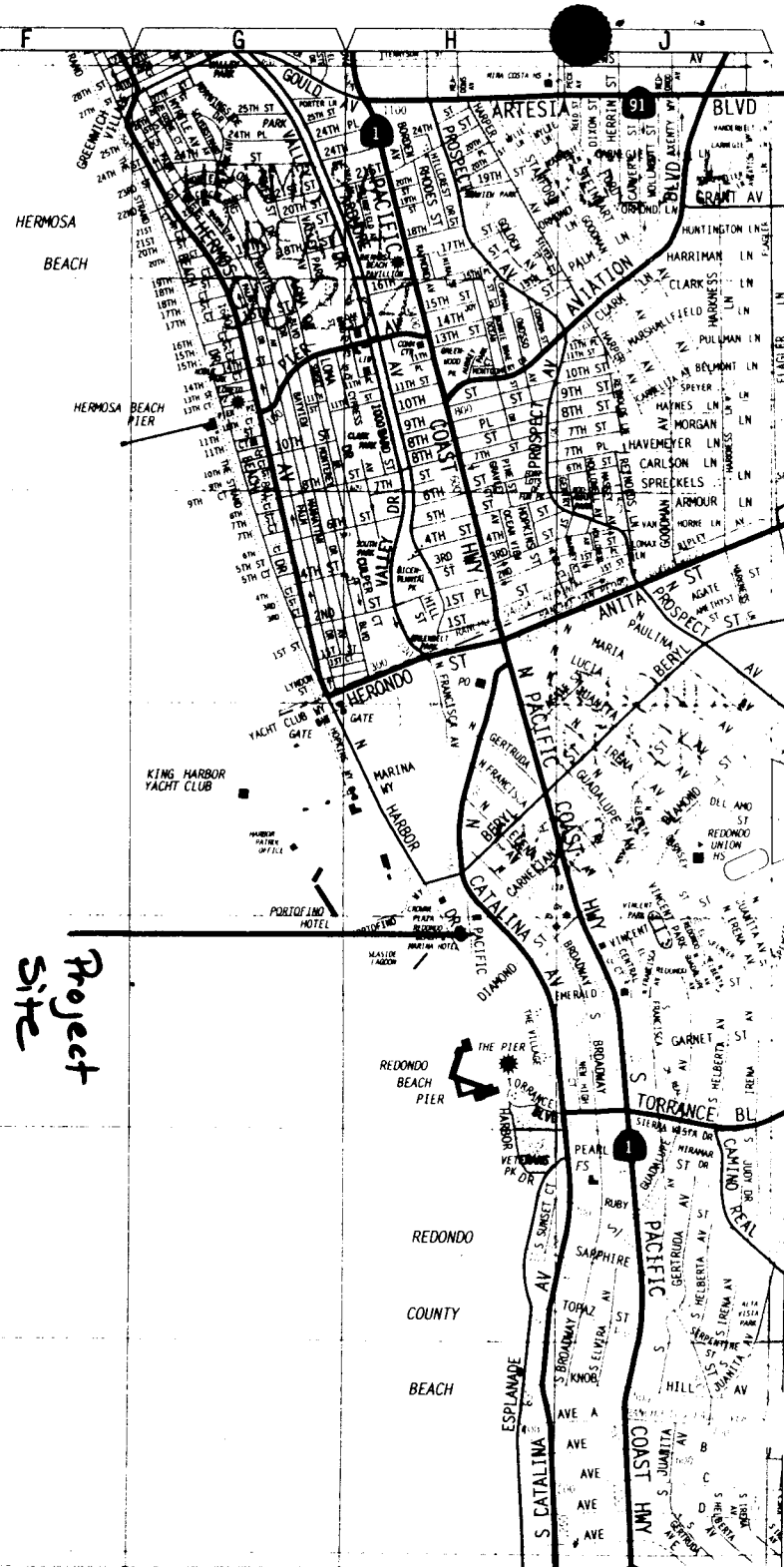
F. California Environmental Quality Act

Section 13096 of the Commission's 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 Commission finds that the proposed project, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act. All adverse impacts have been minimized and there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

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5-03-253
EXHIBIT # 1
PAGE 1 OF 1

Project
Site



200 North Harbor Drive



200 0 200 400 600 800 Feet

COASTAL COMMISSION

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EXHIBIT # 2

PAGE 1 OF 1

Proposed Expansion For **Golds Gym** at Crown Plaza Hotel 200 North Harbor Drive Redondo Beach, California

Sheet Index

CUP1 Title Sheet, Site Plan, Vicinity Map, Project Tabulations

CUP2 Existing Hotel Floor Plans

CUP3 Existing Parking Structure Plans

CUP4 Existing Parking Structure

CUP5 Proposed and Existing Gym Floor Plans

CUP6 Partial Exterior Elevation Project Photos

Project Tabulations

Existing Hotel	100,000 sq. ft.
Existing Gym	10,000 sq. ft.
Existing Parking	44,000 sq. ft.
Existing Office	10,000 sq. ft.
Existing Other	10,000 sq. ft.
Totals	174,000 sq. ft.

Existing Hotel Spaces	100,000 sq. ft.
Existing Gym Spaces	10,000 sq. ft.
Existing Office Spaces	10,000 sq. ft.
Existing Other Spaces	10,000 sq. ft.

Total Existing Hotel Spaces	100,000 sq. ft.
Proposed New Gym Spaces	10,000 sq. ft.

Existing Parking Structure

Basement	10,000 sq. ft.
Level 1	10,000 sq. ft.
Level 2	10,000 sq. ft.
Level 3	10,000 sq. ft.
Totals Existing	40,000 sq. ft.
Proposed Addition	4,000 sq. ft.

Parking Required By City Code

Hotel	100,000 sq. ft.	1,000 spaces
Hotel Rooms	10,000 sq. ft.	100 spaces
Office	10,000 sq. ft.	100 spaces
Other	10,000 sq. ft.	100 spaces

Golds Gym

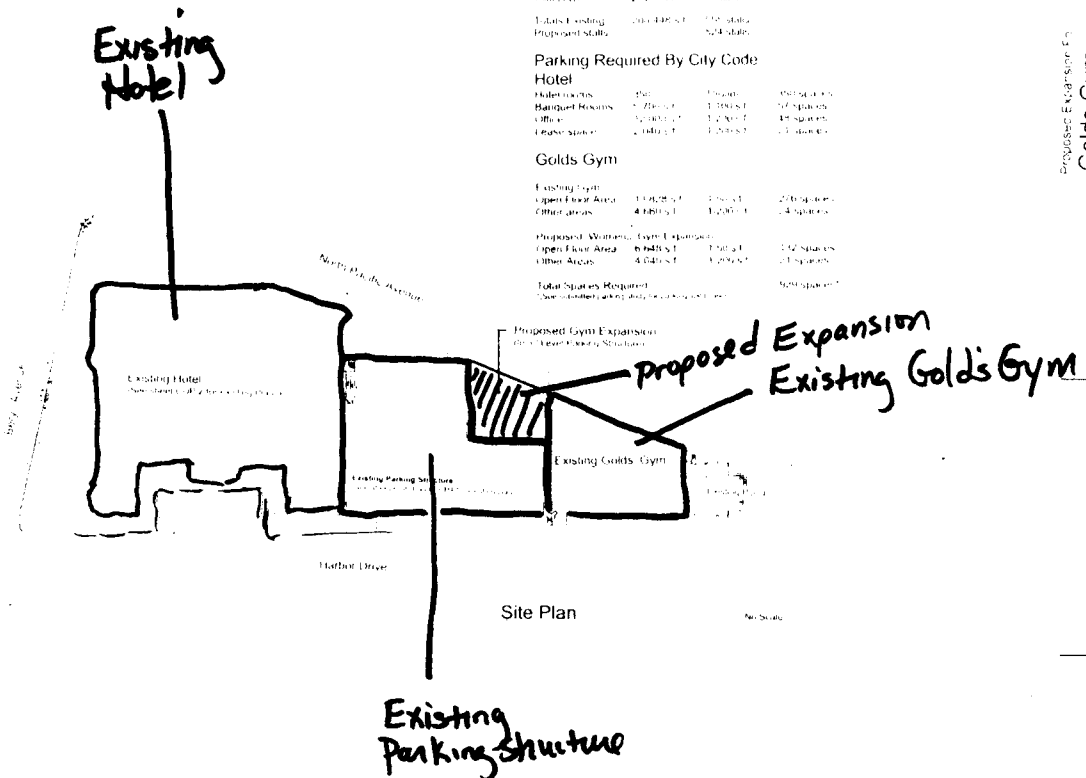
Existing Gym	10,000 sq. ft.	100 spaces
Existing Floor Area	4,000 sq. ft.	40 spaces
Other Areas	1,000 sq. ft.	10 spaces
Proposed Addition	10,000 sq. ft.	100 spaces
Proposed Floor Area	10,000 sq. ft.	100 spaces
Other Areas	1,000 sq. ft.	10 spaces
Total Spaces Required		350 spaces



Aerial Photo



Vicinity Map



Site Plan

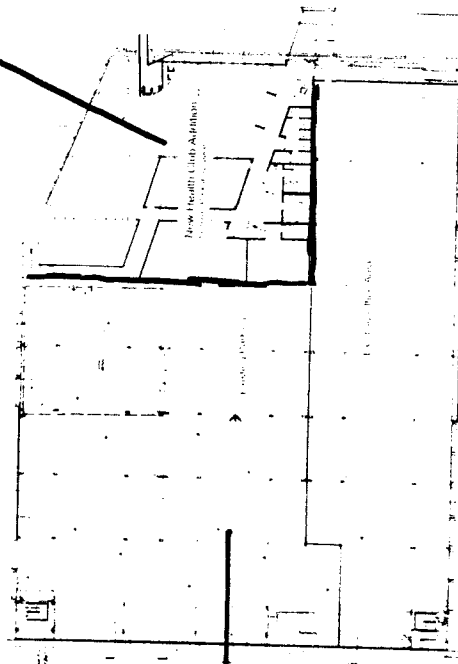
Proposed Expansion For
Golds Gym at
 Crown Plaza Hotel
 200 North Harbor Drive
 Redondo Beach, California

MKA

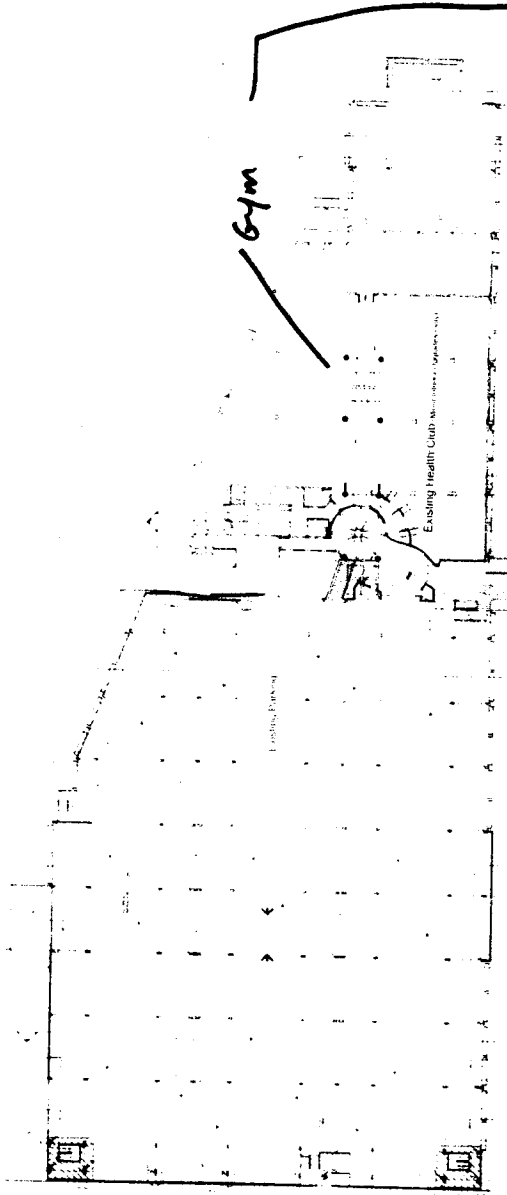
Health Club Addition

3rd FL. EXISTING
Parking STRUCTURE /
PROPOSED EXPANSION

PARKING
STRUCTURE



Parking Structure Third Level



Parking Structure Second Level

Gym

2nd Fl.
Parking Structure /
EXISTING GYM

Proposed Expansion of
Golds Gym at
201 North Harbor Drive
Redondo Beach, California

COASTAL COMMISSION

5-03-253

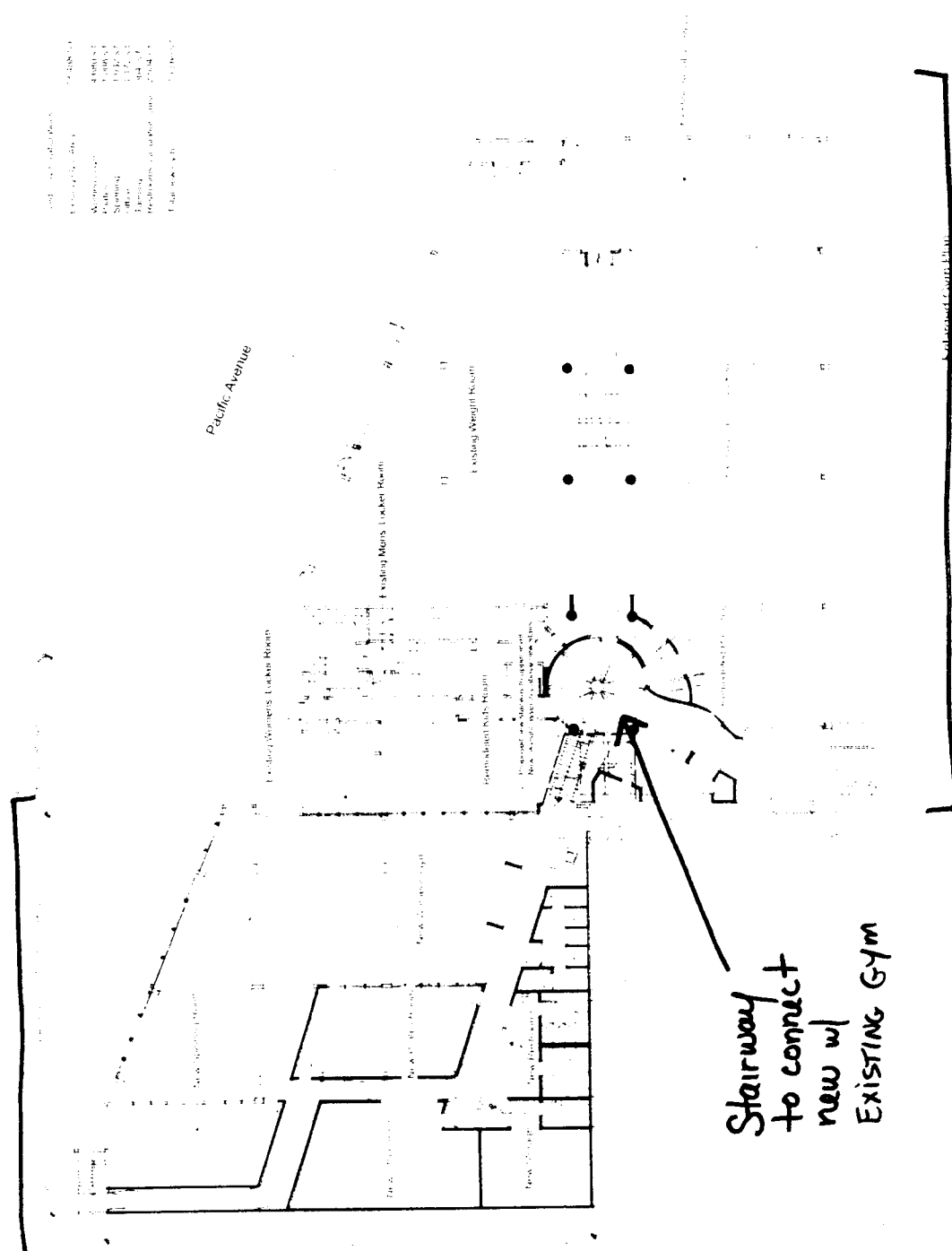
EXHIBIT # 3

PAGE 2 OF 3

CUP3

Gym Expansion

MKA



Stairway to connect new w/ EXISTING GYM

Existing Gym

Garage Entry

Top Model Gym at
Golds Gym at
10000th Street, Oakland
Redwood Branch, Oakland

CUP5

COASTAL COMMISSION
5-03-253

EXHIBIT # 3
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California Coastal Commission
SOUTH COAST DISTRICT
245 West Broadway, Suite 380
P.O. Box 1450
Long Beach, California 90801-1450
(213) 590-5071
(714) 846-0648

*approved per staff
w/c 2/8/84*

FILED: December 12/83

49th DAY: Waived

180th DAY: 6/10/84

STAFF: Ryan *JR*

STAFF REPORT: 2/2/84df

HEARING DATE: 2/8/84

REGULAR CALENDAR

STAFF REPORT AND RECOMMENDATION

Application: 5-83-965

Applicants: Redevelopment Agency
of the City of Redondo Beach
P. O. Box 167
REDONDO BEACH, CA 90277

Coapplicant:
Redondo Triangle Associates
881 Alma Real Ste 301
PACIFIC PALISADES, CA 90272

Description: Demolition of a 5.5 acre shopping center, and
construction of a 6-story 353-room hotel with
restaurant, coffee shop, meeting & banquet rooms,
office & retail space, subterranean garage, and public
viewing deck.

Site: 216-344 North Harbor Drive
Redondo Beach

Substantive File Documents:

1. The City of Redondo Beach Conditionally Certified Land Use Plan (LUP)
2. Environment Impact Report No. 83-3 for the Harbor Triangle Hotel
3. Land Use Plan Background Documents
4. Staff Reports and Commission Findings on Initial and Resubmitted Land Use Plan

SUMMARY:

Prior to hearing the proposed project, the Commission will consider the City's resubmitted Land Use Plan which will modify specific land use development standards in order to permit the proposed Harbor Triangle Hotel. Staff is recommending that the proposed development, as conditioned, will be in conformity with the Commission's suggested modification to the Land Use Plan Resubmittal. Assuming the Commission approves the LUP resubmittal with the suggested modification, staff is recommending that the Harbor Triangle Hotel be approved, as submitted by the City.



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5-03-253

EXHIBIT # 4

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STAFF RECOMMENDATION

The staff recommends the Commission adopt the following resolution:

I. Approval with Conditions

The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that, as conditioned, 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: See Attachment X.

III. Special Condition.

Prior to construction, the applicant shall submit evidence that the following suggested modification to the Redondo Beach Land Use Plan Resubmittal has been adopted by the City:

SUGGESTED MODIFICATION FOR THE LAND USE PLAN RESUBMITTAL

Planning and Locating New Development

The City's conditionally certified LUP shall be modified to delete reference to a 300-400 unit, 125' high hotel as a permitted land use on Parcel 12, a City-owned public surface parking lot. The City's certified LUP shall be modified by explicit policy language that the underlying zoning on Parcel 12 can remain as a Commercial-Recreation land use with the only permitted use to remain as a public surface parking lot until such time as the City amends the LUP and can clearly demonstrate that any other permitted use will not significantly congest coastal access corridors, impede public views and access or degrade the quality, character and continued use of nearby recreational facilities, particularly Seaside Lagoon.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Project Description and Location.

The proposed development is for the demolition of an existing 5-acre "Triangle" neighborhood shopping center and construction of a 6-story, 353-room hotel to include a restaurant, coffee shop, service and retail space, meeting/banquet rooms - 586 parking spaces in subterranean, semi-subterranean and structured facilities - 16,765 sq. ft. ground level retail space - 11,200 sq. ft. second floor office space - and a 23,300 sq. ft. public viewing deck (project height varies and is placed down ward from north to south at levels of 55', 26', 16', and 5').

COASTAL COMMISSION

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EXHIBIT # 4

PAGE 2 OF 6

This five acre site is centrally located within the Harbor/Pier area of the City of Redondo Beach. The development potential and revitalization of this area has been a major concern to the City due to its location and close proximity to the shoreline (see Exhibit C). The area was built in the 1950's, and was located in the main part of the City's downtown southern business district. However, as redevelopment occurred within this area, many surrounding homes and businesses were demolished and various streets were closed. The center has undergone a transition from a heavily used neighborhood shopping center to a deteriorating commercial center consisting of non-related uses such as night clubs, a palmistry store, and bait shops, as well as some vacant and fire-damaged structures.

B. Relationship to Certified Land Use Plan.

In the City's certified LUP, the "Triangle" site was anticipated to be developed for office/retail use with a maximum height limit of 45'. The City's LUP also included a 400-unit hotel to be located seaward of the "Triangle" site, across Harbor Drive (see Exhibit C). Therefore, the City resubmitted the certified Land Use Plan in order to permit the subject 6-story, 353-unit hotel on the "Triangle" site and to increase the maximum height from 45' to 55'. However, the City's resubmitted LUP still retained a policy to permit the other 400-unit hotel. Because of potential adverse impacts on traffic circulation capacity, shoreline access and public views, staff suggested a modification to the City's LUP resubmittal that would delete the 400-unit hotel from the certified LUP. The City's LUP resubmittal will be heard on the same agenda immediately prior to considering the subject permit request.

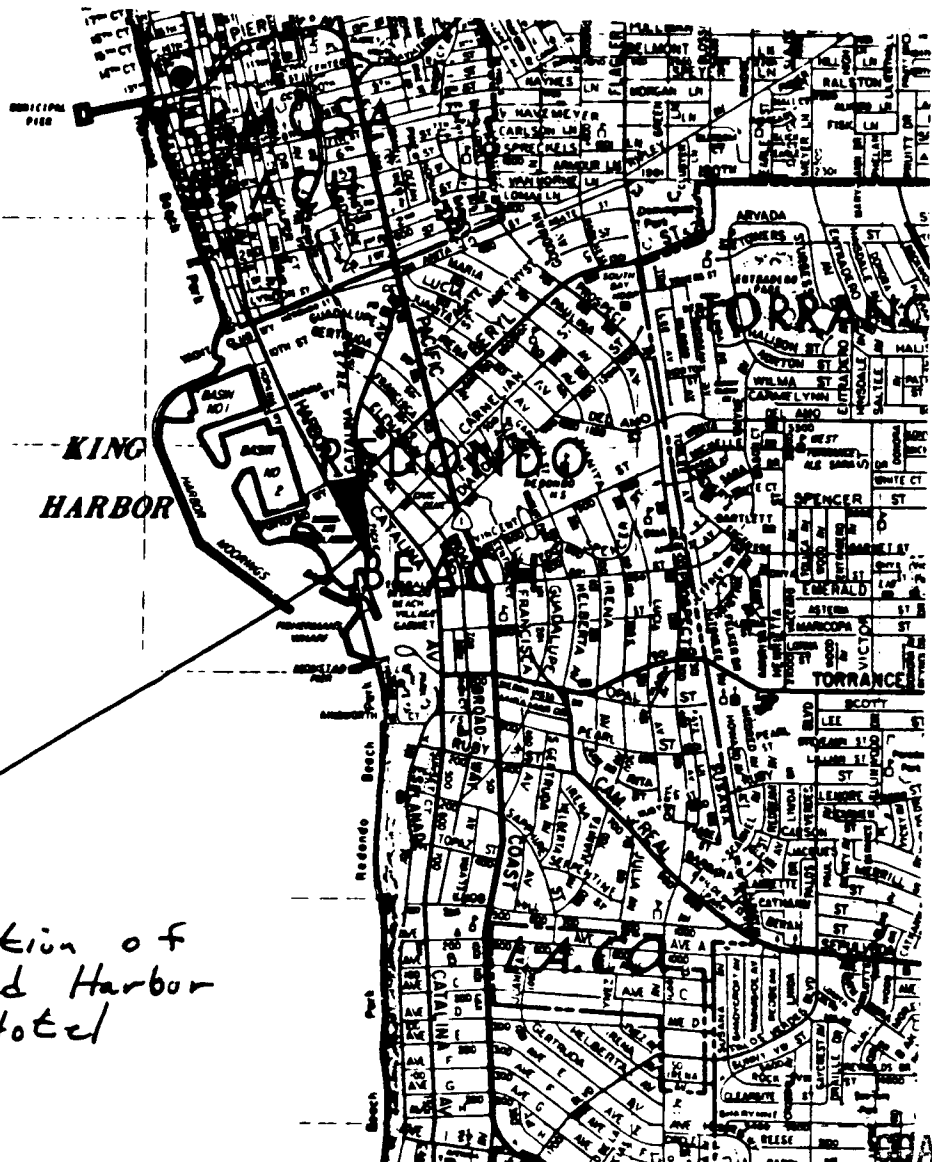
Assuming the Commission approves the LUP resubmittal with the previously mentioned suggested modification, staff is recommending that the Harbor Triangle Hotel be approved, as submitted by the City. The proposed development will provide a wide range of uses, including public amenities, consistent with the recertified LUP and relevant sections of the Coastal Act. Therefore, the Commission hereby adopts by reference the Findings for Denial and Findings for Suggested Modification for the City's Land Use Plan Resubmittal which are contained in the Commission staff report dated January 27, 1984.

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EXHIBIT # 4

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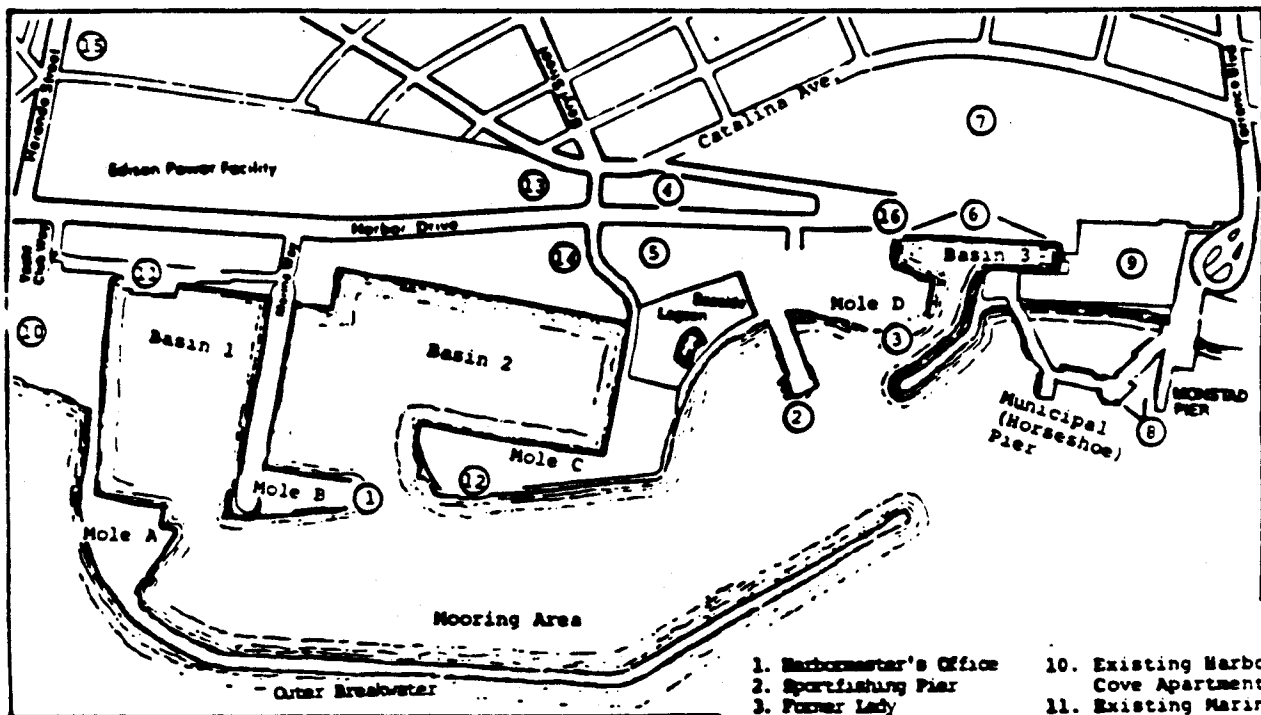
Site Location of
the Proposed Harbor
Triangle Hotel

COASTAL COMMISSION

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EXHIBIT # 4
PAGE 4 OF 6

Exhibit A
- City of Redondo Beach
LUP Resubmittal -
- Permit No.
5-83-965 -



- | | |
|---|--|
| 1. Harbormaster's Office | 10. Existing Harbor Cove Apartments |
| 2. Sportfishing Pier | 11. Existing Marina Cove Apartments |
| 3. Former Lady Alexandra Site | 12. Existing Portofino Motel & Apartments |
| 4. Existing Harbor Triangle Shopping Center | 13. Existing Travelodge Motel |
| 5. Proposed 10-story Hotel Site | 14. Existing Oil Drilling Site |
| 6. International Boardwalk | 15. Portion of Site of Proposed Amusement Park |
| 7. Existing Redevelopment Project Area | 16. Proposed 300-car Parking Structure |
| 8. Proposed Fishing Pier Site | |
| 9. Existing Pier Parking Structure | |

Existing and Proposed Uses
in the City's Certified LUP
Within the Harbor/Pier Area

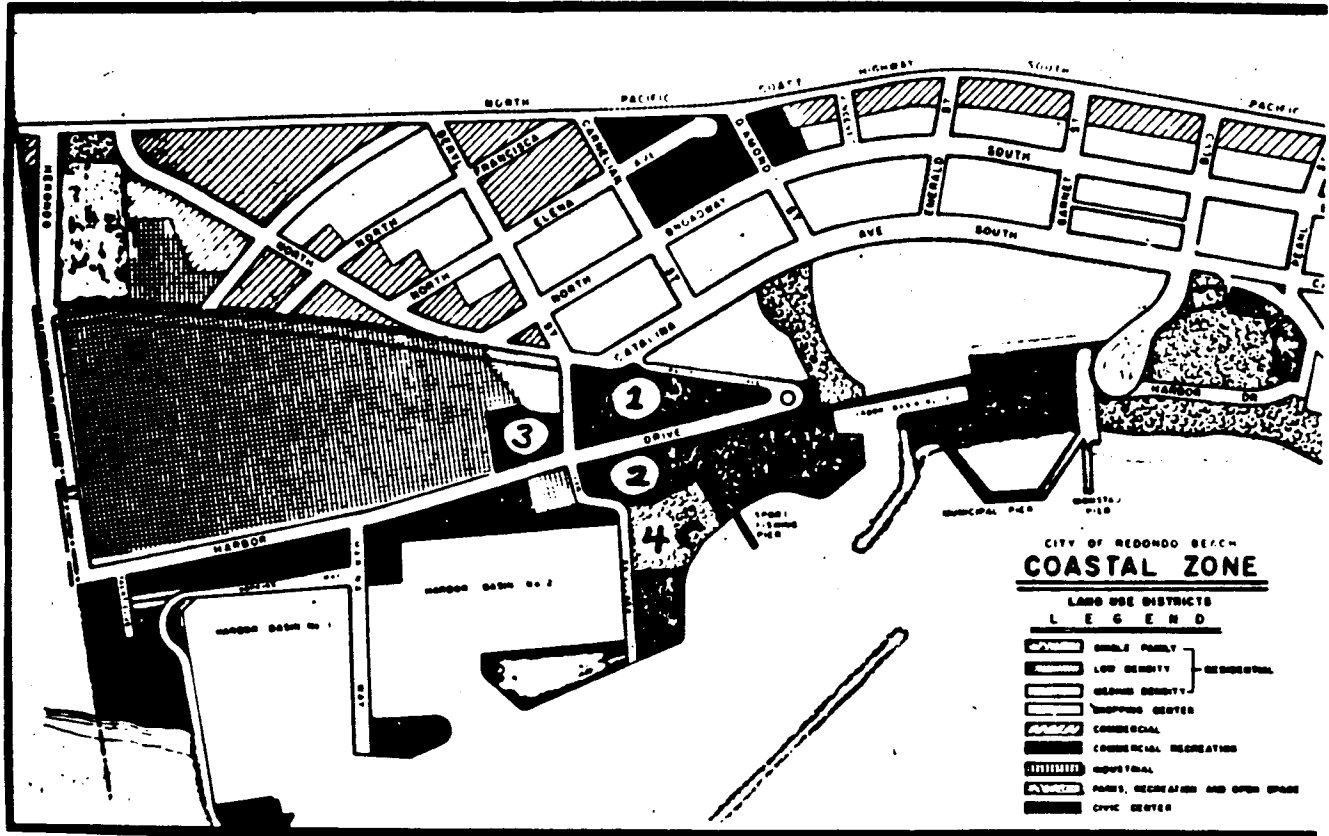
COASTAL COMMISSION

5-03-253

EXHIBIT # 4

PAGE 5 OF 6

Exhibit B
- City of Redondo Beach LUP
Resubmittal -
- Permit No. 5-83-965 -



- ① Site of Proposed Harbor Triangle Hotel (353-units 6-story) Resubmittal
- ② Site of a 400-unit, 10-story hotel, presently a permitted use in the Certified LUP
- ③ Site of an existing 3-story 110-unit hotel
- ④ Seaside Lagoon, a public swimming recreational facility

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Exhibit C
- City of Redondo
Beach LUP
Resubmittal -
- Permit No.
5-83-965-

Crown Plaza Parking Study

Section I

Overview

The Crown Plaza parking structure is a shared parking structure. Crown Plaza Hotel, several small offices and Gold's Gym share the facility. The structure is open to the general public. The current configuration provides 555 parking spaces in a three level structure.

Current demand for parking spaces never exceeds 40% of the available spaces. This leaves approximately 330 spaces available at all times.

Public parking, on the west side of Harbor Drive, is available for all users of the facilities at rate substantially lower than charged at the Crown Plaza parking structure.

Less than 20 % of the hotel guest utilize the parking structure, due to the hotels contracts with the airlines, which call for flight crews being shuttled to and from the hotel. Other non airline guest arrive via cabs and shuttle services.

The proposed expansion of Gold's Gym will eliminate 31 spaces on the third level of the parking structure at a point furthest from the parking structure entrance. This area is seldom used. The loss of 31 spaces would not affect the availability of onsite parking for any visitors to Crown Plaza or Gold's Gym.

The current city codes require 952 spaces based on the hotel, office and health club uses.

Conclusions

1. The parking structure never reaches full capacity.
2. The parking structure rarely exceed 40% capacity.
3. The elimination of 31 spaces would not create an overflow situation.
4. The elimination of 31 spaces would not impact local residential parking.
5. The application of City parking requirements does not reflect the actual parking demand for this type project.

The complete study is located in the permit file at the South Coast Area Office in Long Beach.

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Section II

Details

Crown Plaza Hotel

Crown Plaza Hotel caters to the airline business. It is a 355 room hotel with 5,700 sq./ft of banquet rooms. Forty percent of the hotels business comes from housing airline crews on overnight stays. These guests arrive and depart via shuttle services. The airline business has little impact on the parking facility (see attached table showing airline hotel usage).

The hotel does cater to convention and banquet users, but from the attached parking survey by Automac Parking Consultants, these users do not cause parking overflow. The eight-month computerized accounting of parking usage does not at any time show the parking structure being full.

Gold's Gym

Gold's Gym is a twenty-four hour health club operation serving the local beach community. The facility offers cardio conditioning, weight lifting, aerobics room, day-care, and a pro-shop. Total area of the space is about 16,000 sq./ft including office and day-care area. The Gold's Gym operation has the greatest impact on the parking structure during peak AM and PM hours. The club increases the parking usage by an average of 90 cars, but never causes the parking totals to exceed 150 cars during any hour of usage.

Hotel Office Space

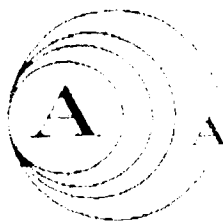
The hotel does not offer office workers free parking. Since cheaper parking exist nearby, office worker avoid using the hotel parking structure.

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AUTOMAC Parking, Inc.

February 3, 2003

R. E. Fiege
17611 Griffith Circle
Huntington Beach, CA 92649
Attn: Mr. Bob Fiege

Dear Mr. Fiege,

Automac Parking, Inc., has conducted a parking study of the Crown Plaza parking garage in Redondo Beach. We have reviewed the current data provided by the parking operator and conducted our own physical review of the parking garage. We have found that the Crown Plaza parking garage maximum occupancy is 25% of the total spaces during peak times.

The parking garage has a total of 555 parking spaces. We have found that over a one hundred and eleven (111) day period, there were never fewer than 412 empty parking spaces. Please see attached summary of data.

Automac Parking, Inc., was contacted to determine the impact of removing 31 parking spaces for another use. We can find no reason for not converting these spaces, nor any direct impact on the parking garage. It is our observation that the Crown Plaza parking garage is under utilized and mostly empty throughout the entire day.

Sincerely,

Mark Aldrete
President

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STAFF REPORT**REDONDO BEACH PLANNING DEPARTMENT****AGENDA ITEM:** 16 (NEW BUSINESS) **HEARING DATE:** APRIL 17, 2003**APPLICATION TYPE:** EXEMPTION DECLARATION,
CONDITIONAL USE PERMIT
AND PLANNING COMMISSION
REVIEW **CASE NUMBER:** (PC) 03-33**1 APPLICANT'S NAME:** MUSCLE IMPROVEMENT INC.**2 APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of an Exemption Declaration and a request for a Conditional Use Permit and Planning Commission Review to allow the expansion of a physical fitness facility and overlap (shared) parking between the various uses, on property located within a Commercial (C-4B) zone located at 200 North Harbor Drive.

3 DEPARTMENT'S ANALYSIS OF REQUEST:**BACKGROUND/EXISTING CONDITIONS:**

The subject property is a triangular-shaped parcel, which is bounded to the north by Beryl Avenue, to the east by North Pacific Avenue and to west with North Harbor Drive having a total land area of approximately 5.35 acres. The property is developed with a five-story hotel, a four-level parking structure and a one-level physical fitness facility, known as Gold's Gym, which is located over an area of the parking structure. These facilities were constructed in 1985 and 1986. In addition to rooms, the hotel includes banquet facilities, a restaurant, various shops and offices, some of which are leased to outside users.

The breakdown of the various uses is as follows: a) 257,551 square feet of hotel space; b) 18,488 square feet of are occupied by the gym; c) 12,000 square feet of office space; and d) 2,040 square feet of other leased spaces. The existing parking structure includes 555 spaces. It should be noted that this is far less spaces than is required by our parking standards.

The hotel, parking structure and gym are all oriented westward towards North Harbor Drive. As such, all vehicular and pedestrian access is also from North Harbor Drive.

Adjacent land uses include the Redondo Beach Marina parking lot across the street to the west, the Sunrise Hotel and Salvation Army facilities to the north and residential condominium units to the east and the harbor area and pier to the south.

CURRENT REQUEST:**Conditional Use Permit**

The applicant seeks approval to expand the existing 18,488 square foot physical fitness facility by converting a 10,760 area of the parking structure into additional fitness facilities. More specifically, the expanded gym area is to be located in the southeast area in the third or top level of the covered parking structure. It should be noted that this area of the parking structure was previously approved to be converted to office spaces, however, that never occurred.

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Since the proposed expansion is into an existing parking structure, the only change in the exterior appearance will be a new glazing (window) assembly to be installed in an exterior wall of the garage structure that was previously open or exposed to the elements. The design of this glazing assembly will match the existing building façade and will provide a unified appearance to the existing structure. It should be noted that the design of proposed glazing assembly is the same as was previously approved when the request to create more office in the parking structure was given by the City back in 1985.

The enlarged gym is to include a new "Women's Gym, a "Spinning Room", and "Pilates Room", offices, storage space and restrooms. The new, expanded portion of the gym will be connected to the existing portion of the gym, which is located on the second level, by a new stairway that will be enclosed by a skylight assembly.

Planning Commission Review

The conversion of a portion of the parking structure into additional fitness facilities will result in the loss of 31 spaces resulting in the net total of 524 parking spaces. This is well below the code requirement of 929 for on-site parking spaces for the various uses. As such, the application includes a request for the overlap or shared parking.

EVALUATION OF REQUEST:

Conditional Use Permit

Pursuant to Section 10-2.620 of the City's Zoning Ordinance, personal improvement services such as physical fitness facilities located within a Commercial (C-4B) zone require the approval of a Conditional Use Permit. The purpose of the Conditional Use Permit is to ensure that the operation of a physical fitness facility does not have a negative impact on the surrounding uses and properties. Potential issues related to the operation of a physical fitness facility may include excessive noise, trash, odors and/or parking problems.

Clearly, because the use is an expansion of an existing use it does not represent an unknown or new use to the area. Some complaints in the past about the gym have been that some south-facing doors off the existing aerobics room were opened, which exposed the adjacent residential neighbors to music and the clanging sound of the weights. There have also been complaints that some users of the gym leave their dogs tied up outside while they exercise. We understand that since the time that those complaints were made, the gym management has posted signs throughout the gym stating that the doors must remain closed at all times. In order to reinforce this policy, it is recommended that the posting of the signs and closure of the doors at all times become a condition of approval for the existing and expanded gym. The gym management has also posted signs saying that it is their policy that patrons may not leave their dogs leashed and unattended outside of the facility while they exercise and that this also a regulation of the City of Redondo Beach.

In terms of potential noise from the new portion or proposed expansion of the gym, is highly unlikely that there will be any impact as there are no exterior window or door openings in this area. There are no anticipated negative impacts with regards to trash or odors.

The issue of on-site parking is addressed below under the request for overlap parking. According to the Institute of Transportation Engineers, Trip Generation Manual, the expanded gym is expected to generate an additional 3.3 vehicular trips during the weekday a.m. peak hour and an additional 47.3 vehicular trips during the weekday p.m. peak hour. There is no data for the weekend and peak hours.

The Engineering Department has stated that North Harbor Drive and the adjacent streets have the capacity to handle this increase in vehicular trips.

Planning Commission Review

Pursuant to Section 10-2.176(d) overlap parking may be approved for two or more uses on a building site by the Planning Commission subject to the following criteria: a) The total parking provided for the uses sharing parking shall not be less than fifty (50%) percent of the parking requirement for the same uses with no shared parking; b) The total parking provided for the same uses sharing parking shall not be less than the parking requirement applicable to any single use with no shared parking; c) The applicant shall provide the Planning Commission information on the proposed hours of operation of each use and the anticipated maximum number of employees and customers for each use typically generated during each hour of the day and day of the week; and d) The Planning Commission may approve shared parking subject to a determination that the typical utilization of the parking area would be staggered or shared to the extent that the reduced number of parking spaces would be adequate to serve all the uses on the site.

In terms of the first criteria, the provision of 524 parking spaces is not less than 50% of the parking requirement for the same uses with no shared parking. 524 parking spaces is equivalent to 56% of 929 spaces that would be required parking if the expanded gym were approved.

In terms of the second criteria, the provision of 524 parking spaces is not less than the parking requirement applicable to any single use with no shared parking. The single greatest parking requirement is for the existing and expanded gym, which is 453 parking spaces.

With respect to the third criteria, the existing and proposed hours of operation for all the uses is seven days a week and 24 hours a day. The estimated maximum number of employees and customers at any given time for all the uses is 400 to 600 individuals at any given. However, it is important again to bear in mind that many of these individuals do not drive to the facilities.

With respect to the last criteria, a very detailed and thorough parking study was provided. The parking study includes the following: Section I provides an overview and conclusions; Section II provides operation details for all the uses; Section III is an automated parking count, which serves as a parking lot utilization survey; and Section IV is a parking requirement matrix based on the existing codes. The information provided in these Sections is briefly summarized below.

Section I provides an excellent overview of the facts and findings of the parking study with the following notable conclusions:

- The parking structure never reaches capacity rarely exceeds 40% capacity.
- The loss of 31 parking spaces will not create an overflow situation and will, therefore, not impact the surrounding uses and properties.
- The application of City's parking requirements for this particular combination of uses and their operations far exceeds to the true demonstrated demand for on-site parking.

Section II, which includes the operation details, which indicates that 40% of the hotel business comes from housing airline crews who arrive and depart via shuttles services. Furthermore, the individuals who use the banquet facilities often stay at the hotel, so that parking requirement as based on the City standard may be very over-exaggerated for this particular hotel and banquet facility. Also stated in this Section is the fact that the parking demand created by the gym is 90 cars on average, but never exceeds 150 cars during any hour of usage, when the code

requirement for this facility is 300 parking spaces. It is also important to note that all of the parking is paid parking and that the office workers must pay to park and that the gym members must also pay to park, albeit at a reduced rate. Therefore, many of these employees, other customers and gym members park elsewhere including on the street or at the parking lot across the street, where it is cheaper to do so.

Section III, the automated parking count included for the dates of 6/20/02 to 1/25/03 (about a seven month period), shows that the parking structure rarely exceeds 40% capacity, leaving 330 parking spaces available at most times.

Section IV provides a tabulation of the City's current parking requirements for the subject property, which comes to a total of 929 spaces assuming the approval of the expanded gym area.

As such, it is abundantly clear that the actual demand for the for the hotel, gym and other uses on the subject property is far lower than what is required by the City's requirements and that is application for overlap parking meets all the stated criteria for approval.

Therefore, in conclusion, staff recommends approval of the proposed use and overlap parking with a number of conditions.

ENVIRONMENTAL STATUS:

Pursuant to the California Environmental Quality Act (CEQA), Section 15303 of the Guidelines (Expansion of Existing Facilities), the proposed project is categorically exempt from the preparation of environmental analyses.

DEPARTMENT'S RECOMMENDATION:

The Planning Department recommends that the Planning Commission make the findings as set forth in the staff report, adopt the Exemption Declaration, approve the Conditional Use Permit and Planning Commission Review subject to the plans and applications submitted, and the following conditions:

FINDINGS:

1. In accordance with Section 10.2-2506(B) of the Redondo Beach Municipal Code, approval of the request for a Conditional Use Permit are in accord with the criteria set forth therein for the following reasons:
 - a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and 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 of the proposed use has adequate access to a public street of adequate width to carry the kind and quantity of traffic generated by the use that it serves.
 - 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 project is consistent with the Comprehensive General Plan of the City.

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2. In accordance with Section 10-2.2502(B) of the Redondo Beach Municipal Code, the request for Planning Commission Review is in accord with the criteria set forth therein for the following reasons:
 - a) The approval of overlap parking 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. In reference to overlap parking, the site, including the existing use and the proposed use, have adequate parking based on the mix the businesses and the observed demand for parking.
 - b) The approval of overlap parking does not impact the natural terrain of the site and is functionally integrated with natural features of the landscape to include the preservation of existing trees.
 - c) The approval of overlap parking does not impact architectural style of the other buildings on the site in terms roofing materials, windows, doors, openings, textures, colors, and exterior treatment.
 - d) The approval of overlap parking does not impact on the scale and bulk of surrounding properties.
3. Pursuant to Section 10-2.620 of the Redondo Beach Municipal Code, the proposed personal training physical fitness facility is conditionally permitted within the Commercial (C-2) zone.
4. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and approved.
5. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15303 (Conversion of Small Structures) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).
6. The Planning Commission hereby finds that the proposed project will have a "de minimus" impact upon Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

CONDITIONS:

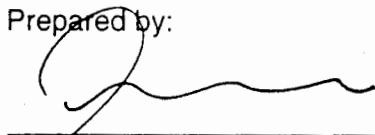
1. That the approval granted herein is for the expansion of a fitness physical fitness facility within an existing commercial building, which will result in a facility with a total of 29,176 square feet. The fitness facility shall be maintained and operated in substantial conformance with the plans reviewed and approved by the Planning Commission at its meeting of June 20, 2002.
2. That any and all exterior openings, such as windows and doors facing onto Pacific Avenue shall remain closed at all times and that signs stating so shall be posted within the physical fitness facility.
3. That signs shall be posted within the physical fitness facility stating that gym members are prohibited from leashing and leaving their pets unattended outside the facility at all times pursuant to the City of Redondo Beach Municipal Code Section 5-1.103

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4. That amplified sound may used within the physical fitness facilities as long as the amplified sound is not audible from adjacent land uses.
5. That any new or changes signage shall be obtained through a separate permit based on the City's existing sign regulations.
6. The Planning Commission may require a review of the overlap parking requirement at a public hearing with the potential to revoke the approval or amend conditions of the approval if it is demonstrated that the overlap parking is creating an overflow situation in the parking structure.
7. That the applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences. Failure to so maintain the subject property may result in reconsideration of this approval by the Planning Commission.
8. That the site shall be fully fenced prior to the start of construction.
9. That all on-site litter and debris shall be collected daily.
10. That permits shall be obtained for any and all sandblasting and shall be done pursuant to all conditions of said permits.
11. 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.
12. That material storage on public streets shall not exceed 48-hours per load.
13. 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.
14. That barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
15. That streets and sidewalks adjacent to job sites shall be clean and free of debris.
16. That color and material samples shall be submitted for review and approval of the Planning Department prior to the issuance of Building Permits.
17. That the Planning Department shall be authorized to approve minor changes.
18. 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. The decision of the Planning Commission shall be final.

Prepared by:


Anita Kroeger
Senior Planner

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