

CALIFORNIA COASTAL COMMISSION

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



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Filed: 7/14/03
49th Day: 9/01/03
180th Day: 1/10/04
Staff: MS-LB
Staff Report: August 19, 2003
Hearing Date: Sept. 10-12, 2003
Commission Action:

STAFF REPORT: CONSENT CALENDAR**APPLICATION NUMBER:** 5-03-286**RECORD PACKET COPY****APPLICANT:** Tuscan Bay Villas, L.P., Att: David White & James Van Zanten**AGENT:** Srour and Associates, Att: Elizabeth Srour**PROJECT LOCATION:** 615-617 & 619-621 South Pacific Coast Highway, Redondo Beach (Los Angeles County)**PROJECT DESCRIPTION:**

Demolition of four single family residences located on four adjacent lots and construction of two adjacent six-unit residential condominium projects, each consisting of a 14,393 square foot, 28-foot high (maximum) structure on two new adjacent lots for a total of 12 units. Each proposed unit will have 3-levels (2 stories over basement level) and will range in size from 1,800 to 2,240 square feet with a 2-car garage. Each 6-unit project will have 2 additional guest spaces and will share a common driveway located between the two project sites. Water quality measures including construction BMPs and post construction BMPs (permeable landscape, sump pumps with filters, gravel trenches, trench drains and driveway with sand set pavers) are proposed.

Lot Area (2 new lots)	23,570 square feet
Building Coverage	9,920 square feet
Pavement Coverage	6,699 square feet
Landscape Coverage	6,951 square feet
Parking Spaces	28
Zoning	RH-1
Plan Designation	Multi-family high density
Ht above existing grade	27 feet, 4 inches – 27 feet, 7 inches

LOCAL APPROVALS RECEIVED:

1. Conditional Use Permit, City of Redondo Beach, June 19, 2003

SUBSTANTIVE FILE DOCUMENTS:

1. City of Redondo Beach Land Use Plan
 2. City of Redondo Beach certified LCP for Coastal Zone Area One
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SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending that the Commission grant a coastal development permit for the proposed development with special conditions relating to water quality.

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 with special conditions Coastal Development Permit 5-03-286 per the staff recommendation as set forth below"

Staff recommends a **YES** vote which would result in the adoption of the following resolution and findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

I. Resolution: Approval with Conditions

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 of the Coastal Act. 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. Conformance to Proposed Construction and Post Construction BMPs**

The permittee shall undertake development in accordance with the approved final plan including but not limited to the proposed construction and post construction BMPs (construction debris daily cleanup, sandbags, permeable landscape, sump pumps with filters, gravel trenches, trench drain and driveway with sand set pavers). Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Description and History:

The proposed project consists of demolishing four single family residences located on four adjacent lots and construction of two adjacent six-unit residential condominium projects that will share a common driveway (Exhibit 2) on two new adjacent lots. Each 6-unit

project consists of a 14,393 square foot structure that will not exceed a maximum height of 28 feet above the existing grade and two stories over a basement/garage level. The applicant proposes a two-car garage for each of the twelve units and an additional two guest parking spaces on each lot. Total parking being provided is twenty-eight (28) on-site spaces. Each unit will range in size from 1,800 to 2,240 square feet of total floor area and from approximately 27 feet, 4 inches high to 27 feet, 7 inches high above existing grade. The applicant proposes 4,376 cubic yards of grading to accommodate the subterranean basement/garage level. The proposed project also includes the resubdivision of four adjacent lots into two new adjacent lots (Vesting Tentative Tract Map No. 54300).

The proposed project is not located between the sea and the first public road (Exhibit 1). The subject site is located approximately 1,500 feet inland from the Esplanade, a public right-of-way that is parallel and adjacent to the beach. The area is zoned RH-1, multiple family high density residential. The new structures are replacing four existing single-family structures. The proposed project conforms to the existing LUP standards of a 30-foot height limit above the existing grade. The proposed 28 on-site parking spaces provide adequate parking consistent with the development standards contained within the City's certified Land Use Plan (LUP) and conditionally certified Local Coastal Program (LCP) for Coastal Zone Area One. The proposed project conforms to the LCP permitted uses for an RH-1 multiple family high-density zone. The proposed project received conditional use approval from the City of Redondo Beach (June 19, 2003).

The applicant submitted drainage and landscaping plans which consist of: 1) approximately 7,446 square feet of permeable landscaped areas (31.5% of total lot area) that will accept roof water runoff; 2) two sump pumps at each 6-unit project site – each designed to 125% of the maximum storm load; 3) 2,438 square feet of driveway area made of sand set interlocking pavers that will function as permeable area; and 4) gravel trenches below a trench drain for water percolation located at the driveway entrance. The applicant also proposes construction BMPs such as daily cleanup of construction debris and sandbagging around the site.

B. Construction and Post Construction BMPs

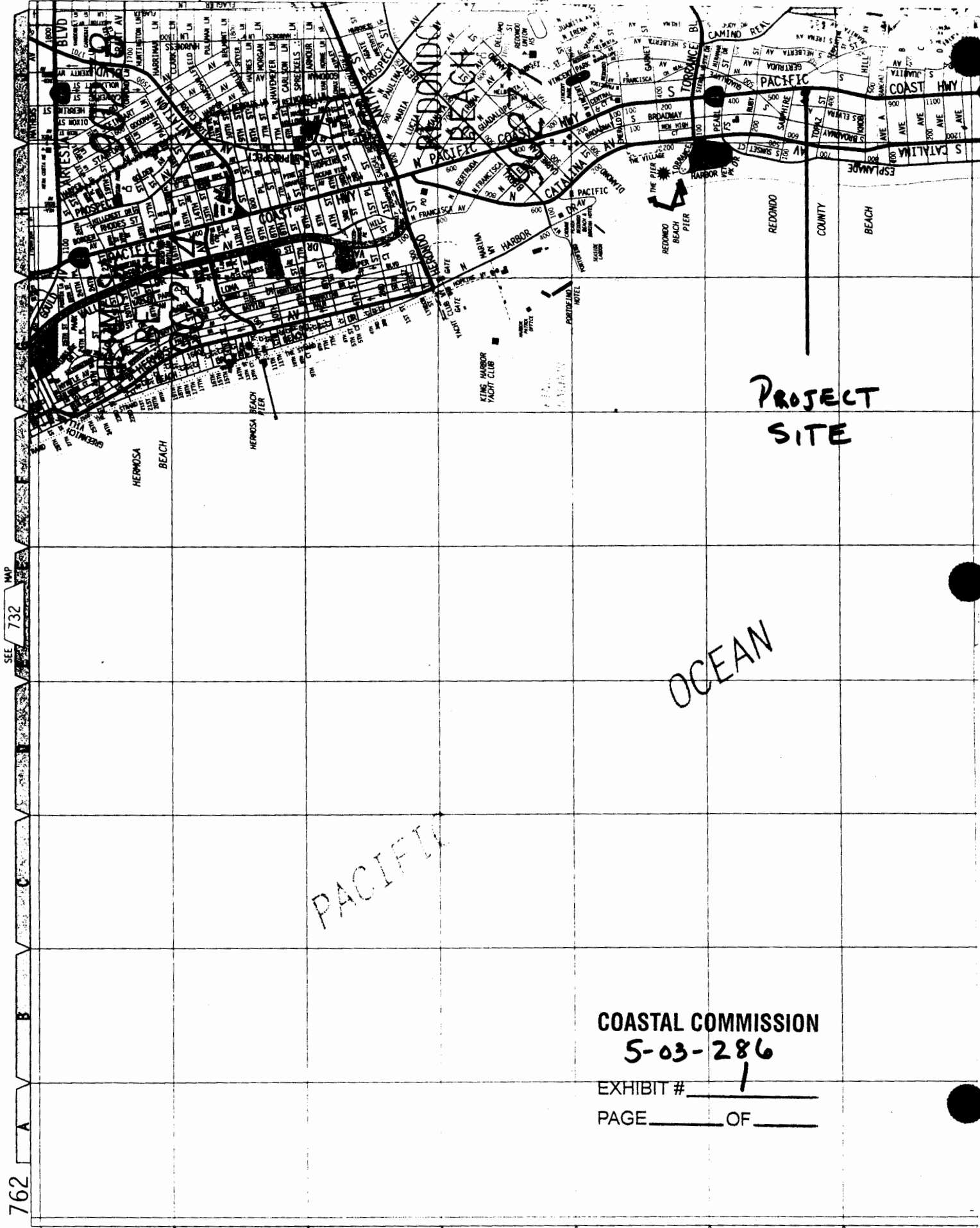
The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

C. Local Coastal Program

Coastal Act Section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Coastal Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Land Use Plan for Redondo Beach was effectively certified on June 18, 1981. 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 (IP) as modified by the Commission. The Commission has not yet effectively certified the Area One LIP. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

D. California Environmental Quality Act (CEQA)

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.



SEE 732 MAP

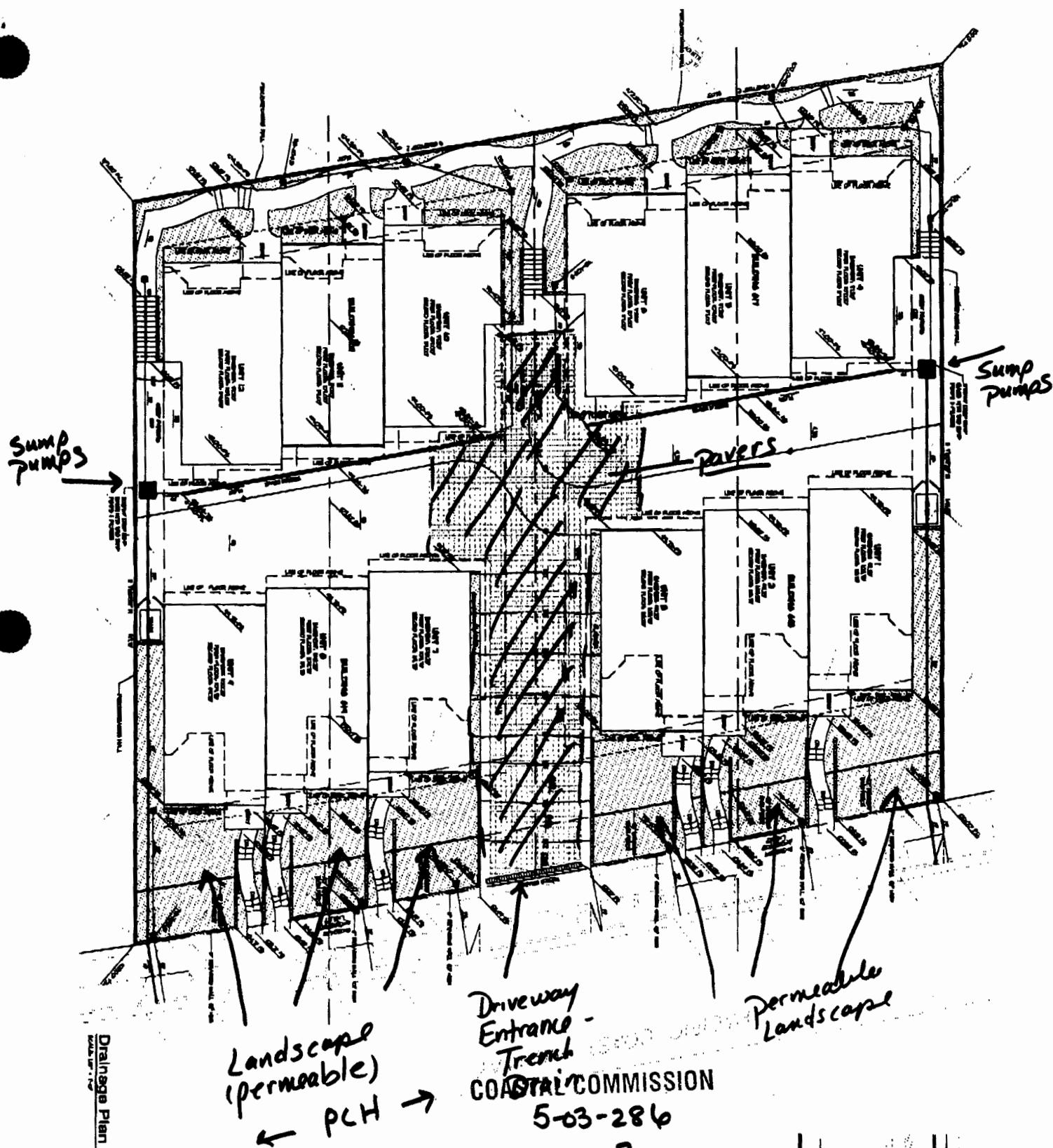
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EXHIBIT # 1

PAGE OF



Driveway
Entrance -
Trench

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EXHIBIT # 2

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Permeable
Landscape

Landscape
(permeable)

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Drainage Plan

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DRAINAGE

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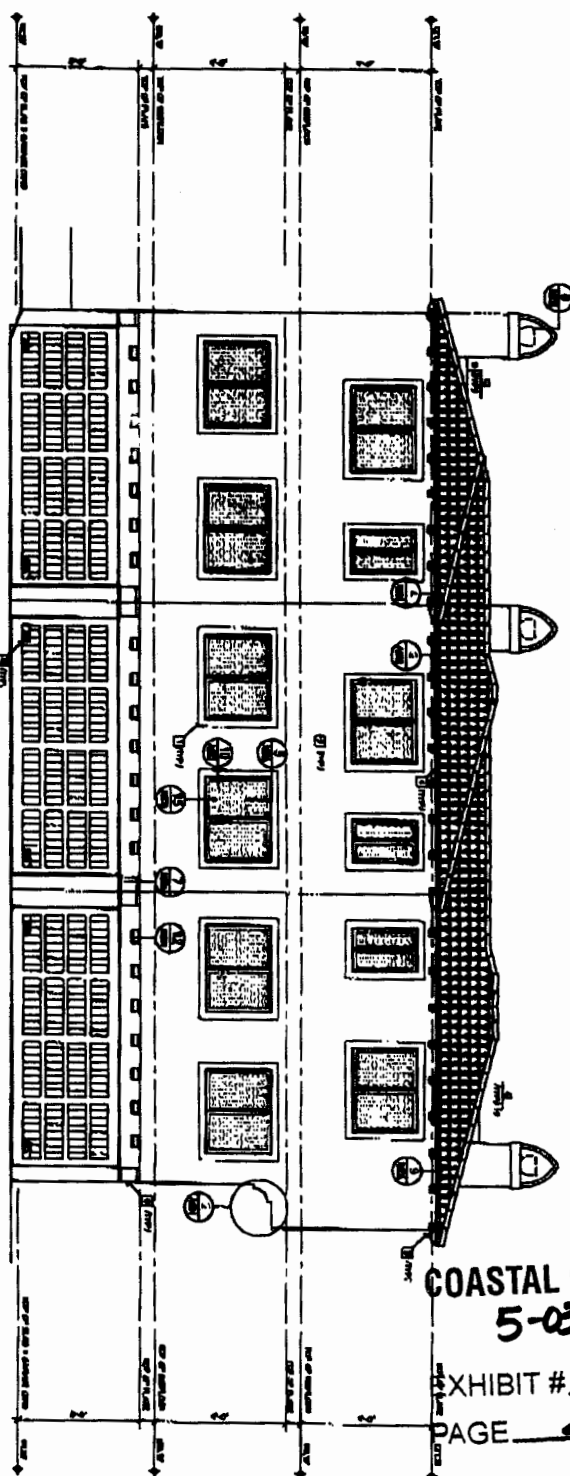
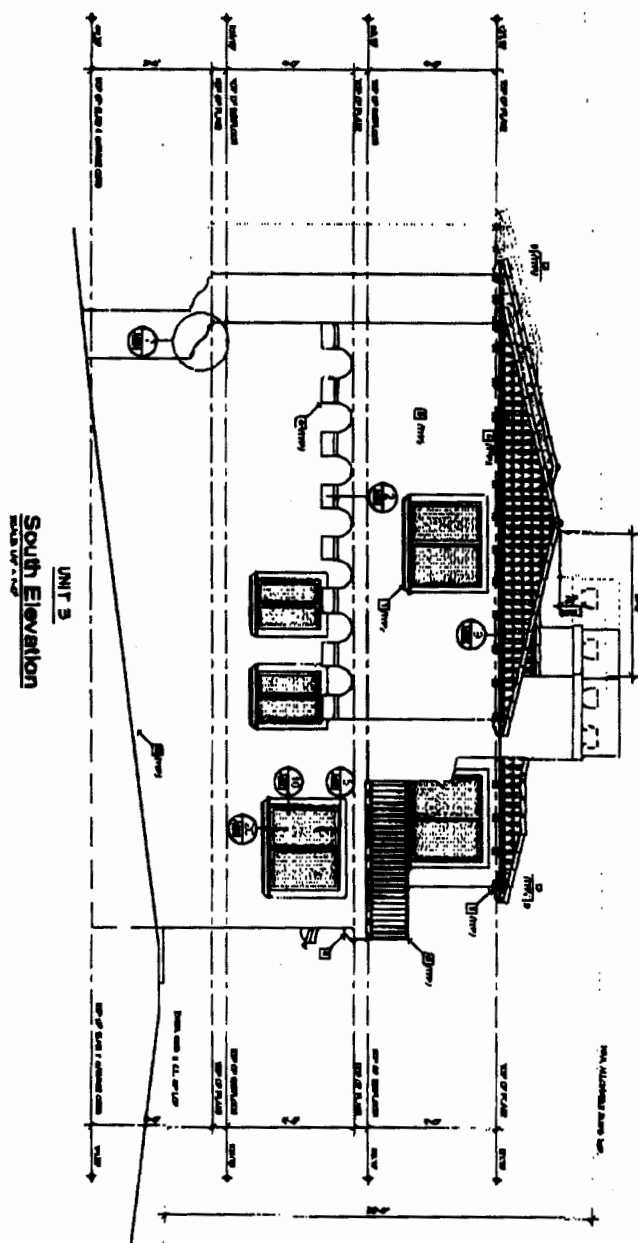
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Tuesday
April 11

800 MORE ON
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U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

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EXHIBIT # 2
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- 1) What is the difference between a "strong" and a "weak" economy?
A strong economy is one that is growing rapidly and has a high level of employment. A weak economy is one that is growing slowly and has a high level of unemployment.
- 2) What are the main causes of a recession?
The main causes of a recession are a decrease in consumer spending, a decrease in business investment, and a decrease in government spending.
- 3) What are the main effects of a recession?
The main effects of a recession are a decrease in output, a decrease in employment, and a decrease in income.
- 4) What are the main causes of inflation?
The main causes of inflation are an increase in the money supply, an increase in demand, and a decrease in supply.
- 5) What are the main effects of inflation?
The main effects of inflation are a decrease in the purchasing power of money, a decrease in the real value of assets, and a decrease in the real value of liabilities.
- 6) What are the main causes of unemployment?
The main causes of unemployment are a decrease in demand, a decrease in supply, and a decrease in the number of workers.
- 7) What are the main effects of unemployment?
The main effects of unemployment are a decrease in output, a decrease in income, and a decrease in the standard of living.
- 8) What are the main causes of a budget deficit?
The main causes of a budget deficit are an increase in government spending and a decrease in government revenue.
- 9) What are the main effects of a budget deficit?
The main effects of a budget deficit are an increase in the national debt, an increase in interest payments, and a decrease in the standard of living.
- 10) What are the main causes of a trade deficit?
The main causes of a trade deficit are an increase in imports and a decrease in exports.
- 11) What are the main effects of a trade deficit?
The main effects of a trade deficit are a decrease in the balance of payments, a decrease in the value of the dollar, and a decrease in the standard of living.
- 12) What are the main causes of a current account deficit?
The main causes of a current account deficit are an increase in imports and a decrease in exports.
- 13) What are the main effects of a current account deficit?
The main effects of a current account deficit are a decrease in the balance of payments, a decrease in the value of the dollar, and a decrease in the standard of living.
- 14) What are the main causes of a capital account deficit?
The main causes of a capital account deficit are an increase in imports and a decrease in exports.
- 15) What are the main effects of a capital account deficit?
The main effects of a capital account deficit are a decrease in the balance of payments, a decrease in the value of the dollar, and a decrease in the standard of living.

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EXT. ELLER
BLDG. 01

Tucson
Village

OBELISK
AND
CITY

