

CALIFORNIA COASTAL COMMISSION

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180th Day: 1/22/06
Staff: RT-LB
Staff Report: 9/22/2005
Hearing Date: 10/12-10/14, 2005
Commission Action:

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STAFF REPORT: CONSENT CALENDAR**APPLICATION NUMBER:** 5-05-281**APPLICANT:** Redondo School of Dance and Music,
Attn: Dan Galizten and Liliana Somma**AGENT:** Michelle Dobler**PROJECT LOCATION:** 633 A North Pacific Coast Highway (King Harbor Plaza Shopping
Center, City of Redondo Beach, Los Angeles County**PROJECT DESCRIPTION:** Convert 4,800 square foot video rental store to a dance and
music school, including interior remodel.

Lot Area	4-acre shopping center
Parking Spaces	401
Zoning	C2-A
Plan Designation	Commercial
Ht above final grade	25 feet

LOCAL APPROVAL: City of Redondo Beach Conditional Use Permit, Case No. 2005-05-PC-036 & Resolution No. 2005-06-PCR-043 (6/16/2005).**SUBSTANTIVE FILE DOCUMENTS:**

1. City of Redondo Beach certified Land Use Plan, 6/18/1981.
2. City of Redondo Beach certified Local Coastal Program, 9/11/2003.

SUMMARY OF STAFF RECOMMENDATION

The proposed project is located within an area of deferred LCP certification. Therefore, the Commission is processing the required coastal development permit application. The City of Redondo Beach has approved a Conditional Use Permit for the proposed project. The proposed change of use involves a change in intensity of use that would increase the parking demand in the parking lot of an existing commercial development. The applicant's parking surveys show that the shopping center's 401-space parking lot has adequate capacity to accommodate the increased customer demand for parking. Staff is recommending that the Commission **APPROVE** a coastal development permit for the proposed development with no special conditions. **See Page Two for the motion** to carry out the staff recommendation.

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 the coastal development permit applications included on the consent calendar in accordance with the staff recommendations."*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. 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. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The applicant proposes to convert a 4,800 square foot retail space (video rental store) in an existing shopping center into a dance and music school (Exhibit #2). The proposed business would provide dance and music instruction for children and adults. The tenants propose interior renovations including three (3) 800 square-foot enclosed rooms for group dance instruction and four (4) 60 square foot enclosed rooms for private music instruction, 2 standard restrooms and a lobby/viewing area with a reception desk. No increase in enclosed floor area or building height is proposed.

The shopping center, known as King Harbor Plaza, occupies approximately four acres and consists of 38 tenant spaces and a shared parking lot with 401 parking spaces. The center was built in 1970. The existing tenants include a large grocery store and a large pet supply store. Three of the smaller commercial units are vacant. Customers of the proposed use would park their vehicles in the shopping center's 401-space parking lot.

The proposed use (music and dance school) is a more intense use than the former retail use in the unit. Therefore, the proposed use is anticipated to generate a greater parking demand than the prior use. The applicant's parking surveys show that the shopping center's 401-space parking lot has adequate capacity to accommodate the increased demand for customer parking, and that it is very unlikely that the proposed project would cause customer parking demand to overflow onto the adjacent public streets. The project site is sufficiently inland that the surrounding neighborhood it is not used as a public parking area in support of coastal recreation. A large power generating station (Redondo Beach Generating Station) occupies the land area situated between the project site and the shoreline at King Harbor (Exhibit #1).

The applicant has provided a detailed parking lot utilization survey which recorded the number of parking spaces being utilized on an hourly basis (Exhibit #3). The survey was conducted from March 28, 2005 through April 9, 2005 from 9 a.m. to 9 p.m. (Monday through Friday) and 9 a.m. to 2 p.m. on Saturdays. These are the hours of operation of the proposed project. According to the survey, the greatest parking demand occurred daily in the afternoon and early evening hours between 12 p.m. and 7 p.m. The parking lot rarely was filled to half of its capacity. The overall peak in parking lot use recorded by the survey occurred at 7 p.m. on Friday, April 8, 2005 when 236 parking spaces were being used. At 2 p.m. on Saturday, April 9, 2005, the survey recorded 174 of the 401 parking spaces being utilized. Therefore, the parking lot never filled near its 401-car capacity, and there were at least 165 vacant parking spaces available during the peak use period on each day of the surveys.

The certified LCP parking requirement for personal improvement facility is one space per employee, plus one space per each two (2) students. Based on the maximum of 8 staff and 40 students for the 4,800 square foot facility, the proposed use would generate a maximum

parking demand of 28 spaces. The City in its review of the project agreed with the applicant that even if the proposed use generated the maximum anticipated commercial parking demand of 28 spaces, the existing 401-space parking lot would continue to provide an adequate parking supply for the current commercial uses and the proposed use.

The certified Redondo Beach LUP designates the project site with the Commercial land use designation, which allows the proposed use. The City of Redondo Beach approved a Conditional Use Permit for the proposed project, a Commercial Recreation Facility in the C-2A zone. Therefore, the proposed project conforms with the land use designation set forth for the project site in the certified Venice LUP. The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP for this area of deferred certification.

B. Development

The development is located within an existing developed area and will be compatible with the character and scale of the surrounding area and will avoid cumulative adverse impacts on public access. Therefore, the Commission finds that the proposed development conforms with Sections 30250, 30251, 30252, and the public access provisions of the Coastal Act.

C. Recreation Areas and Parks

The proposed development will not result in significant degradation of adjacent habitat, recreation areas, or parks and are compatible with the continuance of those habitat, recreation, or park areas. Therefore, the Commission finds that the proposed development conforms with Section 30240(b) of the Coastal Act.

D. Public Recreation

The proposed development does not interfere with public recreational use of coastal resources. The development protects coastal areas suited for recreational activities. Therefore, the Commission finds that the proposed development is in conformity with Sections 30210 through 30214 and Sections 30220 through 30223 of the Coastal Act regarding the promotion of public recreational opportunities.

E. 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 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 City of Redondo Beach LCP was effectively certified on September 11, 2003. However, the proposed project is located within an area of deferred LCP certification. The Redondo Beach Land Use Plan (LUP), which was certified on June 18, 1981, includes policies applicable to the project site. The proposed development is consistent with Chapter 3 of the Coastal Act and the certified Redondo Beach LUP. 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.

F. California Environmental Quality Act (CEQA)

Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application 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 alternative or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

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

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SEE 732 MAP

PACIFIC

Project Site

OCEAN

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EXHIBIT #

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HERMOSA
BEACHKING HARBOR
YACHT CLUB

KING HARBOR

REDONDO
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COASTAL COMMISSION

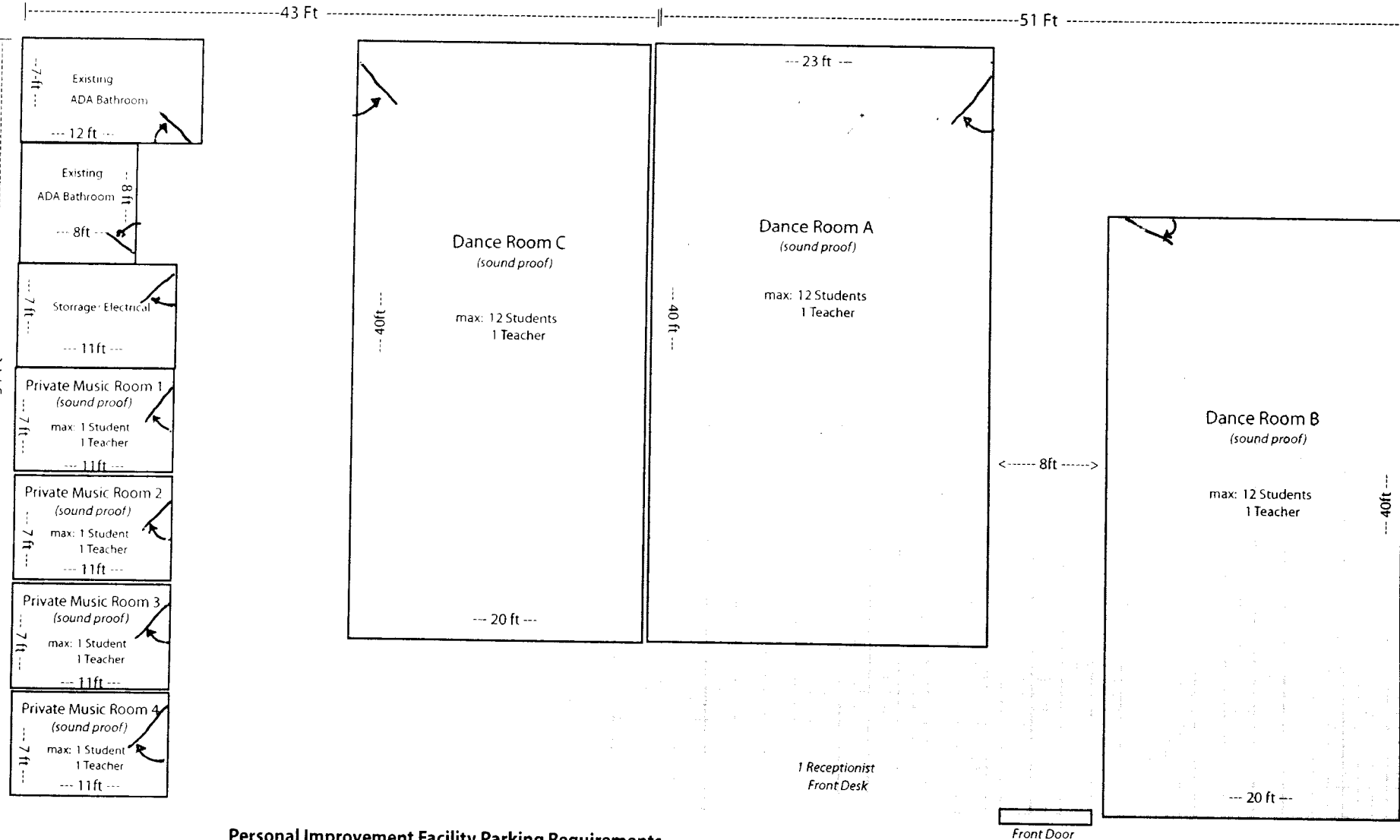
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EXHIBIT # 2

(Proposed Layout - Visual) 4800sq Ft. 633 N PCH, Redondo Beach

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Personal Improvement Facility Parking Requirements

The Absolute Maximum is 40 students + 8 staff which requires 28 parking spaces
The Average is 28 students + 8 staff which requires 22 parking spaces

REVISION

Overlap/Shared Parking Analysis

King Harbor Plaza

531 – 715 Pacific Coast Highway. 633 N. Pacific Coast Highway

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As part of CUP application, this parking analysis of King Harbor Plaza is conducted by Dan & Liliana Galitzen, starting on March 28th, 2005 through April 10th, 2005 to determine if a personal improvement facility (facility offering dance classes & music lessons) can satisfy the overlap parking requirements specified in municipal code. Currently the plaza has 35 businesses, consisting of a supermarket, retail shops, restaurants and 3 vacant spaces.

In section 10-2.2502, the code sets following four conditions:

- A) The total parking provided for the uses sharing parking shall not be less than 50% of the parking requirement of the same uses with no shared parking.

Analysis: the entire parking lot consists of 401 physical (non-shared) spaces. According to parking standards, the total required spaces add up to 498.1, which includes our proposed use (see below). This calculates to 80% (401/498.1), the percentage of total shared parking that's not less than 50% of parking of the same uses with no shared parking."

Also, the difference between physical and required spaces is 97.1 (498.1-401), representing a 19.5% (97.1/498.1) deficiency rating.

- B) The total parking provided for the uses sharing parking shall not be less than the parking requirement applicable to any single use with no shared parking.

Analysis: The 401 total parking spaces is greater than Albertson's 109.5, the largest single use non-shared parking requirement of all businesses.

C) The applicant shall provide the Planning Commission information on the proposed hour of operation of each use and anticipated maximum number of employees and customers for each use typically generated during each hour of the day and day of the week.

Analysis: Below is a listing of each business's hours of operation, max employees, and required parking spaces:

<u>Physical Spaces</u>		<u>Shared Spaces</u>	
Regular	392	Physical	401
Handicap	9	Overlap/Shared	97.1
Total	401	Total	498.1

NAME	USE	PARKING DEMAND RATIO	TENANT SPACE	ACTUAL PARKING REQUIRED	
707 New Tokyo 3 employees Gross floor area Designated for seating 500/50	restaurant sit-down	1/50	500sq ft	10	
709 Café D' Marco 2 employees Gross floor area Designated for seating 234 sf / 50 = 4.7	restaurant sit-down	1/50	1300 sf	5	COASTAL COMMISSION S-05-281 3
701 Carl's Jr 5 employees	restaurant fast-food	1/75	2759sf	36.8	EXHIBIT # PAGE 1 OF 4

Seats: N/A
 Gross floor area
 $2759\text{sf}/75 = 36.8$

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625B Hector's Place 2 employees Gross floor area Designated for seating $212\text{sf}/50 = 4.24$	restaurant sit-down	1/50	714sq ft	5
607 SK Donuts 1 employees Gross floor area Designated for seating $1200\text{sf}/250 + 5$	snack shop	1/250	1200sq ft	5
60i Cialuzzi's 1 employees Gross floor area Designated for seating $550\text{sf}/50 = 11$	restaurant sit-down	1/50	1800sq ft	11.5
561 Starlight Chinese 3 employees Gross floor area Designated for seating $550\text{sf}/50 = 11$	restaurant sit-down	1/50	1140sq ft	11
531 B Coyote Cantina 6 employees Gross floor area Designated for seating $1200\text{sf}/50 = 24$	restaurant sit-down	1/50	2820sq ft	24
1010 Redondo Marine 4 employees	commercial	1/250	3000sq ft	12
715 Sea Breeze 1 employees	commercial	1/250	1710sq ft	6.8
713 United Studios of Self Defense 6 employees	commercial	1/250	1000sq ft	4
711 CK Hair & Nails 4 employees	commercial	1/250	1000sq ft	4
705 20/20 Video 1 employee	commercial	1/250	2000sq ft	8
633 B The Nail Forum 2 employees	commercial	1/250	1200sq ft	4.8
633 A Dance & Music 8 employees	personal improvement	1 space / 2 students 1 per employee	4800sq ft	28 (Maximum Projected)
631 Bay Beauty 2 employees	commercial	1/550	1451sq ft	5.8
629 1hr Photo 1 employees	commercial	1/50	2820sq ft	3.2
625 Vacant 0 employees	commercial	1/250	1050sq ft	4.2
621 King Harbor Nails 4 employees	commercial	1/250	613sq ft	2.5
619 Vitamin Store 1 employee	commercial	1/250	750sq ft	3
615 Albertson's 8 employees	commercial	1/250	27377sq ft	109.5
613 Remax Exec 7 employees	commercial	1/250	3600sq ft	14.4
611 Nuti-Sport 2 employees	commercial	1/50	1628sq ft	6.5
609 Wine Makers West 2 employees	commercial	1/50	1750sq ft	7
605 Kelly's Cleaners 2 employees	commercial	1/50	1000sq ft	4
603 Crystal Water 2 employees	commercial	1/250	868sq ft	3.5
553 D Vacant 0 employees	commercial	1/250	1300sq ft	5.2
553 B Postal Annex 2 employees	commercial	1/250	1200sq ft	4.8

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EXHIBIT # 3

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553 A HR Block 4 employees	commercial	1/250	1200sq ft	4.8
541 Fantasy Cuts 3 employees	commercial	1/250	1200sq ft	4.8
541 King Harbor Escrow 2 employees	commercial	1/250	3180sq ft	12.7
541 C Vacant 0 employees	commercial	1/250	960sq ft	3.8
541 B OP Nails 4 employees	commercial	1/250	960sq ft	7.8
541A West Oaks Cleaners 2 employees	commercial	1/250	1545sq ft	7.2
537 Petco 5 employees	commercial	1/250	17160sq ft	68.6
531 Aquatic Fantasy 4 employees	commercial	1/250	2685sq ft	10.7
553 Dental Office	dental office	1/150	1050sq ft	4.2
800 Marine Hardware	commercial	1/250	6000sq ft	24

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Below is a two week parking survey of the King Harbor Plaza taken between Monday March 28th thru Saturday April 9th from 9am to 9pm Mon - Friday. And 9am to 2pm Sat. These are the hours of operation of the proposed Personal Improvement Facility for Dance & Music Services. The numbers below represent the number of cars parked. At the beginning of each hour.

	Mon 28-Mar	Tue 29-Mar	Wed 30-Mar	Thu 31-Mar	Fri 1-Apr	Sat 2-Apr	Sun 3-Apr
9am	103	106	111	92	113	119	closed
10am	119	140	138	122	127	125	closed
11am	153	149	137	161	166	129	closed
12pm	197	147	130	187	191	150	closed
1pm	234	173	185	178	201	146	closed
2pm	223	168	153	158	142	166	closed
3pm	179	164	137	169	160	closed	closed
4pm	180	184	149	176	158	closed	closed
5pm	185	182	162	170	188	closed	closed
6pm	190	219	185	180	234	closed	closed
7pm	172	189	176	182	213	closed	closed
8pm	156	143	160	155	179	closed	closed
9pm	117	110	110	98	115	closed	closed
peak	234	219	185	187	234	166	
peak %	58%	55%	46%	47%	58%	41%	

	Mon 4-Apr	Tue 5-Apr	Wed 6-Apr	Thu 7-Apr	Fri 8-Apr	Sat 9-Apr	Sun 10-Apr
9am	89	100	117	98	101	118	closed
10am	110	130	141	131	133	140	closed
11am	139	154	142	140	151	143	closed
12pm	142	147	171	177	164	162	closed
1pm	158	151	168	179	171	166	closed
2pm	164	163	170	162	167	174	closed
3pm	171	169	166	161	161	closed	closed
4pm	173	167	156	168	163	closed	closed
5pm	180	170	177	181	192	closed	closed
6pm	199	182	183	190	232	closed	closed
7pm	183	178	195	179	236	closed	closed
8pm	140	135	158	146	182	closed	closed
9pm	99	102	122	108	128	closed	closed
peak	199	182	195	190	236	174	
peak %	50%	45%	49%	47%	59%	43%	

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