

CALIFORNIA COASTAL COMMISSION

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Th 15b

Filed: 3/15/06
180th Day: waived
270th: 12/10/06
Staff: Pam Emerson-LB
Staff Report: 10/26/04
Hearing Date: 11/14-17 /06
Commission Action:

**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NUMBER: 5-06-105

APPLICANT: IFrancisca Partners, LP attn: Ben Agarwal

AGENT: Srour and Associates

PROJECT LOCATION: 542 North Francisca Avenue, Redondo Beach, Los Angeles County

PROJECT DESCRIPTION: Resubdivide seven existing lots into five lots; demolish all structures on the site, and on new Lot 1 construct 12-unit condominium, including two affordable units, in three separate 29', 11" high, buildings that will range from 1060 to 1674 sq ft, with 28 parking spaces (24 enclosed), shared driveway on Francisca Avenue, curbs, gutters, construct sidewalk, landscaped parkway and provide six foot dedication along North Catalina Avenue.

LOCAL APPROVALS RECEIVED:

City of Redondo Beach, Case No. 2005-11-PC-067, Mitigated Negative Declaration, Conditional Use permit, Planning Commission Design Review, Tract Map No. 63493, Planned Development Review in conjunction with a change in Land Use District and Zone change from Catalina Corridor to Medium Density Multiple-Family Residential with a Planned Development Overlay Zone, PLD.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval of the project as submitted by the applicant, consistent with the City's locally issued permits and the recently certified amendment to the City's LCP. Before the Commission's action, the project raised issues of consistency with the certified Land Use Plan (which showed Commercial versus Residential use on the property east of North Catalina Avenue). On October 16, 2006, the Commission approved an LCP amendment (RDB-MAJ-1-06) that allowed residential use at 23.3 dwelling units per acre on the subject property instead of commercial use. The amendment included the adoption of implementing ordinances applicable to these and neighboring lots on the east (inland) side of North Catalina Avenue (about 16 acres), designating about a third of the area to residential use. After considering public testimony, the Commission approved the LCP amendment as submitted. This project is consistent with the Commission's action amending the LCP. The heights allowed by the R-1, R-3 and RMD density designations

are identical, 30 feet. The Commission can retain jurisdiction over the permit, which was pending while the Commission considered the proposed LCP amendment, based on Section **13546** of Title 18 of the California Code of Regulations. The standard of review for this permit is the certified LCP.

SUBSTANTIVE FILE DOCUMENTS:

- 1) Traffic impact analysis, 528-542 Francisca Avenue, Lynda Tang, Transportation Engineer, 6/30/07
- 2) John M Cruikshank Consultants, Inc., Standard Urban Storm Water Mitigation Plan (SUSMP), July 7, 2005
- 3) City of Redondo Beach, Administrative Report, Case No. 2005-11-PC-067
- 4) Coastal Commission, RMD-MAJ-1-06 (report on change in segmentation boundary, Land Use designation change and change to Implementation Ordinance and Planned Development Overlay Zone.)

STAFF RECOMMENDATION:

Staff recommends approval of the project as approved by the City of Redondo Beach and as submitted.

MOTION: I move that the Commission approve Coastal Development Permit No. **5-06-105** 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) Conformance with City of Redondo Beach approval:

A. Prior to issuance of the permit, the applicant shall provide evidence that final plans conform to the requirements of the City of Redondo Beach in Case No. 2005-11-PC-067 and the PLD ordinance applicable to this property, Ordinance No. 2978-06). Pursuant to this requirement, prior to issuance of the permit the applicant shall submit final drainage plans, parking plans, site plans, elevations, and landscaping plans for North Catalina Avenue walkway approved by the City of Redondo Beach. The applicant shall provide a draft tract map and written agreement with the City of Redondo Beach agreeing to dedicate a walkway no less than six feet in width as required in the City's approval.

B. The permittee shall undertake development in accordance with the approved final plans and with this condition. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans 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 Location

The applicant proposes to resubdivide seven existing lots into five lots and demolish all three structures on the site. On new Lot 1, the applicant proposes to demolish two structures and construct a 12-unit condominium, including two affordable units, in three separate 29' 11" high, buildings that will range from 1,060 to 1,674 sq ft, with 28 parking spaces (24 enclosed), shared driveway on Francisca Avenue, construct curbs, gutters, sidewalk, build a landscaped parkway and dedicate the six foot parkway along North Catalina Avenue to the City. The project is located at the corner of North Catalina Avenue and Francisca Avenue on the north side of Francisca Avenue. North Catalina Avenue connects Pacific Coast Highway and a major east/west arterial (Herondo/Anita/190th St.) with the Redondo Beach Harbor. North Catalina Avenue is now the landward boundary of the area of delayed certification, which includes, as well as the pier and harbor, the AES power plant, some older industrial, and newer government, business, and social service development. On the landward side of North Catalina Avenue, there is presently an area of mixed multi-family residential, industrial, and commercial uses. A closed restaurant now used for industrial storage, a warehouse and a duplex now occupy the site that is the subject of this permit request (Exhibits 1 and 2.)

LCP History. The Commission certified a Land Use Plan (LUP) applying to the entire city in 1981. The 1981 LUP showed the lots subject to this application designated for commercial use. When the Commission certified the implementation ordinance for the City LCP in September 1994, it deferred action on the implementation ordinances for the 16 acres east of North Catalina Avenue (including these lots), along with the area containing the power plant, and the pier/harbor area pending resolution of issues concerning the intensity of development. The Commission approved an LCP amendment (RDB-MAJ-1-06) in October 2006 addressing approximately 16 acres east of North Catalina Avenue that had been located in the deferred area. The amendment adjusted the boundary of the deferred area to include the 16 acres in the certified area. It would allow a little over 5 acres of the area that is adjacent to multifamily housing to develop as multi-family residential, and reserves a little over 10 acres of viable commercial uses as commercial. The lots redesignated for multi-family residential use, such as this one, include older industrial, wholesaling, and storage sites. As part of its action, the Commission certified a Planned Development Ordinance (PLD zone) addressing the proposed development on this property, a 12-unit residential condominium with two low to moderate-income units. The PLD memorialized project specific requirements and exceptions, requiring dedication of a widened parkway along North Catalina Avenue, the provision of the lower income units, and allowed some of the open space to be located on the North Catalina Avenue side of the development. The Commission certified the PLD, which is time-limited and project specific in its October 16, 2006 action.

City Approval. The City approval is consistent with the land use designations and zoning approved in the recently amended LCP and with the City and state rules allowing a density incentive if low and moderate cost housing is provided. A two-unit density incentive was provided in this case, consistent with City law and the certified LCP. The development consists of town houses fronting North Catalina Avenue, with front porches, street level entries on North Catalina Avenue and small landscaped front yards. They are proposed at 29' 11" high. As part of the tract map and conditional use permit, the applicant is required to dedicate a six-foot wide strip along North Catalina Avenue to provide a widened sidewalk and a landscaped parkway. (Exhibit 3)

B. Provisions of the California Code of Regulations concerning permit applications pending at the time of certification of an LCP.

This application was submitted in March 15, 2006. The applicant agreed in writing to delay the Commission hearing until the Commission had processed an amendment to the LCP. The lots were located in an area of deferred certification, where there was a certified LUP but no LCP. The LCP amendment included a change in the boundary of the area of delayed certification, a change in uses designated in the Land Use Plan, zoning ordinances appropriate to the proposed uses. On October 16, 2006, the Commission certified a change in the boundary of the area of deferred certification.

The relevant section of the California Code of Regulations allows the applicant to opt to be heard by the Commission or to return and begin hearings at the City of Redondo Beach.

After certification of the LCP, the standard of review for a coastal development permit is the LCP, and in certain locations, the access policies of the Coastal Act. In this case, the standard of review is the certified LCP.

The applicable regulation states:

§ 13546. Final Certification and Incomplete Permit Review.

At the time of delegation of coastal development permit authority there may be permit applications that have received local government approval and have not been voted upon by the Commission. The permit applicant may:

- (a) return the application to the local government for review under the certified local coastal program pursuant to Article 17, (Section 2), or
- (b) proceed with Commission review for consistency with the certified local coastal program. The Commission may determine that the application as filed may require additional review by the local government and, after consultation with and notice to the local government, remand the application for action consistent with the certified local coastal program.

The permit applicant shall not be subject to additional fees or delays as a result of this section except for those required for compliance with the notice and hearing provisions of Article 17 of these regulations.

The City and the applicant have provided copies of the City's actions approving this project, and the certified amended LCP. It is their opinion that the project is consistent with the uses and development standards set out in the amended LCP. The LCP amendment was effective upon certification, however the applicant's representative has indicated her preference that the Commission review the application rather than the City in order to avoid delay of the project to repeat City noticing and hearing procedures, potentially at both the Planning Commission, and, if appealed, at the City Council.

C. Public shoreline access.

Coastal Act Section 30210 requires maximum public access to be provided in all projects, and Section 30211 requires that projects not interfere with existing access. This project is located five blocks inland of the beach and harbor, but located on a principal coastal access route.

The primary access issues for any residential development that is not located on or immediately adjacent to a beach is the generation of traffic that might compete with beach traffic or the generation of parking demand that will be forced to compete with public on-street beach parking. This development is located on a coastal access route, North Catalina Avenue. As approved by the City, the project provides a landscaped parkway on

the east side of North Catalina Avenue, a parkway that the City proposes to require on other projects along North Catalina Avenue. The City findings in approving this project indicate a plan to make this a landscaped corridor leading visitors to the harbor, beach, and pier.

In approving this project, the City analyzed its potential generation of traffic on North Catalina Avenue. The City considered a traffic report that concluded that the project would generate minimal traffic on North Catalina Avenue, and significantly less than a viable commercial use (Exhibits 3 and 4).

A second potential issue is competition for parking between residents and visitors to this development and beach visitors. Again, the development is several blocks and a long walk away from the beach and harbor, and there are public parking lots with hundreds of spaces at the beach and harbor complex. The City found that the development provides sufficient parking on the site (28 spaces for 12 units) consistent with parking standards found in the LCP to protect public shoreline access (two spaces per unit plus one guest space for every four spaces.)

As conditioned by the City, the project provides a portion of widened, landscaped sidewalk and parkway that will lead from the shopping center at Pacific Coast Highway and Catalina Avenue to the City Harbor, providing an enhanced pedestrian and vehicular access to the water. This walkway will provide part of a landscaped entry way to the City's principal shoreline access facilities: the harbor and the pier.

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms to the certified Local Coastal Program.

D. Recreation/Recreation Support.

The project is consistent with policies of the certified LCP, providing adequate parking, and a dedicated walkway along North Catalina Avenue. The Commission certified an LCP amendment allowing residential use on this property on October 16, 2006, finding that it was not realistic to require that this area develop with recreation support commercial uses. The proposed development, as submitted, does not interfere with public recreational use of coastal resources and conforms the certified Local Coastal Program.

E. Water Quality

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The City has required the project proponent to provide a report of the effects of the project on water quality. The City has noted an increase of impervious surfaces as the result of the project and has required both onsite filtration of runoff and contributions to storm drain improvements:

18. The existing deficiency in storm drain infrastructure serving the subject site shall be corrected as determined by the city engineer through the development of catch basins and conveyance storm drains. Beyond the required storm drain impact fee, the proposed project shall be responsible for a proportionate fair share contribution for an infrastructure improvements identified in the immediate project vicinity as serving the subject site developed prior to issuance of any certificate of occupancy for the subject development. (City of Redondo Beach, Administrative Report, 542 North Francisca, January 27, 2006, page 8)

The development, as proposed and as conditioned, by the City of Redondo Beach 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 by the City of Redondo Beach, conforms with the policies and ordinances of the certified LCP that address the protection of water quality.

E. Density and Scale

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The project provides adequate parking based on the standards in the certified LCP, and is consistent with the standards of the certified LCP that address use, density and scale.

G. 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 applicant proposes the project as conditioned by the City. The conditions imposed by the city address height, bulk density, color, design, parking, and traffic. All vehicular access to the project will be from Francisca Avenue, instead of North Catalina Avenue, the coastal access route. The applicant has been granted a variance on the required setback, but has been required to dedicate a six-foot parkway adjacent to North Catalina Avenue,

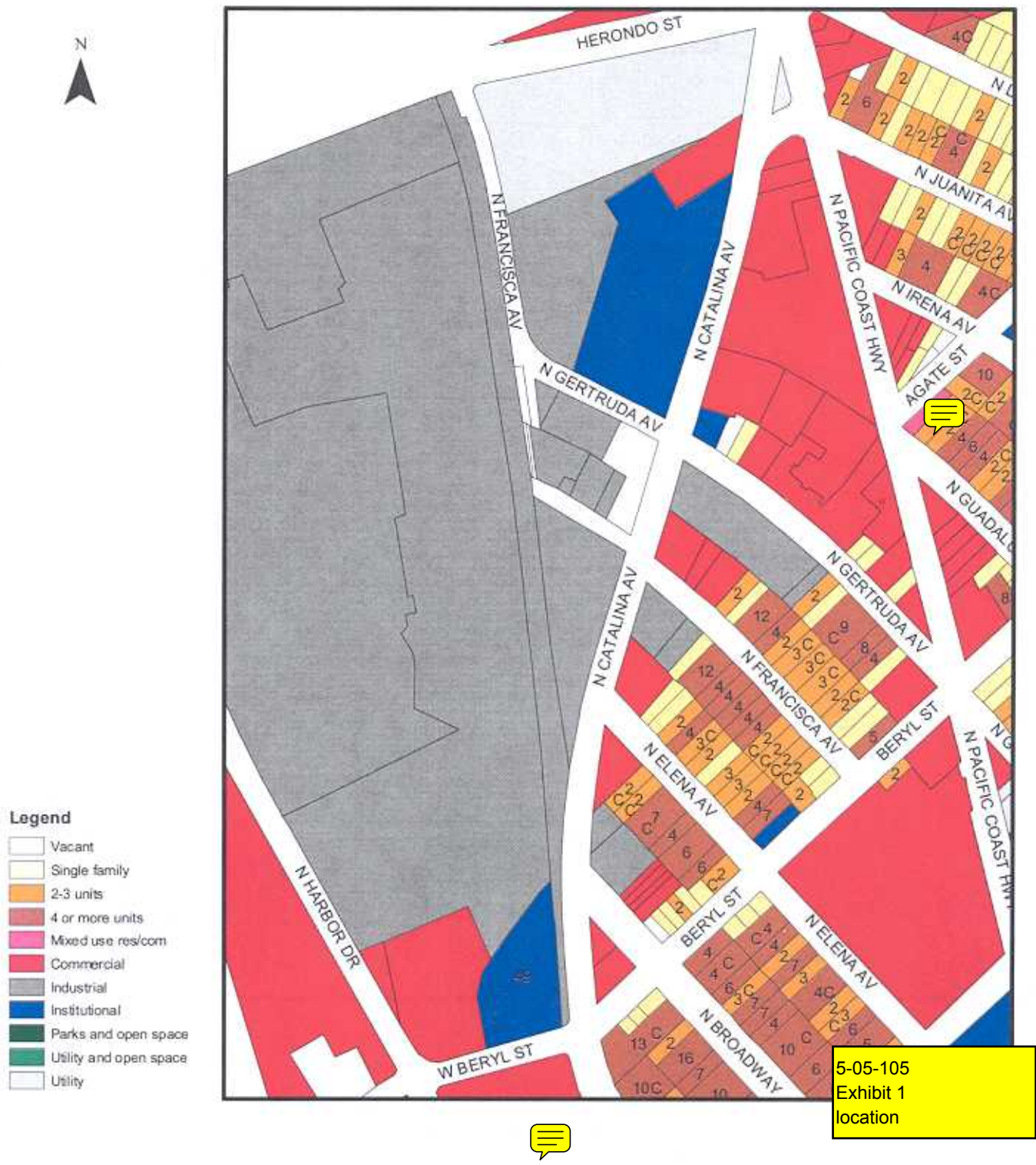
landscape the parkway, and improve the sidewalk. The City conditions address run-off and water quality.

The Commission considered reducing the density, but this reduction would not be consistent with the PLD zoning and the LCP amendment that the Commission approved in October 2006. Such a reduction would not significantly change the scale, the impacts on views, traffic, or local on-street parking. Such a change would not affect public access to and use of the beach and harbor areas. The surrounding area is a mixture of industrial development, commercial development, and east of this project, between this area and PCH, apartment buildings built prior to 1973, before the City reduced allowable heights and zoning from its pre-Coastal Act R-5 standards. Existing residential development includes 4-6 unit structures built on two and even three lots. The proposed development is consistent with the LCP as amended and with nearby residential development.

In approving the development, the City took into its account its need for moderate cost housing, which was feasible with the higher density level of multifamily housing. The City approval requires the development to be built, as proposed, as town homes, with a design incorporating multiple street-level front doors and front steps on North Catalina, reduced setbacks, and a façade reviewed and approved by the Planning Commission in its design review action on the project. After considering the City's action, the Commission concluded that the development as proposed and as conditionally approved by the City is consistent with the LCP as certified.

There are no other feasible alternatives or mitigation measures available which will lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project is consistent with CEQA and the policies of the Coastal Act.

Existing Land Use



PACIFIC

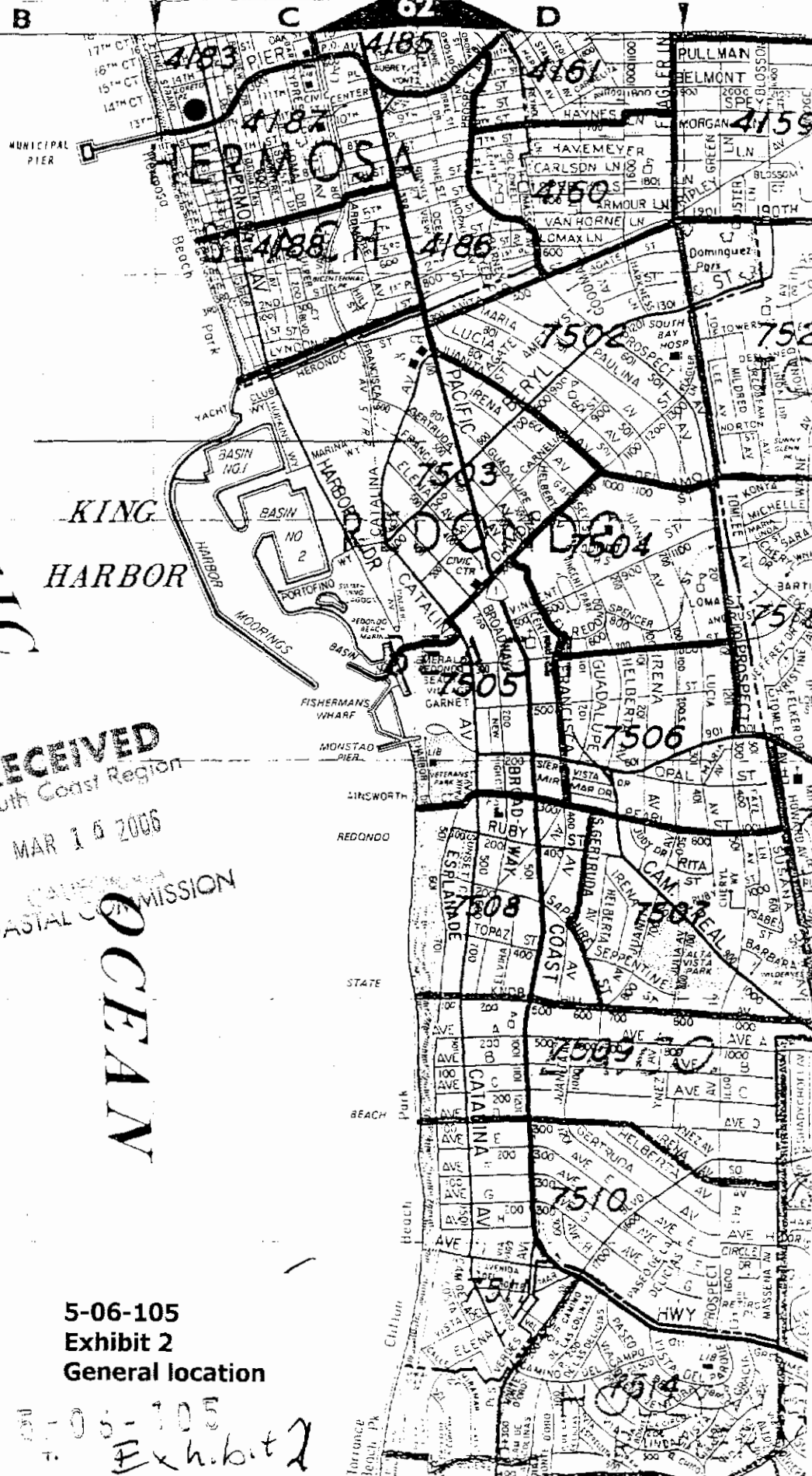
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5-06-105
Exhibit 2
General location

5-06-105
Exhibit 2



RESOLUTION NO. CC-0602-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, GRANTING AN APPEAL OF THE PLANNING COMMISSION DECISION AND ADOPTING A MITIGATED NEGATIVE DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, VESTING TRACT MAP NO. 63493, PLANNED DEVELOPMENT REVIEW IN CONJUNCTION WITH A CHANGE IN LAND USE DISTRICT FROM COMMERCIAL (C-5) TO MEDIUM-DENSITY MULTIPLE-FAMILY RESIDENTIAL (RMD) AND A ZONE CHANGE FROM CATALINA CORRIDOR (CC) TO MEDIUM-DENSITY MULTIPLE-FAMILY RESIDENTIAL (RMD) WITH A PLANNED DEVELOPMENT OVERLAY ZONE (PLD) TO PERMIT THE CONSTRUCTION OF A TWELVE-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON PROPERTY LOCATED AT 542 NORTH FRANCISCA

WHEREAS, an application was filed on behalf of the owner of the property located at 542 North Francisca for consideration of a Mitigated Negative Declaration, Conditional Use Permit, Planning Commission Design Review, Vesting Tract Map No. 63493, Planned Development Review in conjunction with a change in Land Use District and zone designation to RMD medium-density residential with a Planned Development Overlay Zone (PLD) to permit the construction of a twelve-unit residential condominium development on property located within the Catalina Corridor (CC) General Plan Commercial (C-5) zone; and

WHEREAS, the Redondo Beach Planning Commission considered evidence presented by the applicant, the Planning Department, and other interested parties at the public hearing held on the 17th day of November, 2005, with respect thereto; and

WHEREAS, following the public hearing, the Planning Commission adopted Resolution No. 2005-11-PCR-070 denying the requests; and

WHEREAS, the Planning Commission decision was appealed to the City Council; and

WHEREAS, the City Council held a public hearing on the appeal of the Planning Commission decision on January 17th, 2006, with notice provided as required by state and local ordinance, at which time the Redondo Beach City Council considered evidence presented by the applicant, the Planning Department, and other interested parties.

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

1. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, an Initial Environmental Study and a Mitigated Negative Declaration were prepared for this project in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Mitigation measures were prepared to address several impacts identified in the Study regarding the existing storm drain infrastructure, noise impacts related to the AES Redondo Beach Generating Plant and from ambient traffic noise, in-lieu funding for park and recreational facilities, Best Management Practices (BMPs), energy efficiency, recycling, a street dedication and parkway landscaping.

A Traffic Impact Analysis was also prepared to examine potential adverse impacts that may result from the project. Both the Initial Environmental Study and the Traffic Impact Analysis concluded that the proposed project will have a less than significant impact on the surrounding network of intersections and roadways.

A number of mitigation measures were identified in a SUSMP, prepared for the proposed project, to address the issues related to storm water runoff.

The City Council 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.

2. Vesting Tract Map No. 63493 meets all the requirements of the California Subdivision Map Act, the City of Redondo Beach Subdivision Ordinance and the purpose and intent of the City's General Plan and Zoning Ordinance, which is to provide more affordable, multiple-family housing opportunities and promote projects that are designed to a high level of quality, with distinctive character, a good design, layout and architecture, that provides streetscaping and provides physical and functional efficiency.
3. The project is consistent with amendments adopted by the City Council on February 7, 2006 to the City's Local Coastal Program (LCP).
4. In accordance with Section 10-2.2506(B) and Section 10-5.2506(B) of the Redondo Beach Municipal Code, the applicants' request for a Conditional Use Permit is consistent 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 all yards, open spaces, walls, and fences, parking, landscaping and other features, and the project is consistent with the requirements of Chapters 2 and 5, 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 project has adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the use.
 - c) The use of the site will have no adverse effect upon abutting property or the permitted use thereof, subject to the conditions of approval.
 - d) That approval of the Conditional Use Permit request, as submitted, is in accordance with the objectives and policies of the City of Redondo Beach General Plan and LCP as amended, in that the area is to be designated as Medium-Density Multiple-Family Residential (RMD) and the proposed use is compatible with that designation.
 - e) That the proposed use will not have an adverse impact upon abutting properties, the neighborhood, or the City, and the use will be designed in a manner to protect the public health, safety, convenience, interest and general welfare.
5. In accordance with Section 10-2.2002(B) and Section 10-5.2506(B) of the Redondo Beach, Municipal Code, the request for Planning Commission Design Review is in accord with the criteria set forth therein for the following reasons:

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Exhibit 3
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- a) The proposed project will not have an adverse effect on the surrounding property because it is a well designed project with respect to circulation, traffic, open space, and crime deterrence and is appropriate in scale, size and mass with the existing development on North Catalina Avenue and North Francisca Avenue.
 - b) Given that the site is already developed and that there is no natural terrain left on the site, the construction of the proposed project will not have a negative impact on the natural terrain.
 - c) The proposed architectural style including the roofing, windows, doors, openings, and other exterior treatments and finishes are consistent and harmonious.
 - d) The design of the building is innovative and includes a variety of creative design concepts such as the use of columns, trellises, varying setbacks and rooflines which eliminates the appearance of a flat facade or box-like construction.
6. In accordance with Section 10.2-2514 and 10-5.2506(B) of the Redondo Beach Municipal Code, the request for a Planned Development Review is consistent with the criteria set forth therein for the following reasons:
- a) With a total land area of 18,717 square feet, the subject property exceeds the minimum land area required for establishment of a Planned Development (PLD) overlay zone and for the project to be considered pursuant to the procedures and criteria established within the Municipal Code for Planned Development Review.
 - b) As designed, the project, consisting of 12 residential condominium units, successfully considers the impact and the needs of the user with 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 and other design concerns.
 - c) The locations of buildings within the project respect the natural terrain of the site and will be functionally integrated with any natural features of the landscape. Minimal vegetation exists on the site. As part of the new project, landscaping and irrigation will be installed to enhance the appearance of the site.
 - d) The east coast seaside architectural style of the buildings, with elements of the Queen Anne style of architecture, is harmonious with the selected exterior finishing materials, including roofing, windows, door openings, textures, colors and other exterior treatments.
 - e) The architectural style of the project is compatible with surrounding properties that include a variety of architectural styles and ages of structures.
 - f) The design of the buildings incorporates innovation, variety, and creativity in the design solution for the site.
7. The project is consistent with requirements for density bonuses for moderate income units pursuant to Article 9, Chapter 2, Title 10 of the Municipal Code and state law pursuant to SB 1818.

8. The plans, specifications and drawings submitted with the applications were reviewed by the City Council and approved at its meeting of January 17, 2006.

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

SECTION 1. That based on the above findings, the City Council does hereby grant the appeal and adopt the Mitigated Negative Declaration, grant the Conditional Use Permit, Planning Commission Design Review, Vesting Tract Map No. 63493, Planned Development Review in conjunction with a change of Land Use District and zone designation to RMD medium-density residential with a Planned Development Overlay Zone (PLD) pursuant to the plans and applications considered by the City Council at its meeting of the 17th day of January, 2006.

SECTION 2. This permit shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is for the construction of a 12-unit residential condominium project as represented on the plans reviewed and approved by the City Council at its meeting of January 17, 2006.
2. The Planning Department is authorized to approve minor changes.
3. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the City Council for a decision prior to the issuance of a building permit. The decision of the City Council shall be final.
4. The site shall be fully fenced prior to the start of construction.
5. All on-site litter and debris shall be collected daily.
6. 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.
7. Material storage on public streets shall not exceed 48-hours per load.
8. 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.
9. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
10. Streets and sidewalks adjacent to job sites shall be clean and free of debris.
11. The City Council shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.

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Exhibit 3
P 4

12. The precise architectural treatment of the building exterior, roof, walks, walls, and driveways as well as a building material and color board shall be subject to Planning Department approval prior to issuance of a building permit.
13. A fully detailed and dimensioned landscape and irrigation plans shall be submitted to and approved by the Planning Department prior to the issuance of a building permit.
14. Fully detailed and dimensioned plans that address exterior lighting, property line block walls and trash facilities shall be submitted to and approved by the Planning Department prior to the issuance of a building permit. The proposed trash facilities shall be approved by the Public Works Department.
15. Prior to the issuance of building permits for this project, the Developer shall enter into an Affordable Housing Agreement with the City to provide and deed restrict two (2) dwelling units as affordable to moderate income households with continued affordability and resale requirements in accordance with all applicable state and local laws. The recorded Affordable Housing Agreement shall be binding on all future owners and successors in interest.
16. Prior to the issuance of building permits a six-foot street dedication along North Catalina Avenue shall be approved by the City Council and recorded with the Los Angeles County Recorder's Office.
17. The project shall be contingent upon approval by the Coastal Commission of amendments to the Coastal Land Use Plan map designation to RMD medium density multiple family residential consistent with the proposed project. The project shall also be subject to approval of a Coastal Development Permit by the Coastal Commission.
18. The existing deficiency in storm drain infrastructure serving the subject site shall be corrected as determined by the City Engineer through the development of catch basins and conveyance storm drains. Beyond the required storm drain impact fee, the proposed project shall be responsible for a proportionate fair share contribution for any infrastructure improvements identified in the immediate project vicinity as serving the subject site developed prior to issuance of any certificate of occupancy for the subject development.
19. Conduct a focused acoustical analysis of the subject property for noise impacts from the AES Redondo Beach Generating Plant and from ambient traffic noise prior to submittal of final architectural drawings. Provide sound attenuation, including dual-glazing and supplemental insulation, as determined necessary by the acoustical analysis.
20. The project applicant shall pay Quimby fees as required by code for the in lieu funding of additional park and recreation facilities.
21. The project shall implement Best Management Practices (BMPs) from the Standard Urban Storm Water Mitigation Plan (SUSMP), prepared for the subject site by John M. Cruikshank Consultants, Inc. (July 7, 2005).
22. The project shall provide low emission high efficiency or tankless water heaters for the residential units to reduce energy consumption and combustion air emissions.

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Exh. bit 3
P 5

23. The project shall provide wall and attic insulation that exceeds current Title 24 energy efficiency requirements by at least five percent.
24. The project shall provide areas for recycling bins for recyclable waste by project residents as required by code.
25. During construction, recycling bins will be provided to facilitate the recycling of construction material waste to the maximum extent feasible.
26. The applicant shall be required to provide a 6-foot dedication along N. Catalina Avenue along the subject site frontage for the development of a parkway and relocated sidewalk behind the existing curbline. Where existing curb cuts are removed, new curbs and sidewalks shall also be installed as required by the City Engineer.
27. The applicant shall be required to provide landscaping or in lieu fees for the project's street frontage consistent with the Catalina Avenue Streetscape Master Plan expected to be finalized in spring 2006. If required, the applicant will provide interim temporary landscaping until the overall streetscape concept is developed.
28. The approval of the project is contingent on the issuance of a Coastal Development Permit by the California Coastal Commission.

SECTION 3. That the requests for a Conditional Use Permit, Planning Commission Design Review, Vesting Tract Map, and Planned Development Review shall become null and void if not vested within 36 months after the Coastal Commission's approval of the project.

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

expected to sacrifice short-term environmental goals at the expense of long-term environmental goals. No significant cumulative impacts have been identified in connection with the proposed project and, the proposed project poses no threat to human health or safety.

However, the following mitigation measures have been identified in order to mitigate some less than significant impacts anticipated as a result of the proposed project.

- The project shall be contingent upon amending the zoning for the site, and amendments to the Coastal Land Use Plan and General Plan land use designations to RMD medium density multiple family residential compatible with the proposed project. Adjacent land use designations shall be amended to be compatible with the proposed project.
- The existing deficiency in storm drain infrastructure serving the subject site shall be corrected as determined by the City Engineer through the development of catch basins and conveyance storm drains. Beyond the required storm drain impact fee, the proposed project shall be responsible for a proportionate fair share contribution for any infrastructure improvements identified in the immediate project vicinity as serving the subject site prior to issuance of any certificate of occupancy for the subject development.
- Conduct a focused acoustical analysis of the subject property for noise impacts from the AES Redondo Beach Generating Plant and from ambient traffic noise prior to submittal of final architectural drawings. Provide sound attenuation, including dual-glazing and supplemental insulation, as determined necessary by the acoustical analysis.
- The project applicant shall pay Quimby fees as required by code for the in lieu funding of additional park and recreation facilities.
- The project shall implement Best Management Practices (BMPs) from the Standard Urban Storm Water Mitigation Plan (SUSMP), prepared for the subject site by John M. Cruikshank Consultants, Inc. (July 7, 2005).
- The project shall provide low emission high efficiency or tankless water heaters for the residential units to reduce energy consumption and combustion air emissions.
- The project shall provide wall and attic insulation that exceeds current Title 24 energy efficiency requirements by at least five percent.
- The project shall provide areas for recycling bins for recyclable waste by project residents as required by code.
- During construction, recycling bins will be provided to facilitate the recycling of construction material waste to the maximum extent feasible.

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- The applicant shall be required to provide a 6-foot dedication along N. Catalina Avenue along the subject site frontage for the development of a parkway and relocated sidewalk behind the existing curbline. Where existing curb cuts are removed, new curbs and sidewalks shall also be installed as required by the City Engineer.
- The applicant shall be required to provide landscaping or in lieu fees for the project's street frontage consistent with the Catalina Avenue Streetscape Master Plan expected to be finalized in spring 2006. If required, the applicant will provide interim temporary landscaping until the overall streetscape concept is developed.

It should be noted, that with respect to traffic impacts both the Initial Environmental Study and the "Traffic Impact Analysis", prepared by Linscott, Law & Greenspan, Engineers, October 25, 2005, state that the proposed project will generate 70 vehicles trips a day. The traffic generated by the project will not adversely impact the eight key intersections that were studied and the intersections are forecast to continue to operate at LOS C or better during the AM and PM peak hours. The proposed project will add less than a 1% increase in the traffic on North Catalina Avenue as projected for 2007, the project completion date and less than a 4% increase in the traffic on North Francisca Avenue. The analysis indicates that 532 vehicle trips a day would be generated if the property were to be developed as "specialty retail".

A SUSMP Report (Standard Urban Storm Water Management Plan) was prepared by John Cruikshank on July 7, 2005 to address the issue of storm water runoff. According to the study there will be a 9% increase in of pervious surfaces if the proposed project is built in comparison to the existing development of a vacant restaurant, warehouse and a paved parking area, which will reduce the storm water runoff discharge rate. The construction of a storm water conveyance system including a flexible-body catch basin insert designed to collect silt, debris and petroleum hydrocarbons from the water runoff, which is required for the project, will improve the ocean water quality by reducing the runoff of pollutants. Additional design features of the project such as properly designed outdoor storage and trash areas as well as covered parking will as help to reduce pollutants in storm water runoff.

2. A Vesting Tentative Tract Map requires approval that will take an area consisting of six lots, legally described as Lots 25 through 31 inclusive, Block 142, Townsite of Redondo Beach, and re-subdivide it into five lots for the development of residential condominiums. Lot 1 is the subject property, which will be able to accommodate 12 residential units designed to the development standards of the RMD zone with an affordable housing density bonus. Lots 2, 3, 4 and 5 are to be zoned R-3A and as such Lot 2, will be available for redevelopment as a three-unit residential project, while Lots 3, 4 and 5 will be available for redevelopment as two-unit residential projects.

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Exhibit 1.1g staff
report
Exhibit 4 a2