

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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 Long Beach, CA 90802-4302
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Filed: March 8, 2007
 49th Day: April 26, 2007
 180th Day: September 14, 2007
 Staff: Gabriel Buhr-LB
 Staff Report: March 9, 2007
 Hearing Date: April 11-13, 2007
 Commission Action:

W5d**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-07-022**APPLICANT:** Bascom Harbor Cove Apartments**AGENT:** CSBI, Kirk Hofstetter**PROJECT LOCATION:** 211 Yacht Club Way, City of Redondo Beach (Los Angeles County)

DESCRIPTION: Repair and make improvements to an existing 161-unit beachfront apartment building, demolish existing tennis court and replace with outdoor lounge, convert existing handball court to fitness center and leasing office, resurface the adjacent parking lot and minor changes to landscape. No change in height or number of units or number of parking spaces.

Lot Area	134,640 square feet
Building Coverage	105,862 square feet
Pavement Coverage	27,045 square feet
Landscape Coverage	1,733 square feet
Parking Spaces	319
Zoning	Waterfront
Planning Designation	Coastal Commercial
Ht above final grade	64 feet

SUMMARY OF STAFF RECOMMENDATION:

The proposed development is situated adjacent to the beachfront in an area not covered by the certified Redondo Beach LCP. Commission staff is recommending **APPROVAL** of the proposed development with special conditions relating to the protection of marine resources, water quality, and assumption of risks inherent with beachfront development. The recommended conditions require the permittee to: develop and implement a drainage plan for the impervious surfaces found within the site that includes Best Management Practices to protect water quality, develop and implement a construction staging plan that includes Best Management Practices that will minimize impacts to the beach, and assume the risks inherent with development located adjacent to the coast.

SUBSTANTIVE FILE DOCUMENTS: City of Redondo Beach certified Local Coastal Program, 9/11/2003; Coastal Development Permit 5-05-245 (Portofino Hotel Partners).

LOCAL APPROVALS RECEIVED: City of Redondo Beach Approval-in-Concept dated January 22, 2007.

LIST OF EXHIBITS

1. Location Map
 2. Assessor's Parcel Map
 3. Site Plan
 4. Signage Plan
 5. Drainage Plan
 6. Landscape Plan
-

STAFF RECOMMENDATION:

Staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application:

MOTION: *I move that the Commission approve 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 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:

I. 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. 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. Permit Compliance

Coastal Development Permit 5-07-022 permits only the development expressly described and conditioned herein. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions. Any deviation from the approved plans must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is required. No changes to the approved development shall occur without a Commission amendment to this coastal development permit or a new coastal development permit, unless the Executive Director determines that no amendment or new permit is required.

2. Assumption of Risk, Waiver of Liability and Indemnity

By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from flooding and wave uprush; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

3. Demolition/Construction Responsibilities and Debris Removal

By acceptance of this permit, the applicant agrees that the proposed project shall be conducted in a manner that protects marine resources and water quality pursuant to the implementation of the following Best Management Practices (BMPs):

- A. No demolition/construction materials, equipment, debris, or waste shall be placed or stored where it may be subject to wave, wind, or rain erosion and dispersion.
- B. Staging and storage of demolition/construction machinery and storage of debris shall occur landward of the beach, on impervious surfaces only.
- C. Any and all debris resulting from demolition/construction activities shall be removed from the shoreline and harbor area and disposed of as soon as possible.
- D. The permittee shall dispose of all demolition and construction debris resulting from the proposed project at an appropriate location outside the coastal zone. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.
- E. Develop and implement spill prevention and control measures and ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The fueling station shall be located as far away as possible from the receiving waters and storm drain inlets as possible and shall not be located on or adjacent to the beach.
- F. Maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be disposed of into sanitary or storm sewer systems.

4. Protection of Water Quality - Drainage and Run-Off Control Plan

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval of the Executive Director, a drainage plan that incorporates structural and non-structural Best Management Practices (BMPs) designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of storm water and nuisance flow leaving the developed site. The plan shall be in conformance with the following requirements:

- A. Appropriate site design, source control, and treatment control BMPs shall be implemented to minimize the amount of polluted runoff from all surfaces and activities on the development site.
- B. Runoff from all parking areas, rooftops, driveways and outdoor lounge areas shall be collected and directed through a system of appropriate structural BMPs. The filter elements shall be designed to 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants through filtration and/or biological uptake. The

drainage system shall also be designed to convey and discharge runoff from the site in a non-erosive manner.

- C. The drainage plan shall be designed to treat, infiltrate or filter the amount of storm water runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, one-hour storm event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
- D. All BMPs shall be operated, monitored and maintained for the life of the project and include at a minimum an annual scheduled cleaning of paved parking lot surfaces and catch basins at least once a year between September 15 and October 15, and maintenance of structural and non-structural BMPs as necessary.
- E. Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.

The drainage plan may include other measures as well. The permittee shall implement the approved drainage plan on an ongoing and permanent basis in a manner consistent with the drainage plan approved by the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required. In addition, any lease or operating agreement that involves the proposed parking lot shall explicitly incorporate the provisions of the drainage plan approved by the Executive Director.

5. Visual Elements

The proposed monument signs for the perimeter of the project site shall conform to the approved signage plans submitted within the application. Any proposed alterations to the dimensions or display of the accepted sign plans shall be reported to the Executive Director.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Description and Location

The proposed project is located at 211 Yacht Club Way, and involves development along the beachfront in the City of Redondo Beach (Exhibit 1 and 2). The project site is a leasehold property situated on the beachfront just north of the jetty that forms Harbor Basin #1 in King Harbor, and is located between the first public road and the sea. The City of Redondo Beach administers the leasehold on behalf of the State of California pursuant to the Tidelands Grant of 1915. The City, as landlord, has leased the entire project site to the applicant.

On the subject site is a four-story, 161-unit apartment building (Harbor Cove Apartments), which includes a pool, tennis court, a recreational room and a public restaurant facility currently operated as a Chart House restaurant (Exhibit 3). The current zoning for the described site is Waterfront with a planning designation of Coastal Commercial.

This 134,640 square foot lot is situated on filled tidelands located between the first public road and the sea (Exhibit 2). North of the project site, the sandy beach of Hermosa Beach extends for approximately 4 miles, the beach throughout this area averages 350-feet in width. Directly west of the project is a partially buried seawall constructed of rip rap and a thin, 20-foot wide section of beach; the entire beach west of the project is inundated by water at extreme high tides, and the restaurant facility exists on pilings that extend it well over the waterline. South of the project site the northern jetty protecting King Harbor juts from the beach and continues in a southwestern direction. The jetty was initially constructed in 1938, and was completed to its existing length of 4,285 feet after improvements were made in 1958. Along with construction of the jetty and three harbor basins was the construction of several “moles” for future commercial developments. The beachfront area directly north of King Harbor Basin #1 represents the location of the subject site. Vertical public access to the beach exists immediately to the south of the subject site, and north of the site via the Strand of Hermosa Beach.

The applicant is proposing aesthetic improvements, repair and maintenance work on the present apartment buildings and adjacent parking facilities. The scope of this work includes exterior repairs to the apartment building including new paint and fascia, roof repairs and balcony replacements. The adjacent parking lot will be repaired and resurfaced, and the existing parking lot designations will be repainted, no change to the number of spaces within the parking lot is proposed. Plans also include the demolition of the existing paddle tennis court, and for it to be replaced with an outdoor lounge that would include outdoor seating, barbeques and a small fountain. Changes to the recreation building consist of the placement of a floor over the existing handball court and converting this new space to a fitness room and new leasing office which represents an addition of 1000 square-feet of space previously occupied by the handball court. No exterior walls will be altered and no changes in height are proposed for the recreation building.

The interior and exterior improvements that are proposed for the existing 161-room apartment building and affiliated structures would add aesthetic and architectural enhancements, changes to private recreational uses, and the addition of a new leasing office, but would not change the number of rooms or the height of the buildings.

The City has reviewed the proposed project and found it consistent with local land use and zoning requirements, as evidenced by their Approval-In-Concept, dated January 22, 2007. The existing structures were built in 1968 and predate the Coastal Act restrictions for the area. Other similar land uses in the area include the Portofino Hotel and the King Harbor Apartments; both are located on tidelands within the adjacent harbor.

The existing structures were built in 1968 and thus pre-date the requirements of the Coastal Act. As such the structure exists on a public beach, below the mean high tide level, and is protected by a rip rap revetment located 10 feet seaward of the subject site. The subject site is also currently comprised of minimal landscaping, present in a thin band along the southern limits of the property, and as planters within the pool area. The proposed outdoor lounge area will incorporate additional landscaped planters. The subject site is comprised almost entirely of impervious surfaces, as currently designed only 1.3% of the lot contains landscaping. Due to this condition a drainage plan was requested to improve the current drainage characteristics of the subject site.

The applicant is proposing water quality improvements as part of the proposed project, consisting of rooftop and surface drainage directed to permeable areas and other post construction BMPs designed to assist in filtering runoff. Any vegetated landscaped areas located on site shall only consist of native plants or non-native drought tolerant plants, which are non-invasive.

The placement of vegetation that is considered to be invasive which could supplant native vegetation should not be allowed. Invasive plants have the potential to overcome native plants and spread quickly. Invasive plants are generally those identified by the California Invasive Plant Council (<http://www.cal-ipc.org/>) and California Native Plant Society (<http://www.CNPS.org/>) in their publications.

Furthermore, any plants in the landscaping plan should be drought tolerant to minimize the use of water. The term drought tolerant is equivalent to the terms 'low water use' and 'ultra low water use' as defined and used by "A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California" prepared by University of California Cooperative Extension and the California Department of Water Resources dated August 2000 available at <http://www.owue.water.ca.gov/landscape/pubs/pubs.cfm>.

B. Hazards

Development adjacent to the ocean is inherently hazardous. To minimize risks to life and property, the development has been conditioned to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

Pursuant to Section 30235 of the Coastal Act, shoreline protection devices are required to be approved only when necessary to protect coastal-dependent uses, existing structures, or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local sand supply. The Coastal Act does not require the Commission to approve shoreline altering devices to protect vacant land or in connection with requests to construct new development that is not a coastal-dependent use. A shoreline protective device proposed in those situations is likely to be inconsistent with Coastal Act policies.

As mentioned previously the buildings on the subject site were constructed in 1968 and therefore predate the regulations of the Coastal Act. The subject site is currently protected by a partially buried seawall constructed of large rip rap, which exists 10 feet seaward of the western edge of the apartment building and north of the restaurant facility, and then continues south until it joins the northern edge of the King Harbor jetty. The existing restaurant facility is built on pilings that extend over the waterline and further encroach on the beach. No changes are proposed to the restaurant. The proposed new development will be built on an area of the subject site that is landward of existing development on-site that is already protected by the existing buried sea wall.

C. Community Character/Visual Quality

Section 30251 of the Coastal Act requires that the scenic and visual resources of coastal areas be considered and protected as a resource of public importance. In addition, public views to and along the ocean and scenic coastal areas shall be protected.

The interior and exterior improvements that are proposed for the existing 161-unit apartment building would add aesthetic and architectural enhancements, but would not change the number of rooms or the height of the buildings (Exhibit 3). The parking lot landscaping and the outdoor areas of the apartment buildings would also be renovated. No changes are proposed for the Chart House restaurant.

The applicant has submitted a proposed color plate for the exterior paint improvements for the proposed development to ensure that the proposed improvements are compatible with the surrounding environment and community character. The monument signs proposed for the project have also been designed to be in compliance with local zoning requirements and are consistent with the Coastal Act (Exhibit 4).

The proposed project will not add significant building bulk to any structure and will not have any adverse impacts on public views. Therefore, the proposed project is consistent with Section 30251 of the Coastal Act.

D. Public Access/Parking

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

E. Water Quality

Sections 30230, 30231 and 30232 of the Coastal Act require that marine resources be maintained, enhanced, and restored in a manner that will sustain the biological productivity of all species of marine organisms in coastal waters, and that the biological productivity and water quality of coastal waters be maintained and restored by controlling polluted runoff.

The apartment buildings and associated structures are located directly on the beach. Pollutants such as sediments, toxic substances (e.g. grease, motor oil, heavy metals, and pesticides), bacteria, and trash and particulate debris are often contained within urban runoff entering via the storm water system or directly into the ocean. The discharge of polluted runoff into the ocean would have significant adverse impacts on the overall water quality of the ocean.

Construction activities may have an adverse effect on water quality in a number of ways. The storage or placement of construction materials, debris, or waste in a location subject to erosion and dispersion or which may be discharged into coastal water via rain, surf, tide or wind would result in adverse impacts on the marine environment that would reduce the biological productivity of coastal waters. For example, construction debris entering coastal waters may cover and displace soft bottom habitat. In addition, the use of machinery not designed for use in the marine environment may result in the release of lubricants or oils that are toxic to marine life. Sediment discharged to coastal waters may cause turbidity, which can shade and reduce the productivity of foraging avian and marine species' ability to see food in the water column. In order to avoid adverse construction related impacts upon marine resources, **Special Condition #3** outlines construction related requirements to provide for the safe use and storage of construction materials and the safe disposal of construction debris.

The present development on the subject site is comprised almost entirely of impervious surfaces. Since the existing buildings were constructed decades ago, the project site is lacking in water quality measures to treat or filtrate storm water runoff that leaves the site and enters the coastal waters. Currently, a large percentage of runoff is directed via gutters directly onto the beach or into the storm water system without any treatment. The discharge of these pollutants to coastal waters can cause cumulative impacts which reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health. Therefore in order to find the proposed development consistent with the water and marine resource policies of the Coastal Act, the Commission finds it necessary to require **Special Condition #4**.

Critical to the successful function of any post-construction structural BMP in removing pollutants in storm water is the application of appropriate design standards for sizing BMPs. The majority of runoff in this region is generated from small storms because the majority of storms are minor in scale. Additionally, storm water runoff typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated during a storm event. Designing BMPs for the small, more frequent storms, rather than the large infrequent storms results in improved BMP performance at lower cost. Therefore, any post-construction structural BMPs should be designed to treat, infiltrate or filter the amount of storm water runoff produced by all storms up to and including the 85th percentile, 1-hour storm event, with an appropriate safety factor (2 or greater), for flow based BMPs.

In this case, the majority of runoff from the site will be directed to storm drains. The storm drains empty directly into the waters of the harbor and the adjacent coast. The runoff from the storm drains is not treated and contributes to lower water quality. Therefore, the proposed resurfacing of the surface parking areas could contribute to poor water quality that puts marine resources at risk. To mitigate against the adverse effects of automobile pollutants being washed into the marina from the surface parking areas, the proposed project includes the installation of new filters on the existing catch basins to filter out some of the pollutants which accumulate on the site as well as three infiltration trenches that will reduce the amount of runoff entering the storm drains, and the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site where possible (Exhibit 5 and 6). **Special Condition #4** requires the applicant to submit a parking lot drainage plan to demonstrate that the project meets the Commission's standard of being able to filter storm water runoff from the parking areas up to the 85th percentile one-hour storm event. Only as conditioned to protect the marine habitat from adverse water quality impacts does the proposed project comply with the marine resource provisions of the Coastal Act. The use of best management practices in constructing and maintaining the project and its drains will reduce the amount of pollutants that leave the site and enter coastal waters.

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.

F. Land Use

The project site exists on Mole A located adjacent to the northern edge of King Harbor, and is located below the mean high tide line. As such it is subject to the restrictions placed upon the use of tidelands provided under the Tidelands Grant of 1915. By doctrine, these lands are available for development only related to public uses including commerce, navigation and fisheries. An Amendment to this Grant was approved in 1971 that permitted the leasing of the land on each of the four created moles within the harbor area to, *“producing income to support the statutory trusts under which said tide and submerged lands are held by the city.”* The income produced was further restricted in that, *“leases of said Parcels 1 through 4 (including project site on Mole A) inclusive, and subject to the condition that the revenues derived from leasing or administration of said Parcels 1 through 4 inclusive, shall be used for furtherance of the purposes of the trust under which other tidelands and submerged lands are held by the City of Redondo Beach.”*

The current land use on this property as a private, residential development is a nonconforming use related both to the Tidelands Grant of 1915 and to the Coastal Act. The current lease for the subject site expires in 2034. The approvals of the development included in this permit application are for repair and superficial improvements and to replace existing tennis and handball courts with an outdoor lounge, fitness center and leasing office for use of the tenants, these changes and improvements do not significantly extend the life of the structures located on site. Pursuant to Sections 30221 and 30222 of the Coastal Act, the Commission finds that oceanfront lands should be designed to enhance public opportunities for coastal recreation having priority over private residential uses. Current uses located within the subject site do not conform to these described policies. Approval of this permit does not suggest Commission approval of the current land use located on the subject site, or provide support for the extension of any leases currently active on the subject site.

G. 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.

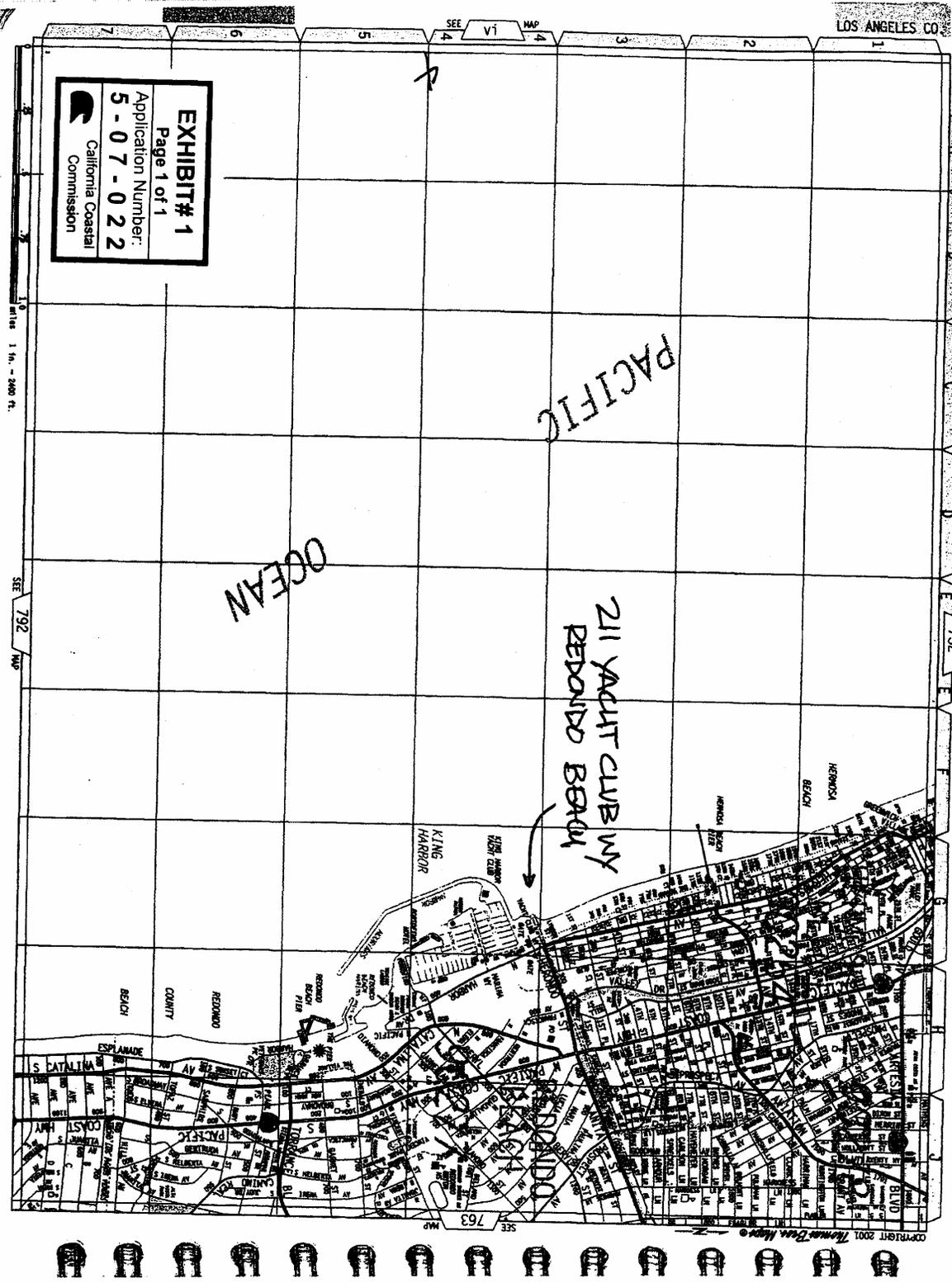
The Commission effectively certified the City of Redondo Beach Land Use Plan for the entire Redondo Beach Coastal Zone on June 18, 1981. Redondo Beach is an incorporated city on the Los Angeles County coast. The part of the city immediately adjacent to the beach was subdivided into cottage parcels in the early 20th century when a rail line was extended to this area. On January 11, 2001, the Commission certified a major LUP amendment that brought the LUP into conformance with the City’s General Plan (RDB-MAJ-1-00) with suggested modifications. At the City’s request, the Commission agreed to defer certification of the area that contained the power plant, pier, and harbor areas until local planning issues were resolved. On April 8, 2003, the Commission approved geographic segmentation, dividing the Redondo Beach Coastal Zone into two separate areas, allowing it to certify the LCP for most of Redondo Beach (Area One). The Commission then approved the Implementation Plan (LIP) for Area One with suggested modifications on September 11, 2003. Since that time the City has yet to submit an LIP for Area Two which includes the power plant, pier, harbor area and Mole A which encompasses the proposed project. Therefore, the LCP has not been certified and the standard of review for development in Area Two of Redondo Beach is still the Coastal Act.

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.

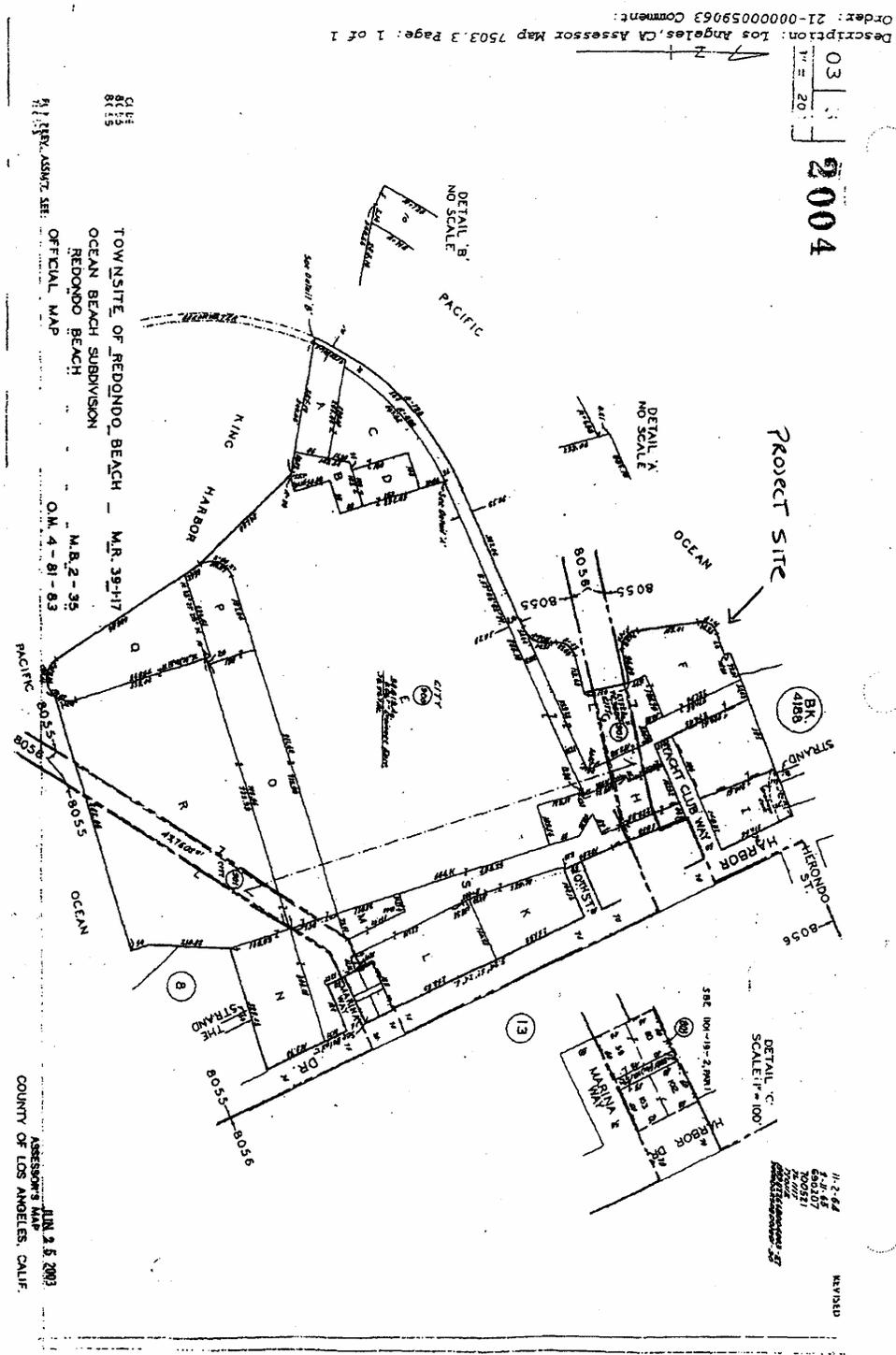
H. California Environmental Quality Act

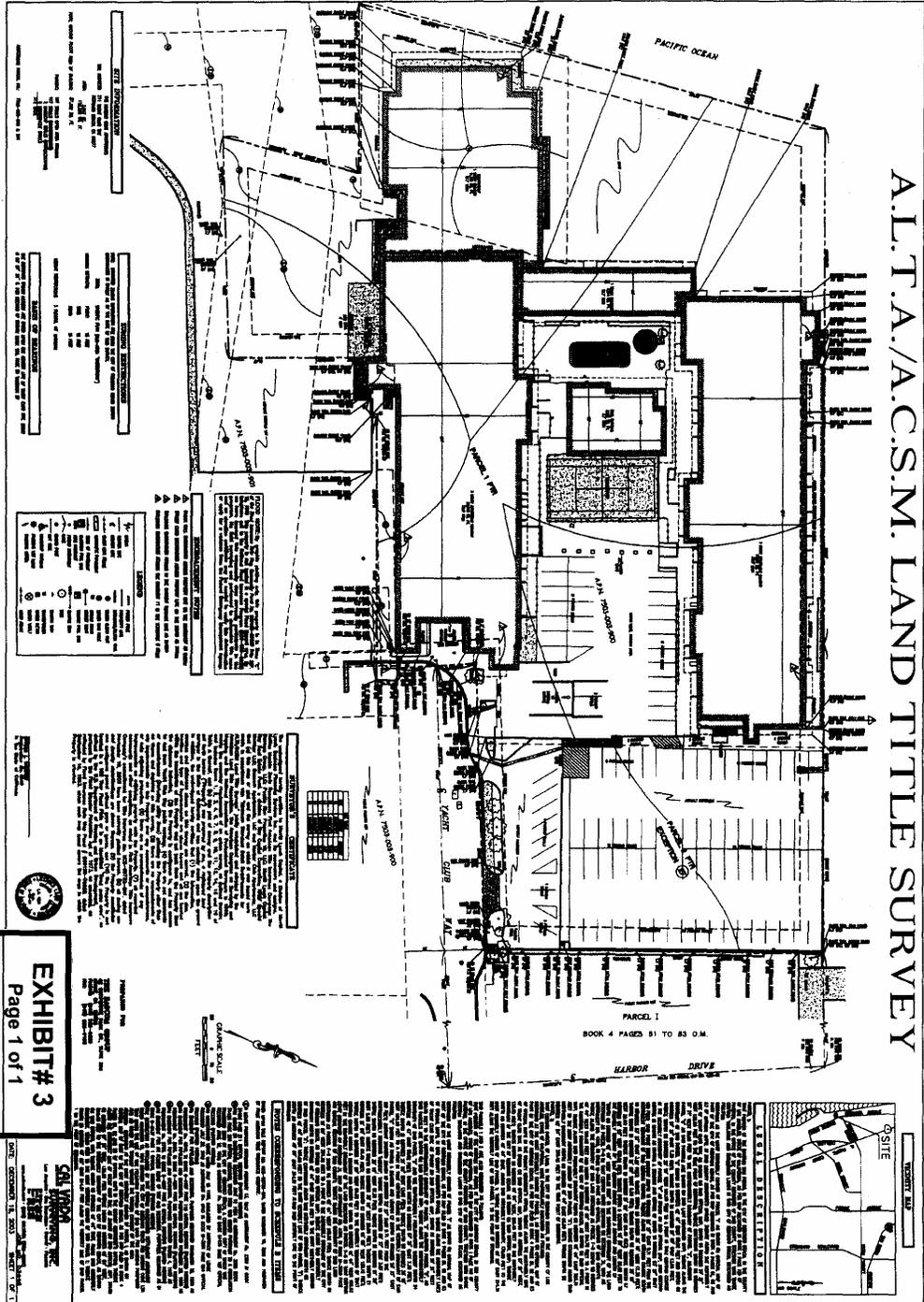
Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality 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.

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.

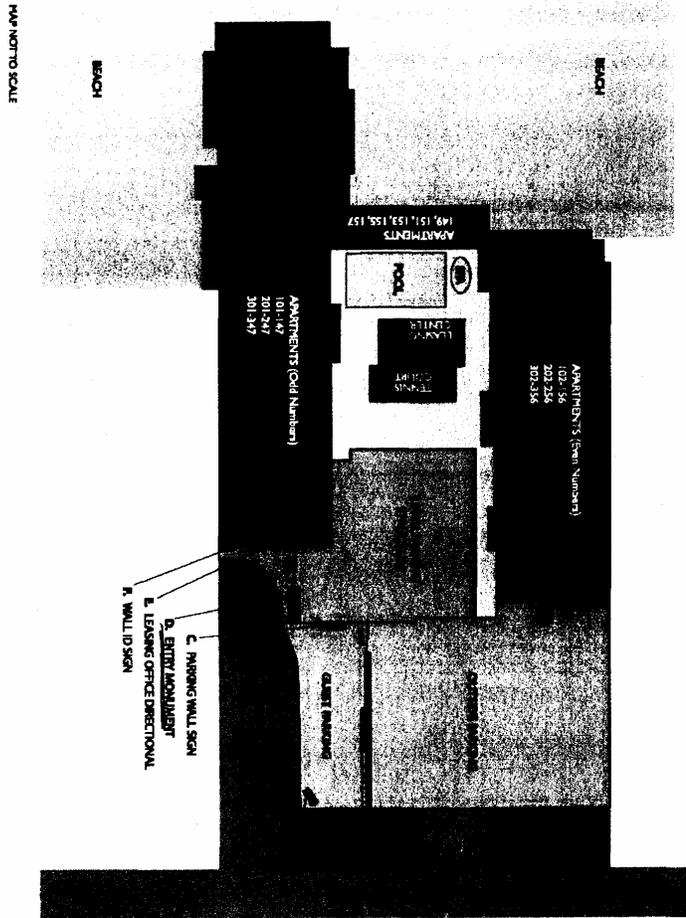


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EXHIBIT# 3
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Commission



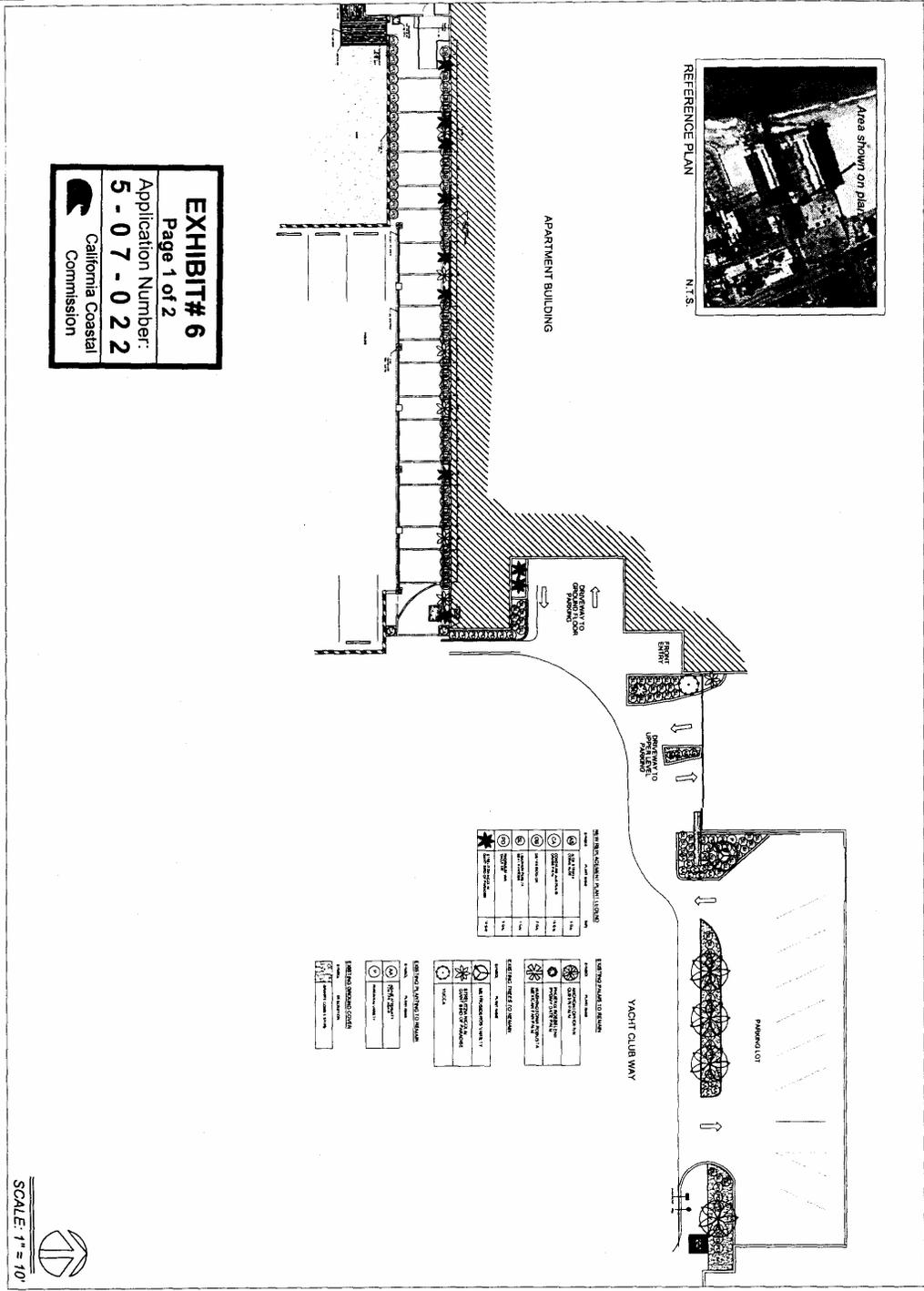
THE WATERFRONT APARTMENTS AT REDONDO
 211 YACHT CLUB WAY, REDONDO BEACH, CA 90277

RECEIVED
 South Coast Region
 MAR 01 2007
 CALIFORNIA
 COASTAL COMMISSION

EXHIBIT# 4
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LEGEND	
[Symbol]	AP ENTRY MONUMENT
[Symbol]	AP CHART HOUSE
[Symbol]	AP PARKING ID
[Symbol]	AP LEASING OFFICE
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EXHIBIT# 6
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SCALE: 1" = 10'

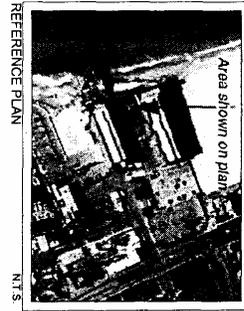
GDR
 Gaudel Design Group
 1555 20th Street
 San Diego, CA 92161
 619.594.1100

PROJECT
 HARBOR COVE
 APARTMENTS
 YACHT CLUB WAY
 REDONDO BEACH, CA

SHEET TITLE
 PROPOSED PARKING &
 BUILDING PERIMETER
 LANDSCAPE PLAN

REVISION	No.	DATE	DESCRIPTION
Δ			
Δ			
Δ			

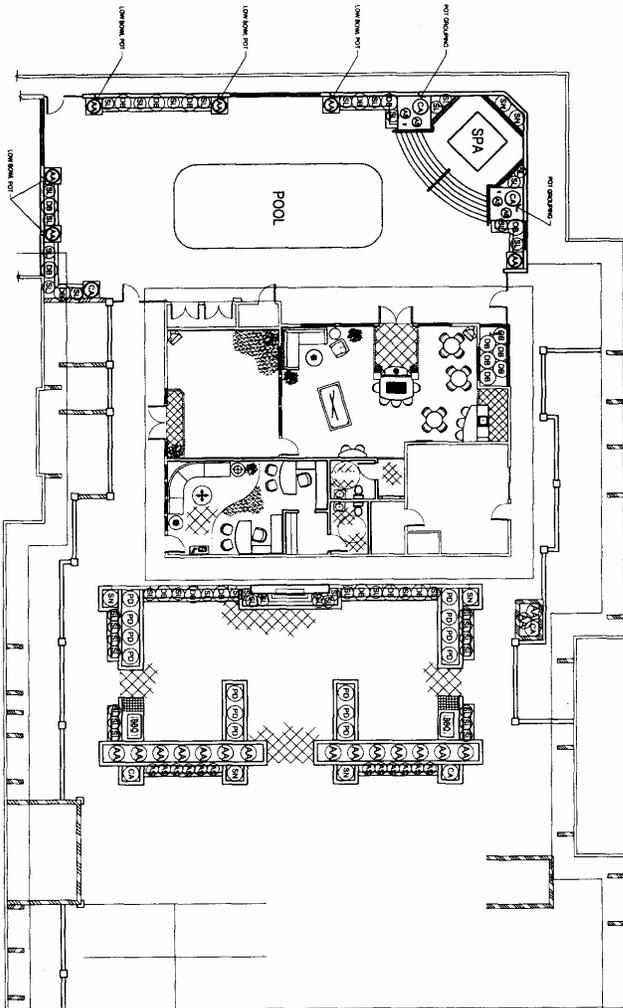
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PLANTING LEGEND

SYMBOL	PLANT NAME
(A)	ANONIS QUILTERIA
(B)	BOULDER SPURGE
(C)	CELESTINE SPURGE
(D)	CELESTINE SPURGE
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(F)	CELESTINE SPURGE
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(Y)	CELESTINE SPURGE
(Z)	CELESTINE SPURGE

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SCALE: 1" = 4'

GDD
 Gaudet Design Group
 LANDSCAPE ARCHITECTS
 1500 AVENUE 108, SUITE 100
 REDONDO BEACH, CALIFORNIA 90278
 TEL: 310.761.1100 FAX: 310.761.1101

PROJECT
 HARBOR COVE
 APARTMENTS
 YACHT CLUB WAY
 REDONDO BEACH, CA

SHEET TITLE
 PROPOSED POOL/
 LOUNGE AREA
 LANDSCAPE PLAN

REVISION

NO.	DATE	DESCRIPTION
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△		
△		

SUBMITTAL

DATE: 1/18/07
 DRAWN BY: GDD
 SCALE: AS SHOWN

PORT DATE: 2/18/07
L-1.2
 SHEET
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