

**AGENDA – REGULAR MEETING
PLANNING COMMISSION OF THE CITY OF REDONDO BEACH
THURSDAY, JANUARY 21, 2010 – 7:00 P.M.
REDONDO BEACH MAIN LIBRARY
303 NORTH PACIFIC COAST HIGHWAY**

I. OPENING SESSION

1. Call Meeting to Order
2. Roll Call
3. Salute to the Flag

CITY CLERK

II. APPROVAL OF ORDER OF AGENDA

III. CONSENT CALENDAR # 4 through # 7:

Routine business items, except those formally noticed for public hearing (agendized as either a "Routine Public Hearing" or "Public Hearing"), or those items agendized as "Old Business" or "New Business" are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up immediately following approval of remaining Consent Calendar items. Remaining Consent Calendar items will be approved in one motion.

4. Approval of Affidavit of Posting for the Planning Commission meeting of: January 21, 2010
5. Approval of the following minutes: Regular Meeting of December 17, 2009
6. Strategic Plan Update dated 12/15/09
Staff recommends: Receive and file this report
7. Receive and file written communications

IV. AUDIENCE OATH

V. EX PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.

VI. ROUTINE PUBLIC HEARINGS

Routine public hearing items, except those pulled for discussion, are assigned to the Routine Public Hearings section of the agenda. Commission Members, or any member of the public, may request that any item(s) be removed, discussed, and acted upon separately. Items removed from the Routine Public Hearings section will be taken up immediately following approval of remaining Routine Public Hearing items. Those items remaining on the Routine Public Hearings section will be approved in one motion.

8. A Public Hearing to consider an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, and Coastal Development Permit to allow the expansion of an existing restaurant with approval of overlap/shared parking within an existing shopping center, on property located within a Commercial (C-2A) zone in the Coastal Zone.

APPLICANT:	Cialuzzi's
PROPERTY OWNER:	Hoshizaki Investment, Co.
LOCATION:	601 NORTH PACIFIC COAST HIGHWAY
CASE NO.	2010-01-PC-003
RECOMMENDATION:	STAFF RECOMMENDS APPROVAL WITH CONDITIONS

9. A Public Hearing to consider an Exemption Declaration and Planning Commission Design Review to allow the expansion of an existing deli store to include a dining area with approval of overlap/shared parking within an existing shopping center, on property located within a Commercial (C-2) zone.

APPLICANT: Giuliano's
PROPERTY OWNER: 1700 Aviation Blvd., L.L.C.
LOCATION: **1700 AVIATION BOULEVARD**
CASE NO. 2010-01-PC-002
RECOMMENDATION: STAFF RECOMMENDS APPROVAL WITH CONDITIONS

VII. PUBLIC HEARINGS

10. A Public Hearing to consider an Exemption Declaration, Conditional Use Permit and Coastal Development Permit to allow the operation of a physical fitness business in an existing commercial building, on property located within a Pedestrian-Oriented Commercial (C-3PD) zone within the Coastal Zone and the Riviera Village Overlay Zone.

APPLICANT: Krista Badagliacca
PROPERTY OWNER: Cominis Trust and Donlou Trust
LOCATION: **257 AVENIDA DEL NORTE**
CASE NO. 2010-01-PC-001
RECOMMENDATION: STAFF RECOMMENDS APPROVAL WITH CONDITIONS

11. A Public Hearing to consider an Exemption Declaration, Conditional Use Permit and Coastal Development Permit to allow the operation of a physical fitness business in an existing commercial building, on property located within a Pedestrian-Oriented Commercial (C-2PD) zone within the Coastal Zone and the Riviera Village Overlay Zone.

APPLICANT: Judie Aronson
PROPERTY OWNER: Paul Hennessey
LOCATION: **1718 SOUTH CATALINA AVENUE**
CASE NO. 2010- 01-PC-004
RECOMMENDATION: STAFF RECOMMENDS APPROVAL WITH CONDITIONS

VIII. OLD BUSINESS

IX. NEW BUSINESS – *(Item for discussion prior to action)*

X. SUBCOMMITTEE REPORTS

XI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

XII. COMMISSION ITEMS AND REFERRALS TO STAFF

(Referrals to staff are service requests that will be entered in the City's Customer Service Center for action.)

XIII. ITEMS FROM STAFF

12. Agenda preview of upcoming Planning Commission Cases

XIV. COUNCIL ACTION ON PLANNING COMMISSION MATTERS

XV. ADJOURNMENT

The next meeting of the Planning Commission of the City of Redondo Beach will be a Regular Meeting to be held at 7:00 p.m. on Thursday, February 18, 2010 in the Redondo Beach Main Library, 303 North Pacific Coast Highway, Redondo Beach, California.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 415 Diamond Street, Door C, Redondo Beach, CA during normal business hours. In addition, such writings and documents will be posted, time permitting, on the City's website at www.redondo.org.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the City Clerk and during City Hall hours, agenda items are also available for review in the Planning Department.

ROUTINE PUBLIC HEARINGS

The Planning Commission has placed cases, which have been recommended for approval by the Planning Department staff, and which have no anticipated opposition, on the Routine Public Hearing section of the agenda. Any member of the public or the Commission may request that any item on the Routine Public Hearing section be removed and heard, subject to a formal public hearing procedure, following the procedures adopted by the Planning Commission.

All cases remaining on the Routine Public Hearing Section will be approved by the Planning Commission by adopting the findings and conclusions in the staff report, adopting the Exemption Declaration or certifying the Negative Declaration, if applicable to that case, and granting the permit or entitlement requested, subject to the conditions contained within the staff report.

Cases which have been removed from the Routine Public Hearing Section will be heard immediately following approval of the remaining Routine Public Hearing items, in the ascending order of case number.

RULES PERTAINING TO ALL PUBLIC TESTIMONY

(Section 6.1, Article 6, Rules of Conduct)

1. No person shall address the Commission without first securing the permission of the Chairperson; provided, however, that permission shall not be refused except for a good cause.
2. Speakers may be sworn in by the Chairperson.
3. After a motion is passed or a hearing closed, no person shall address the Commission on the matter without first securing permission of the Chairperson.
4. Each person addressing the Commission shall step up to the lectern and clearly state his/her name and city for the record, the subject he/she wishes to discuss, and proceed with his/her remarks.
5. Unless otherwise designated, remarks shall be limited to three (3) minutes on any one agenda item. The time may be extended for a speaker(s) by the majority vote of the Commission.

6. In situations where an unusual number of people wish to speak on an item, the Chairperson may reasonably limit the aggregate time of hearing or discussion, and/or time for each individual speaker, and/or the number of speakers. Such time limits shall allow for full discussion of the item by interested parties or their representative(s). Groups are encouraged to designate a spokesperson who may be granted additional time to speak.
7. No person shall speak twice on the same agenda item unless permission is granted by a majority of the Commission.
8. Speakers are encouraged to present new evidence and points of view not previously considered, and avoid repetition of statements made by previous speakers.
9. All remarks shall be addressed to the Planning Commission as a whole and not to any member thereof. No questions shall be directed to a member of the Planning Commission or the City staff except through, and with the permission of, the Chairperson.
10. Speakers shall confine their remarks to those which are relevant to the subject of the hearing. Attacks against the character or motives of any person shall be out of order. The Chairperson, subject to appeal to the Commission, shall be the judge of relevancy and whether character or motives are being impugned.
11. The public participation portion of the agenda shall be reserved for the public to address the Planning Commission regarding problems, question, or complaints within the jurisdiction of the Planning Commission.
12. Any person making personal, impertinent, or slanderous remarks, or who shall become boisterous while addressing the Commission, shall be forthwith barred from future audience before the Commission, unless permission to continue be granted by the Chairperson.
13. The Chairperson, or majority of the members present, may at any time request that a police officer be present to enforce order and decorum. The Chairperson or such majority may request that the police officer eject from the place of meeting or place under arrest, any person who violates the order and decorum of the meeting.
14. In the event that any meeting is willfully interrupted so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals willfully interrupting the meeting, the Commission may order the meeting room cleared and continue its session in accordance with the provisions of Government Code subsection 54957.9 and any amendments

APPEALS OF PLANNING COMMISSION DECISIONS:

All decisions of the Planning Commission may be appealed to the City Council. Appeals must be filed, in writing, with the City Clerk's Office within ten (10) days following the date of action of the Planning Commission. The appeal period commences on the day following the Commission's action and concludes on the tenth calendar day following that date. If the closing date for appeals falls on a weekend or holiday, the closing date shall be the following business day. All appeals must be accompanied by an appeal fee of 25% of original application fee up to a maximum of \$500.00 and must be received by the City Clerk's Office by 5:00 p.m. on the closing date.

Planning Commission decisions on applications which do not automatically require City Council review (e.g. Zoning Map Amendments and General Plan Amendments), become final following conclusion of the appeal period, if a written appeal has not been filed in accordance with the appeal procedure outline above.

No appeals fee shall be required for an appeal of a decision on a Coastal Development Permit application.

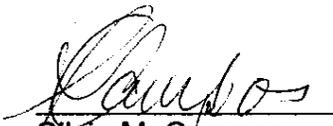
January 14, 2010

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF REDONDO BEACH)

AFFIDAVIT OF POSTING

Pursuant to the requirements of Government Code Section 54955, agendas for a Regular Planning Commission meeting must be posted at least seventy-two (72) hours in advance and in a location that is freely accessible to members of the public. As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, that in compliance with the requirements of Government Code Section 54955, I caused to have posted the agenda for the January 21, 2010, Regular Meeting of the City of Redondo Beach Planning Commission on January 14, 2010, in the following locations:

City Hall, Door "A", 415 Diamond Street, Redondo Beach
City Clerk's Counter, Door "C", 415 Diamond Street, Redondo Beach.


Silvia M. Campos
Planning Technician

CALL TO ORDER

A Regular Meeting of the Planning Commission was called to order by Chair Kim at 7:00 p.m. at City Hall, 415 Diamond Street.

ROLL CALL

Commissioners Present: Biro, Sanchez, Parsons, Zager, Benning, Chair Kim
Commissioners Absent: Garten
Officials Present: Aaron Jones, Planning Director
 Anita Kroeger, Associate Planner
 Marianne Gastelum, Assistant Planner
 Cheryl Park, Assistant City Attorney
 Diane Cleary, Minutes Secretary

SALUTE TO THE FLAG

At the request of Chair Kim, Commissioner Parsons led the Commissioners and Audience in a Salute to the Flag.

APPROVAL OF ORDER OF AGENDA

Motion by Commissioner Zager, seconded by Commissioner Parsons, to approve the Order of Agenda as presented.

CONSENT CALENDAR #4 THROUGH #7

Commissioner Parsons referred to Consent Calendar Item 5, page 7, first paragraph and requested that it read "Commissioner Parsons believed that abiding by the Charter was part of the 'Coastal Commission's motion."

Motion by Commissioner Parsons, seconded by Commissioner Benning, to approve the following Consent Calendar items, and by its concurrence, the Commission:

4. **APPROVED AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF**
 December 17, 2009.
5. **APPROVED THE FOLLOWING MINUTES:** Regular meeting of November 19, 2009 [AS
 AMENDED].
6. **RECEIVED AND FILED STRATEGIC PLAN UPDATE REPORT:** November 17, 2009
7. **RECEIVED AND FILED WRITTEN COMMUNICATIONS**

Motion carried unanimously, with Commissioner Garten absent.

EXCLUDED CONSENT CALENDAR ITEMS

None.

AUDIENCE OATH

Chair Kim asked that those people in the audience who wish to address the Commission on any of the hearing issues stand and take the following oath:

Do each of you swear or affirm that the testimony
you shall give shall be the truth, the whole truth,
and nothing but the truth?

People in the audience stood and answered, "I do."

EX PARTE COMMUNICATIONS

Commissioner Parsons disclosed a brief discussion with the General Manager of the Galleria.

Commissioner Zager indicated he will be recusing himself on Item #10.

Commissioner Benning disclosed discussions with the Planning Director.

ROUTINE PUBLIC HEARINGS

None.

PUBLIC HEARINGS

8. CONSIDER OVERLAP/SHARED PARKING FOR A NEW DENTAL OFFICE 4051 INGLEWOOD AVENUE

Motion by Commissioner Parsons, seconded by Commissioner Zager, to open the Public Hearing at 7:05 p.m. regarding Case No. 2009-12-PC-036, the applicant being Nicholas Matthews, to consider an Exemption Declaration and Planning Commission Design Review to allow overlap/shared parking for a new dental office situated within an existing shopping center, on property located within a Commercial (C-4) zone at 4051 Inglewood Avenue. Hearing no objections, Chair Kim so ordered.

Nicholas and Kristine Matthews, DDS, applicants, stated they are requesting an application for overlap/shared parking.

In response to Commissioner Zager, Dr. Matthews stated they do not plan to be open until 8 p.m. on Saturday, but noted they take emergencies between 8 a.m. to 8 p.m. and Sundays by appointment only.

In response to Commissioner Sanchez, Assistant Planner Marianne Gastelum explained staff is not including the hours of operation at this time since this request could be a typical retail establishment open from 10 a.m. to 9 p.m., and the overlap/shared parking for their hours took place.

Motion by Commissioner Sanchez, seconded by Commissioner Biro, to close the Public Participation Section of the Public Hearing at 7:10 p.m. Motion carried unanimously, with Commissioner Garten absent.

Motion by Commissioner Parsons, seconded by Commissioner Zager, to approve an Exemption Declaration and Planning Commission Design Review to allow overlap/shared parking for a new dental office situated within an existing shopping center, on property located within a Commercial (C-4) zone, at 4051 Inglewood Avenue, Case No. 2009-12-PC-036, Nicholas Matthews, applicant, subject to the 5 findings and 6 conditions in the staff report. Motion carried unanimously, with Commissioner Garten absent.

**9. CONSIDER OVERLAP/SHARED PARKING FOR A PHYSICAL FITNESS BUSINESS
901 NORTH PACIFIC COAST HIGHWAY**

Motion by Commissioner Parsons, seconded by Commissioner Zager, to open the Public Hearing at 7:11 p.m. regarding Case No. 2009-12-PC-037, the applicant being Lou Sidella, to consider an Exemption Declaration, Coastal Development Permit, Amendments to an existing Conditional Use Permit to allow revised hours of operation, additional clients and Planning Commission Design Review to allow for overlap/shared parking for a physical fitness business situated within an existing commercial building, on property located within a Commercial (C-3) zone in the Coastal Zone. Hearing no objections, Chair Kim so ordered.

Lou Sidella, applicant, stated he is available for questions or concerns.

In response to Commissioner Zager, Mr. Sidella stated he would consider 7 a.m. to 3 p.m. on Sundays.

Motion by Commissioner Zager, seconded by Commissioner Benning, to close the Public Participation Section of the Public Hearing at 7:13 p.m. Motion carried unanimously, with Commissioner Garten absent.

Motion by Commissioner Benning, seconded by Commissioner Zager, to approve an Exemption Declaration and Planning Commission Design Review to allow overlap/shared parking for a new personal improvement service situated within an existing shopping center, on property located within a Commercial (C-4) zone, at 4051 Inglewood Avenue, Case No. 2009-12-PC-037, Lou Sidella, applicant, subject to the 7 findings and 7 conditions in the staff report, with the hours of operation to include Sundays from 7 a.m. to 3 p.m. Motion carried unanimously, with Commissioner Garten absent.

Commissioner Zager left the dais at 7:15 p.m.

**10. CONSIDER THE CONSTRUCTION OF A RETAIL COMMERCIAL REPLACEMENT PROJECT
1509 HAWTHORNE BOULEVARD**

Motion by Commissioner Parsons, seconded by Commissioner Benning, to open the Public Hearing at 7:15 p.m. regarding Case No. 2009-12-PC-038, the applicant being South Bay Associates SPE, LLC, to consider an Environmental Impact Report including the adoption of facts and findings, a Statement of Overriding Consideration and a Mitigation Monitoring Program; a Conditional Use Permit, Planning Commission Design Review and Vesting Tentative Parcel Map No. 71128 to allow the construction of a retail commercial replacement project of approximately 119,169 square feet in size on an 11.2 acre site on property located in a Regional-Commercial (CR) Zone. Hearing no objections, Chair Kim so ordered.

Planning Director Jones introduced the project team and provided the Commission with an overview of the project and an outline of the presentation format.

Kenneth Lee, Forest City Commercial Development, gave a Power Point presentation and reviewed the following:

- Team
- Existing aerial photos
- Issues
 - Clean up district and make cohesive
 - Storefronts will be accessible and viewable
 - Promote cross traffic between the mall and new southern development
 - Pedestrian circulation
- Planning and Design goals
- Expansion Program
- Project cost – total \$32 million
- Support all Conditions of Approval
- Aerial view from Hawthorne

Mr. Lee stated that the applicants support and agree with all recommended conditions of approval.

David Schmidt, Architect, RTKL Associates, gave a presentation and reviewed the following:

- Existing building elevations
- Contemporary mid century architecture
- Variety of massing of buildings
- Ambiance and remainder of site

Brian Mitchell, Landscape Architect, gave a presentation and reviewed the following:

- Landscape solutions
- Integrate the site plan and landscape solutions into the existing center
- Provide sustainable landscape
- Enjoyable and positive pedestrian experience
- Entry drive at 177th edged with palm trees
- Interior drives defined with palm variety and become regional identity outlets and allow views
- Parking lot landscaped with grove effect providing shade
- Pedestrian linkages – east end of mall and west side – defined with flowering shade trees, enhanced paving
- Edge of retail with potted plants, benches and bike racks
- Materials – sensitive to sustainability and water conservation

Associate Planner Anita Kroeger gave a staff report and reviewed the following:

- Review of environmental process and land use permits
- Environmental impacts
 - Less than significant with mitigation
 - Pedestrian
 - Traffic at Artesia and Inglewood
 - Air quality
 - Unavoidable adverse impacts
 - 3 intersections – Kingsdale/Artesia, Redondo Beach Blvd./Artesia, 182nd/Hawthorne
- Response to public comment
- Findings of Fact

- Statement of Overriding Considerations
- Mitigation Monitoring Program
- Land Use Permits and Parcel Map
- Staff recommends approval of a Conditional Use Permit for retail uses over 30,000 square feet
- Staff recommends approval of a Conditional Use Permit for outdoor dining
- Staff recommends approval of Planning Commission Design Review
- Staff recommends approval of Planning Commission Design Review for the Master Sign Program with some additional conditions
- Vesting Parcel Map – Staff recommends adding Conditions #32 through #41
- Condition #14C – Insert “Shall use Kingsdale Avenue from 177th Street to Artesia Blvd.”
- Delete Condition #27F
- Environmental Resolution page 2, to read, “NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND ‘AND CERTIFIES’” and to add the word “analysis” to Item #3 on page 2.

In response to Chair Kim, Associate Planner Kroeger stated the exiting pylon sign on Hawthorne Blvd. would not remain.

Mr. Lee explained that the B of A sign will be located where the monument sign is to be installed.

In response to Commissioner Parsons, Mr. Lee said B of A has its own separate parcel and only includes their footprint, and also stated the arrangement is that they use this project’s parking as well.

In response to Commissioner Parsons, Planning Director Jones confirmed that both the Galleria proper and the South Bay Project South will abide by the new sign program, and the noticing included the entire project area. He also explained there are only two details of the program recommend for modification including the number of vertical elements along Hawthorne Blvd., to be reduced by one, and to discourage box or cabinet type signs. He referred to Condition #22 and stated the project proposes realignment at the entry drive to a much more efficient entry without vehicle conflicts and to move the roadway closer to the ATM. He stated the applicant is to either negotiate relocation or add additional protections to prevent a car parked or stopped along the entry drive from having access to an ATM user. The police will require additional safety measures to protect the ATM. He also referred to condition #23 and suggested additional language to state “on a permanent basis.”

Commissioner Parsons referred to Condition #16 and suggested removing the word “is.”

In response to Commissioner Parsons, Planning Director Jones stated the feasibility of extending reclaimed water is available for this size of a project.

In response to Commissioner Parsons, Mr. Schmidt explained that California law Title 24 has mandates as to new construction and energy efficiency and cool roofs are actually required in California and will be part of the design of the building. He also noted there is an energy model that needs to take place, meeting energy consumption levels.

In response to Commissioner Parsons, Chair Kim referred to #25c and stated that solar mitigation is not required by Title 24 and is often paired with a Tier II requirement which is more stringent. He suggested Condition #15f should be broken up since cool roofs are required and solar water

heating is optional. He also explained that Tier II is approximately 20% more energy efficient than Title 24.

In response to Commissioner Parsons, Mr. Mitchell referred to Condition #8 and explained as part of the California Codes, there is a requirement that plants be low water which are what will be used to comply with the state law.

Commissioner Parsons referred to Condition #10 and suggested language be added "in a well-lighted location."

In response to Commissioner Parsons, Associate Planner Kroeger referred to Condition #7 and stated this refers to the common areas and suggested language be included "for the common areas."

In response to Commissioner Biro, Traffic Engineer John Mate referred to Condition #13b and stated 150 feet back from the intersection would be required and will come out of the existing 10-foot wide sidewalk which will be narrowed down to approximately 8 feet. He also said everything will be on the south side of the street and no modifications to the median will take place. He further noted that the poles will be located within the new sidewalk area and the ADA ramp would be reconfigured.

In response to Commissioner Biro, Planning Director Jones stated part of the pedestrian improvement plan is to accentuate the connection between this project and the main Galleria proper. He stated the current center crossing area would be down played and the traffic for pedestrians would be shifted to the east and west access ways.

Associate Planner Kroeger pointed out this is a mitigation measure and the developer still has to develop a pedestrian/traffic plan to work out the details.

Commissioner Biro expressed concern with lack of pedestrian connectivity and nothing attracting pedestrians between the South Bay South project and the Galleria proper.

Planning Director Jones stated the final pedestrian plan recommends certain other improvements to the pedestrian walkways.

In response to Commissioner Benning, Associate Planner Kroeger referred to Conditions No. 6c and 6d and noted there are no residential uses in proximity to the project and because of this, no recommended hours were put in place regarding outdoor dining. She also stated the outdoor dining areas will be close to the same hours as the stores.

Commissioner Benning expressed concern with outdoor dining and serving alcohol late hours and noted it is still unknown where they will be located.

Mr. Lee explained that the pad area is fixed and two big tenant locations have already been fixed. He said any restaurants will be facing Hawthorne and the residential on Kingsdale will not be affected.

In response to Commissioner Sanchez, Mr. Lee stated as the site exists today, there is enough capacity to take care of the surface drainage. He also said the applicant is required by law to install a new holding retention tank for the environmental first flush.

Planning Director Jones clarified that the site is currently surfaced drained using the public storm drain system and the result of the project will be an installation of over 74,000 cubic feet of percolation underneath the parking lot which will have a no net discharge effect.

In response to Commissioner Sanchez, Mr. Lee stated all different construction types will be considered and the roofing will be prefabricated but the walls will not because of the conditions of the styles for the tenants.

In response to Commissioner Sanchez, Mr. Brian Welch explained that the study looked at 37 intersections within the City for the project and the circulation element covers a total of 109 intersections throughout the City. He indicated that additional strategies have been identified and put into place to look at other intersection improvements associated with the implementation of the Circulation Element.

Planning Director Jones stated a plan will be coming before the Commission in February to relocate the bus transit center from the Galleria parking structure on Kingsdale to a new site south immediately adjacent to the Target location, and there may be opportunities at a couple of the intersections.

Chair Kim stated the traffic consultants doing this study also did the Circulation Element and are fully aware of the long-term improvements to be made.

Commissioner Parsons proposed when the transit center is moved, to ask for a dedication from the Galleria of a small amount of land to allow for a right-turn lane off of Kingsdale onto Artesia to help mitigate the intersection. He expressed concern, however, with any impacts to the intersection at Artesia and Hawthorne Blvd., or Artesia and Redondo Beach Blvd.

Traffic Engineer John Mate suggested during the peak demand there could be some traffic pushed from Kingsdale to Hawthorne Blvd., with this suggested improvement, but the rest of the day or weekend, the benefit would be recognized.

Chair Kim stated there are other elements that would require some followup regarding this improvement and possibly an unintended consequence requiring the revisiting of the CEQA document.

Traffic Engineer John Mate stated this improvement is mentioned in the EIR but the right-turn lane is infeasible at this time to accomplish for the full length. He also stated the only impacts would take place during the most critical part of the day for approximately 15 to 30 minutes.

Planning Director Jones suggested a condition to state "at such time as the existing transit station on Kingsdale is relocated, the applicant shall provide an irrevocable offer of dedication of a public right-of-way sufficient to enable the construction of a designated right-turn lane northbound on Kingsdale onto Artesia Blvd."

Mr. Lee agreed with the improvement as long as it does not impact the existing parking count, however, in granting easements, they would have to get a bank's approval and language has to be added that is subject to their lender's approval.

In response to Chair Kim, Planning Director Jones stated the intersection with the improvement still remains significantly impacted, however, the improvement is a mitigation and reduces the impact.

Mr. Welch stated this improvement would provide additional mitigation at the location but not full mitigation.

Commissioner Parsons referred to page 21 of the staff report, Item 6, and suggested adding "potential" Redondo Beach Greenline.

In response to Commissioner Parson, Planning Director Jones explained that the tax increment above the base year value for the project area is additional value above the current assessed valuation and the Agency would receive its portion minus passthroughs to other agencies. He referred to page 20 of the staff report, Item 1, and stated the project is just in debt serve and the increment is to the Agency.

In response to Commissioner Parsons, Mr. Welch referred Intersection #6, Hawthorne Blvd. and Artesia and indicated the PM level of service with the project should be an F. He clarified that #21, Prairie and 182nd were studied outside the City along with others, and indicated the PM level of service at this intersection along with the AM level of service at Inglewood Avenue at Ripley remained the same and there were not any locations where the level of service improved.

In response to Commissioner Parsons, Traffic Engineer John Mate clarified there is no parking and is all red curb at the right turn onto Artesia.

Commissioner Parsons referred to Condition #39 and suggested adding the word "water" before retention/percolation.

In response to Commissioner Parsons, Planning Director Jones referred to Condition #40 and stated the tanks have been removed.

Planning Director Jones referred to the improvement at Kingsdale and Artesia and stated staff prefers an irrevocable easement for roadway purposes and until exercised, property tax is still being paid.

Motion by Commissioner Benning, seconded by Commissioner Parsons, to close the Public Participation Section of the Public Hearing at 9:00 p.m. Motion carried unanimously, with Commissioners Zager and Garten absent.

Commissioner Parsons believed that the signage for the entire project should be consistent but noted the height is 5 feet the height of a car and believed it should be discussed.

Chair Kim believed the signage program is within the parameters of the sign code and no variances are to be considered. He also believed the color pallet and approach is consistent with the Galleria and is tastefully done. He did not see a concern with the scale of the signs since the scale of the property dictates that the signage should be appropriately scaled.

Commissioner Benning agreed with Chair Kim.

Commissioner Biro expressed concern with having a sea of 100 trees 30 feet tall impacting views with a pad in the center, not being able to see Target from Hawthorne Blvd.

In response to Commissioner Biro, Mr. Mitchell stated the height of the trees should be approximately 20 feet and there would be no impact with the signs. He also said the palm trees will only be aligning the driveways and the trees in the parking lot will be canopy trees.

Chair Kim noted some of the existing mature trees will have to be removed due to the project wanting to have a fresh uniformed landscaped plan.

Commissioner Sanchez believed the scope and scale of the signs blend in quite nicely and tie in the entire piece of property together.

RECESS: 9:24 P.M.

Motion by Commissioner Parsons, seconded by Commissioner Benning, to recess at 9:24 p.m. Motion carried unanimously, with Commissioners Zager and Garten absent.

RECONVENE: 9:40 P.M.

ROLL CALL

Commissioners Present: Biro, Sanchez, Parsons, Benning, Chair Kim
Commissioners Absent: Zager, Garten
Officials Present: Aaron Jones, Acting Planning Director
Anita Kroeger, Associate Planner
Marianne Gastelum, Assistant Planner
Cheryl Park, Assistant City Attorney
Diane Cleary, Minutes Secretary

Counsel Margaret Sohagi recommended against the proposed new mitigation measure regarding dedication of land as legally infeasible. She advised there is not a sufficient nexus between the proposed project and the improvement, asking for a dedication that was above the pro rata share of the applicant's impact. She stated the project would impose 21 right-hand turns which just tips over a level of significance and the request would be a much larger dedication than those number of trips into the intersection, being out of balance.

Commissioner Parsons stated there is no analysis in any of the mitigations as addressed by Counsel Sohagi.

Counsel Sohagi stated there were other mitigation measures that were considered that were found to be infeasible that the traffic study analyzed. Commissioner Parsons agreed not because of value, but just being physically impossible.

Chair Kim questioned the feasibility of a mitigation measure for this intersection and stated a lender's approval is needed. He also believed there is enough ambiguity at this time whether or not this mitigation measure can actually work.

Commissioner Parsons noted many examples where things exactly like this have been done regarding this intersection. He stated the recommendation will make the conditions better and is a recommendation in the EIR. He also suggested identifying all areas that could be made better such as at Artesia and Aviation.

Commissioner Biro referred to page 55 of the Traffic Report, and pointed out the right-of-way was never a consideration and states the mitigation is impossible because of the issues on Artesia, not on Kingsdale.

Transportation Engineer John Mate clarified the major problem of the intersection is the eastbound direction, and having a separate third eastbound through lane, the impact would be

less than significant. He stated to obtain this lane means taking a portion of an existing building which is right up behind the sidewalk and requires an entire new 12 foot dedication along with having to obtain 12 feet on the east side of Kingsdale which would impact parking, making this improvement infeasible at this time. He also said the right turn only has not been studied to see what level of insignificance would result, and obtaining a right of way would not be possible because of the transit terminal.

Motion by Commissioner Parsons, seconded by Commissioner Benning, to adopt Resolution No. 2009-12-PCR-037 and Resolution No. 2009-12-PCR-038, with the 7 findings and 41 conditions, and the following modifications:

Condition #7 – add language for common areas

Condition #10 – add language “that they be well-lit and do not block pedestrian pathways or access”

Condition #14c – add language “from 177th Street to Artesia Blvd.”

Condition #15f – to state “incorporate cool roofs.” Add 15g to state, “If feasible, solar water heating be considered for the project.”

Condition #16 – remove the word “is”

Condition #23 – add the word “permanent” with respect to chain link fencing

Condition #27 - delete

Condition #39 – add the word “water”

Statement of Overriding Considerations – Benefit 6 – to add “That the Redondo Beach Greenline which may in the future be located

Resolution No. 2009-12-PCR-037 – page 2, to state, “NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FINDS ‘AND CERTIFIES.’” Finding #3 to state, “that the Planning Commission has exercised its own independent judgement ‘and analysis.’”

Motion carried unanimously, with Commissioners Zager and Garten absent.

OLD BUSINESS

None.

NEW BUSINESS

None.

SUBCOMMITTEE REPORTS

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

COMMISSION ITEMS AND REFERRALS TO STAFF

None.

ITEMS FROM STAFF

9. Agenda preview of upcoming Planning Commission Cases.

Planning Director Aaron Jones stated the Transit Center relocation project will be considered at the February meeting.

Commissioner Parsons suggested putting shared parking requests on the Consent Calendar.

Planning Director Jones stated staff will report back on items for potential administrative permit versus discretionary Commission action permits.

Chair Kim suggested having field trips on potential cases such as cell towers.

COUNCIL ACTION ON PLANNING COMMISSION MATTERS

Planning Director Jones stated Council on Tuesday considered an appeal of the 901 Catalina one-story retail shopping center project which was continued to February 2, 2010, with issues to include driveway access and area maintenance/site cleanup.

In response to Commissioner Parsons, Assistant City Attorney Park confirmed that issues need to be raised at the Commission level before raising them in court. She also believed with respect to appeals, a de novo hearing would take place, starting from scratch with the Council receiving the case as if there was no decision at all.

Planning Director Jones also stated that appeals have to be related to the subject considered along with justification. He said this language was taken out of the code in the 90's when the appeal fees were adjusted.

Commissioner Parsons believed the issues should be discussed and decisions made at the Commission level before the applicants appeal and go to Council.

ADJOURNMENT: 10:16 P.M.

There being no further business to come before the Commission, Commissioner Parsons moved, seconded by Commissioner Benning, to adjourn the meeting at 10:16 p.m. to a Regular Meeting to be held at 7:00 p.m. on Thursday, January 21, 2010 in the Redondo Beach Main Library (Conference Room), 303 North Pacific Coast Highway, Redondo Beach, California. Motion carried unanimously, with Commissioners Zager and Garten absent.

Respectfully submitted,

Aaron Jones
Planning Director



Administrative Report

Council Action Date: December 15, 2009

To: MAYOR AND CITY COUNCIL

From: MAGGIE HEALY, ASSISTANT TO THE CITY MANAGER

Subject: STRATEGIC PLAN UPDATE ON SIX-MONTH OBJECTIVES, WATER QUALITY IMPLEMENTATION MATRIX, GREEN TASK FORCE PRIORITY MATRIX, AND MAJOR CITY FACILITIES PRIORITY LIST

RECOMMENDATION

Receive and file the monthly updates to: 1) the six-month strategic objectives that were established at the Strategic Planning Retreat held on September 14, 2009; 2) the Water Quality Implementation Matrix; 3) the Green Task Force Priority Matrix; and, 4) the Major City Facilities Priority List.

EXECUTIVE SUMMARY

On September 14, 2009, the City Council held a Strategic Planning Retreat to review the three year goals for the 2007-2010 Strategic Plan and to establish new six-month objectives. Monthly updates are provided to the Mayor and Council to enable them to monitor the City's progress. Updates to the Water Quality Implementation Matrix, the Green Task Force Priority Matrix and the Major City Facilities Priority List are also provided. The next Strategic Planning Retreat will be held on March 3, 2010.

BACKGROUND

The City Council's Strategic Plan directs the development of the City budget, program objectives, and performance measures. The goals provide the basis for improving services and preserving a high quality of life in the City.

The City began strategic planning in 1998 with the creation of the first three-year strategic plan covering the period of 1998-2001. In October 2001, a second three-year plan was developed for 2001-2004. At the February 25, 2003 retreat, these Core Values were added: Openness and Honesty, Integrity and Ethics, Accountability, Outstanding Customer Service, Teamwork, Excellence, and Fiscal Responsibility. A third three-year plan was developed in March 2004, covering the period of 2004-2007, and including a vision statement. In September 2007, the fourth three-year plan was

developed with new goals and a new set of six-month objectives. A sixth goal was added to the 2007-2010 Strategic Plan prior to adoption on October 2, 2007.

The following are the six goals for 2007-2010. They are not in priority order:

- Improve public facilities and infrastructure
- Expand economic opportunities
- Enhance and revitalize the Harbor and Pier area
- Enhance financial viability
- Enhance the livability of our community
- Enhance public safety and emergency preparedness services for our community

The City Manager provides monthly updates to the adopted six-month objectives to enable the Mayor and City Council to monitor the City's progress on the Strategic Plan.

Water Quality Implementation Matrix

On July 19, 2005, the City Council adopted a resolution to form a 15-member Water Quality Task Force. During their 12-month assignment, the Task Force developed a Recommendations Report. The Report was presented to a joint meeting of the City Council and Harbor Commission. The City Council directed staff to report back with a prioritized action plan for implementation. The Recommendations Implementation Matrix was received by the Council on November 21, 2006, with direction for staff to provide a status report to accompany the Strategic Plan reports. The monthly status update is attached.

Green Task Force Priority Matrix

On January 16, 2007, the City Council adopted a resolution to form a 15-member Green Task Force to study and address a variety of environmental issues faced by the City. During their 12-month assignment (later extended to 15 months), the Task Force developed a Sustainable City Plan that included 26 recommendations. The Report was presented to the City Council on May 13, 2008. The City Council directed staff to assemble the recommendations into a matrix. On August 19, 2008, the City Council received and filed the Green Task Force Priority Matrix and reviewed it on October 21, 2008. The monthly status update is attached.

Major City Facilities Priority List

On February 13, 2007, the City Council adopted the Major City Facilities Priority List. The Council requested that the list come back periodically for review. The attached version reflects the addition of the Dominguez Park Community Center as directed by the City Council during adoption of the Fiscal Year 2001-2008 Budget on June 19, 2007.

December 15, 2009

COORDINATION

All departments participated in the development of the Strategic Plan and in providing the attached update. Relevant departments have reviewed the Water Quality Implementation Matrix, Green Task Force Matrix and Major City Facilities Priority List.

FISCAL IMPACT

The total cost for this activity is included in the City Manager's Office's portion of the FY 2009-2010 Adopted Annual Budget and is part of the department's annual work plan.

Submitted by:


Maggie Healy
Assistant to the City Manager

Approved for forwarding by:


Office of the City Manager

Attachments:

- Strategic Plan Update - Six-Month Objectives dated December 15, 2009
- Water Quality Implementation Matrix dated December 15, 2009
- Green Task Force Implementation Matrix dated December 15, 2009
- Major City Facilities Priority List dated June 2007

CITY OF REDONDO BEACH STRATEGIC OBJECTIVES

September 14, 2009 - March 1, 2010

HBT=Harbor, Business and Transit FS = Financial Services PW=Public Works RCS= Recreation and Community Services ACM=Ast. City Manager

THREE-YEAR GOAL: IMPROVE PUBLIC FACILITIES AND INFRASTRUCTURE

1. By September 22, 2009	ACM	Meet with the Veterans' Memorial Committee to review the City Council's approved tasks listed in the June 16, 2009 Budget Response Report to design and construct a new Veterans' Park Memorial and review the responsibilities of the Veterans' Memorial Committee.	X		Meeting held with Committee on October 5.
2. At the February 2, 2010, City Council meeting	City Engineer	Present to the City Council for action the award of a contract for the construction of the Esplanade Improvement Project.		X	REVISED to February 2, 2010.
3. By December 15, 2009	HBT Director	Present to the City Council for action the design and schedule for repair, replacement or removal of bus shelters throughout the city.		X	Engineering is addressing previously unknown ADA and NPDES requirements to ensure federal compliance.
4. By February 1, 2010	City Engineer	Present to the City Council for action the purchase of furnishings, furniture and equipment for the North Branch Library.	X		

5. At the February 2, 2010 City Council meeting, upon receipt of the stimulus money	Public Works Director	Present to the City Council for action the specs for the LED Streetlight Project.	X		
6. By March 1, 2010	City Engineer	Ensure that the construction of the North Branch Library is 50% complete.	X		
7. By March 1, 2010	City Engineer	Begin construction of the Esplanade Improvement Project.	X		
8. At the March 2, 2010 City Council meeting	City Engineer	Present to the City Council for action plans and specifications for the Transit Center.	X		

THREE-YEAR GOAL: ENHANCE FINANCIAL VIABILITY AND EXPAND ECONOMIC OPPORTUNITIES, ESPECIALLY IN THE COMMERCIAL AREAS

1. At the October 6, 2009 City Council meeting	Planning Director	Provide the draft EIR to the City council regarding the South Bay South Project.	X		EIR distributed to M&CC on Oct. 17; Planning Commission hearing Dec. 17
2. At the October 6, 2009 City Council meeting and monthly thereafter	Mayor's Ad Hoc MLPA Committee (Mayor-lead, Council Members Brand and Kilroy, HBT Director)	Monitor, participate and advocate the City's position on the Marine Life Protection Act (MLPA) and report the results to the City Council.			
3. At the October 20, 2009 City Council meeting	Audit Committee (Mayor Gin - lead)	Complete the review of the internal service fund allocations and methodology and report the results to the City Council.			
4. At the January 19, 2009 City Council meeting	Asst. City Manager	Present to the City Council for action a lease for the Marine Avenue site.			Lease terms close to being finalized. Lease to be prepared.
5. March 3, 2009	HBT Director	Present to the City Council for action options for Phase II of the Harbor Resort website.			Pending CC direction on December 15, 2009.
6. At the December 15, 2009 City Council meeting	City Manager	Report to the City Council the results of the Roundtable's Phases III and IV branding effort.		X	

7. At the January 19, 2010 City Council meeting	Asst. City Manager and Public Works Director, working with interested stakeholders	Report to the City Council on the feasibility of using the Inglewood and 405 vacant gas station as a CNG station.			X	Recently met to discuss CNG site options.
8. On December 17, 2009	Planning Director, working with the Planning Commission	Conduct a public hearing on the South Bay South Project.		X		Planning Commission hearing Dec. 17
9. At the February 17, 2010 City Council meeting	City Treasurer, working with the Budget and Finance Commission	Report to the City Council at the mid-year budget review potential alternative strategies to protect the investment portfolio.			X	Initial report presented to Budget & Finance Comm. on 11-12-09, with follow up 1-14-10. Final report to CC 2- 17-10 as part of mid- year fiscal review.
10. At the March 2, 2010 City Council meeting	City Attorney and City Engineer	Report to the City Council on options that may assist businesses in their compliance with ADA requirements and potential options for businesses to achieve ADA certification.		X		
11. At the March 2, 2010 City Council meeting	City Manager, working with a North Redondo Beach Business Working Group	Complete and present to the City Council a Strategic Plan.		X		
FUTURE: By _____	ACM	Develop policies and procedures regarding part-time employees and how they are managed.				
FUTURE: By _____	ACM, working with the Dir. of Building & Engineering	Develop incentives for projects that meet green standards and environmental sustainability goals.				

THREE-YEAR GOAL: ENHANCE AND REVITALIZE THE HARBOR AND PIER AREA

1. At the November 3, 2009 City Council meeting	ACM and HBT Director	Present to the City Council for action a lease for 655 North Harbor Blvd.	X	Approved by CC at Oct. 6, 2009 CC mtg.
2. At the January 19, 2010 City Council meeting	Planning Director (lead), Mayor Glin, Council Member Brand and HBT Director	Obtain a schedule from Resnick Pier Leasehold regarding the revitalization construction plans and report the results to the City Council.	X	Two project meetings conducted on design and project scope. Schedule can now be developed. Anticipate report to Council on January 19, 2010
3. At the January 5, 2010 City Council meeting	ACM and HBT Director	Present to the City Council an update on the Pier Parcel 10 proposals.	X	Pending information from interested party expected after cut off for 1/5/10 council mtg.
4. By March 1, 2010	RCS Director and City Engineer	Report to the City Council the action by the LA Regional Water Quality Control Board regarding a new NPDES permit for continued operation of the Seaside Lagoon.	X	
5. At the March 2, 2010 City Council meeting, pending outcome of final harbor zoning	ACM (lead), Planning Director, Mayor Glin, Council Member Brand and HBT Director	Review with Decron Leasehold their plans and construction schedule and report the results to the City Council.	X	

THREE-YEAR GOAL: ENHANCE THE LIVABILITY AND ENVIRONMENTAL SUSTAINABILITY OF OUR COMMUNITY

1. At the November 24, 2009 special City Council meeting	Planning Director	Present to the City Council for action the draft Housing and Circulation Element of the General Plan to the City Council.	X			
2. At the November 24, 2009 special City Council meeting	Planning Director	Review the recommendations made by the Growth Management and Traffic Committee and develop and present a priority matrix to the City Council for action.	X			
3. At the November 24, 2009 special City Council meeting	City Manager and City Attorney	Present a report to the City Council on the impact of AB 32 (greenhouse gases and land use) and SB 375 (Senate version) and report to the City Council.	X			
4. At the February 2, 2010	City Engineer and City Attorney	Present to the City Council for action an agreement with Edison for the operation of the Catalina Fountain.			X	REVISED - Negotiations with Edison continue.
5. At the January 5, 2010 City Council meeting	City Attorney (lead), Planning Dir., Police Chief, City Engineer	Present to the City Council for action an ordinance to control and enforce management of commercial and residential "nuisance properties".		X		
6. At the January 19, 2010 City Council meeting	PW Director	Present to the City Council for action a RFP package (draft contract and specs) for solid waste services.		X		

7. By March 1, 2010	RCS Director	Determine the feasibility of relocating the Dale Page Park full basketball court to an alternative North Redondo Beach location and present the results to the City Council.	X		
8. At the March 2, 2010 City Council meeting	City Manager	Present to the City Council for action the feasibility and potential timing of a Landscape and Lighting supplemental assessment and a bond issue for a public safety facility.	X		
FUTURE: By _____	City Attorney (lead), PW Director, Police Chief	Present to the City Council for direction options for an ordinance controlling leaf blowing noise and emissions.			
FUTURE: By _____	Mayor and City Manager, with input from related task forces	Create a 2018 Sustainability Strategic Plan, including Mission, Vision, Guiding Principles, Goals and Objectives.			
FUTURE: By _____	City Attorney and RCS Director	Present to the City Council for action a resolution to support regional efforts to acquire and restore open space.			

THREE-YEAR GOAL: ENHANCE PUBLIC SAFETY AND EMERGENCY PREPAREDNESS SERVICES FOR OUR COMMUNITY

1. At the November 3, 2009 City Council meeting	Fire Chief and IT Director	Evaluate, recommend for purchase and present to the City Council for action a contract for replacement of the Fire Department Records Management System.		X		Records Management Software and Licensing contracts selected and approved for purchase by CC on 11/17/09. IT staff to begin Network configuration in 1/10 followed by in-house training for FD personnel on 3/1/10.
2. At the March 2, 2010 City Council meeting	Police Chief (lead), City Attorney, RCS Director	Present to the City Council for action an ordinance revisiting park rules.			X	Ordinance is being drafted.
3. At the November 17, 2009 City Council meeting	City Engineer and Police Chief	Propose options to the City Council for action to enhance traffic safety measures around some of the parkettes.	X			City Council approved enhanced pedestrian awareness measures at Ford Parkette on 8-18-09. Date revised to 3/1/10 is necessary due to complexity of process and info gathering.
4. By March 1, 2010	Fire Chief	Present to the City Manager conceptual options for consolidation of fire protection services with the City of Hermosa Beach.			X	
5. At the March 2, 2010 City Council meeting	City Manager and ACM	Continue to pursue funding opportunities for an Emergency Operations Center in North Redondo and report the results to the City Council.		X		

FUTURE: By _____	Police Chief and Council Member Aust	Present to the City Council for action options to limit oversize vehicles from city streets.				
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Green Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
2 Full-Time Employee: Designate a full-time, on-going staff position dedicated to implementing and researching all Green Task Force Initiatives, including grant writing.	ENG				X		Next opportunity to be evaluated is as part of the 2010-11 Budget Cycle
4 Cool City Classification: The City Council should sign the U.S. Mayors Climate Protection Agreement and establish a Cool Cities program for the City of Redondo Beach.	ENG		X				Agreement Signed on May 20, 2008. Baseline inventory being finalized by SBESC.
6 Support for RBUSD Environmental Programs: Direct staff to reach out to the Redondo Beach Unified School District (RBUSD) in promoting, supporting, and implementing green initiatives.	ACM				X		
8 Fee Structure: Balance fee structure to accommodate rebate incentives given for green homeowners, and builders.	BLDG				X		

Green Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
10 Ordinance Update: Review and update ordinances to support LEED compliant measures.	BLDG/ENG			X			
12 Educational Plan: Implement an educational plan, including web access and distribution of green vendors and services, for all constituents – homeowners, developers, builders, Chamber of Commerce, regional networks, etc.	PW			X			Recreation & Community Services to coordinate an energy efficiency / water conservation workshop w/ SBESC.
14 Pursue Tree City USA Designation: The City Council should seek designation as a Tree City USA that provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs.	PW			X			
16 Historical and Specimen Tree Protection: Revise relevant preservation ordinances to include Specimen Trees and revise a complete list of trees on public and private land that are, or can be, landmarked or designated as specimen trees.	Planning / PW / RCS		X				Existing code provides for applications to designate trees as historic landmarks.

Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
<p>18 Renewable Energy Project Financing: Establish a relationship with a third party financing company to provide funding for both City and private projects involving conversion or adaptation to green energy.</p>	HBT			X			Monitoring L.A. County program to implement AB-811 funding for energy efficiency improvements. Letter of support sent to State representatives.
<p>20 Shop & Dine Redondo Program: Collaborate with the Redondo Beach Chamber of Commerce & Visitors Bureau to develop a "Shop & Dine Redondo" Program specifically designed to build a stronger local economy, healthier environment and reduce the total vehicle miles driven by those living and/or working in the community.</p>	HBT				X		
<p>22 Residential Development Rights Transfer System: Research the feasibility of developing and implementing new density neutral land policies, zoning regulations and legal mechanisms that would allow owners of residentially-zoned properties to sell permitted development rights for transference to other properties located within specified public transit zones that also provide an ample amount of local shopping and dining opportunities.</p>	Planning					X	

Green Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS		TARGET DATE	COMMENTS
			DONE ON TARGET	FUTURE		
<p>24 Beach Cities Transit & Visitor Information Kiosks: Collaborate with the Redondo Beach Chamber of Commerce to create one or more Beach Cities Transit (BCT) & Visitor Information Kiosks at high traffic locations near transit stops in the city.</p>	HBT			X		
<p>26 Integrated Bicycle Master Plan: Expand the Local Bikeway Plan into an Integrated Bicycle Master Plan, including bike racks, which will transform Redondo Beach into a premier bicycle friendly city.</p>	ENG		X			The City's adopted Bicycle Master Plan submitted to Metro's "Call for Projects" to implement the class 2 and class 3 bicycle facilities, approved by Metro board - 10-22-09.

Water Quality Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
1 Street Sweeping (9a) Revoke all street sweeping exemptions to meet NPDES requirements.	Engineering	Drafting resolution adopting policies and procedures	X				Project completed.
2 Trash Truck Leaks (9a) Prevent trash trucks from leaking.	Public Works	Discussion with solid waste management company to identify enhancements to the existing processes to insure leaking trucks are identified and repaired	X				Project completed.
3 Trash Bin Leaks (9a) Prevent trash bins from leaking.	Public Works	Discussion with solid waste management company to identify enhancements to the existing processes to insure leaking trash bin are identified and repaired	X				Project completed.
4 Red Tide Monitoring (9a) Coordinate with USC to establish monitoring locations for monitoring devices.	Harbor	Buoys installed for full-time use in March. Data downloaded weekly. USC team working on transmitting data electronically.	X				Project completed.
5 Rain Gutter Routing (9a) Route all gutters on pier buildings through an alternate system.	Engineering	Plans and specification design work	X				Construction on 11-09-09
6 Develop Bacterial Source Identification (9b) (Source Point Testing - 9a) Use DNA tests or other methods to identify bacterial sources.	Engineering	LA County Sanitation will report findings with preliminary action plan to technical group in June, 2009.		X		Jan-10	LA County San. District funded \$325K source ID study around pier - monitoring continues.

Water Quality Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS		TARGET DATE	COMMENTS
			DONE	ON TARGET		
7 Harbor Circulation Improvement (9b) (Marina Aeration - 9a) Investigate installation of facilities to increase circulation in the Harbor.	Engineering	Preliminary design done -pending funding source			TBD	For Budget Consideration Funding from Federal Government being requested FY 2010-11
8 Commercial Best Management Practices (9a) Establish a volunteer program for implementing BMPs at commercial establishments at the Harbor / Pier / Waterfront areas.	Harbor / Engineering	Presented to Harbor Commission on 09/08/08.	X		Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
9 Hazardous Waste Drop (9a) Expand hazardous waste drop-off program. Especially at water areas south of the Redondo Municipal Pier	Public Works / Fire	No action at this time.		X	TBD	For Budget Consideration FY 20010-11
10 Parking Lot Debris Catchers (9a) Initiate pilot program for small catch basin debris fillers. Implement Harbor Lessee parking lot sweeping program	Engineering	Plans and specification design work		X	Dec-09	Installation week of 12-14-09
11 Harbor Trash Skimmers (9a) Initiate alternate methods for removing floating harbor materials.	Engineering	Plans and specification design work			Apr-10	April, 2010 - City will receive notice on SMBRF's NOAA grant
12 Oil spill clean-up (9a) Purchase oil absorbing snakes for use in oil spill clean-up.	Fire	400 feet of snake absorbent purchased and stored at Harbor Patrol. Task Completed.	X			Project completed.
13 Laws & Regulations (9a) Review existing State & Federal laws as pertains to water quality.	Engineering			X	Jan-10	Revised to Jan., 2010
14 Watershed Management Program (9a) Establish urban watershed program similar to Santa Monica.	Engineering			X	TBD	For Budget Consideration FY 2010-11

Water Quality Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
15 Pet Waste (9a) Install 'doggie poles' with waste bags in public areas.	Engineering / Public Works	Presented to CC - 10 containers installed on Esplanade / Harbor Drive	X				Project Completed.
16 Sprinkler Standards (9a) Develop a Certification program for commercial & residential properties with installed water-wise irrigation systems and landscaping. <i>Coordinate with West Basin Water District's existing program</i>	Engineering				X	TBD	For Budget Consideration FY 2010-11
17 Hot Line (9a) Establish a Water Quality Hot Line for public reporting of concerns. <i>Establish a web link to the WQTF Plan and matrix</i>	Engineering		X			Jul-08	Project completed.
18 Ongoing Water Quality Task Force (9a) <i>Staff report needed to determine how to continue the WQTF through either the Harbor Commission or Public Works Commission</i>	Harbor / Engineering	No new progress			X	TBD	Planning Stage
19 Continuous Deflection Separation Units (9a) Evaluate possibility of installing additional CDS units on all waterfront discharge storm drains. <i>Photos of annual cleaning will be posted</i>	Engineering				X	TBD	For Budget Consideration FY 2010-11
20 Non-profit formation (9a) Consider creation of a 501(c)3 organization to assist in grant funding development.	City Manager / City Attorney				X	TBD	For Budget Consideration FY 2010-11
21 Develop Clean Waterfront Plan (9b) Plans could include improvements based on successes in Santa Monica & Newport.	Harbor	Sample plans collected. Adopted BMPs will be key component of plan.			X	TBD	For Budget Consideration FY 2010-11
22 Develop Clean Marina Program (9b) Establish program and recognition standards.	Harbor	All 4 RB marinas participate in a recognized program or have committed to do so. Staff providing assistance and monitoring progress.			X	TBD	For Budget Consideration FY 2010-11

Water Quality Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
23 Develop & Implement BMPs for Bait Barges (9b) Ensure that bait barges are properly disposing of waste.	Fire / Harbor / Planning / Engineering / Public Works	Inspections completed. BMPs drafted and will be presented to Harbor Commission. Fire Completed physical inspection of barge. No hazardous storage or processes noted. Barge operates seasonally, per hazmat tech. No disclosure manifest warranted.	X				Project Completed
24 Develop & Implement BMPs for Fuel Dock (9b) Ensure that fuel docks within King Harbor employ BMPs while conducting business.	Harbor / Fire	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
25 Develop & Implement BMPs for Boaters (9b) Encourage and educate boaters in BMPs for boating.	Harbor	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
26 Develop & Implement BMPs for Boat Yards & Maintenance Facilities (9b) Adopt CASQA's BMPs and ensure they are followed.	Harbor	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
27 Design & Construct Harbor Circulation Improvements (9b) Study improving circulation methods and utilize power plant intake lines.	Engineering						
28 Develop & Implement a program to insure that BMPs applicable to the beach and pier area are fully utilized (9b) Aggressively adhere to all LARWQCB TMDLs.	Public Works					TBD	For Budget Consideration FY 2010-11
			X			Jul-07	Project Completed

Water Quality Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS		TARGET DATE	COMMENTS
			DONE	ON TARGET		
29 Pier Fish Cleaning Station, Boaters and Charter Boats (9b) Ensure sink wastes are diverted to the sewer system, educate boaters.	Harbor / Public Works	Confirmed that sink wastes are diverted to the sewer system.	X			Project Completed
30 Watershed Runoff (9b) Investigate permeable surfaces for rainstorm waters.	Engineering					
31 Develop & Implement a Community Outreach Plan (9c) Utilize volunteer forces to educate the community at large.	Harbor / Engineering	Sample plans from other jurisdictions being collected.			TBD	For Budget Consideration FY 2010-11
32 Explore funding opportunities at the Federal, State, County, Local, Corporate, and Private levels Increase City visibility and funding for water quality tasks.	Engineering / City Manager				TBD	For Budget Consideration FY 2010-11
33 Harbor Emergency Response Volunteer Team (9e) Immediate mitigation of red tide forces through volunteer teams.	Harbor / Fire Public Works			X		Ongoing
34 Street & Harbor Lease Hold Sweeping ** Coordinate with businesses for sweeping	Harbor	PW, Harbor, & Fire held a Red Tide Response Drill for City crews & volunteers September 27, 2007. Policies and ordinances from other jurisdictions being collected. Staff discussing current practices with leaseholders.	X			Project Completed
35 Web Page Update ** Monthly updated posting to the City website	Engineering			X		Ongoing

*Note - Details of timeline and a breakdown of steps will be provided for each task on the matrix as implementation progresses.

** By City Council direction from 11/21/06 CC meeting

Major City Facilities Priority List

June, 2007

In order for the City to ensure quality services to our residents, businesses, and visitors, we need to have a plan for our future facilities needs. The City's current Five Year Capital Improvement Program (CIP) addresses the near future. Through this process, the City's most pressing capital needs are programmed using funding sources available over the 5 year planning period. For ease of reference, the adopted CIP includes a "needed, but not funded" list of capital projects. This list is designed to track possible future projects, however, there is little to no likelihood of funding in the short term. There is no planning document in place to take address facilities needs beyond this 5 year horizon. In order to set priorities beyond this horizon, a City Facilities Priority List has been developed.

The City has also developed a draft Asset Management Plan. This Asset Management Plan is a blueprint for the City to maximize the financial returns from its real property assets. The draft Asset Management Plan has not yet been finalized or presented to the City Council for approval as many of the assets in the draft Asset Management Plan assumed to possibly generate on-going revenues are encumbered with current facilities or seen as possible sites for new or relocated facilities. A City Facilities Priority List will enable the City to identify which assets are needed over the longer term and which are available for development through the Asset Management Plan.

The City's adopted Strategic Plan established the following three year goals:

- **Achieve financial stability and balanced economic growth.**
- **Maintain and improve public facilities, infrastructure and open spaces.**
- **Improve the attractiveness and livability of our neighborhoods.**
- **Maintain and improve public safety.**
- **Maintain and improve communication, productivity and efficiency in a healthy workplace.**

Included in the current Strategic Plan are a number of objectives directly related to facilities and asset management. These include:

- Present to the City Council an inventory list of citywide real property assets.
- Develop a Facilities Master Plan for preventive maintenance of all City facilities.
- Develop and present to the City Council a City facilities overview for improvement and/or replacement of major City facilities, including financing options and prioritization.

Having functional and updated public facilities can assist in achieving all of the Strategic Plan goals and other strategic objectives. For example, achieving customer service related objectives could be assisted by the development of functional, efficient, and customer friendly service areas. There is also a direct link between the quality of public facilities and providing a healthy workplace.

The City's future facility needs are many, with funding unlikely to be available over the near or even long-term to meet them all. A Major City Facilities Priority List will be useful to guide staff and the community as we seek funding for our many facilities needs.

Relationship to Statements of Financial Principles

The City's adopted Statements of Financial Principles has a number of points which can guide the City's future efforts in meeting its long-term facility needs. Financial Principles relating to the financing of facilities include:

- 2.a) The City will maintain a level of expenditures which will provide for the well-being and safety of the general public and citizens of the community;
- 2.b) The City will manage its financial assets in a sound and prudent manner;
- 2.c) The City will maintain and further develop programs to assure its long-term ability to pay the costs necessary to provide the highest quality service required by the citizens of Redondo Beach;
- 2.e) The City will maintain and improve its infrastructure;
- 2.f) The City will provide funding for capital equipment replacement, including a long-term technology plan, to achieve greater efficiency in its operations.
- 3.e) One-time revenues shall be used for one-time expenditures;
- 3.g) The City will continue to explore revenue raising alternatives as necessary and pursue all grants available to local government.
- 5.c) The City will set aside a reasonable and prudent amount of General Fund monies for capital improvements and repairs of various facilities, in its annual budget process.
- 5.f) The long-term operating impact of any capital improvement project must be disclosed before the project is recommended for funding.
- 10.a) Enterprise activities will be programmed to generate sufficient revenues to fully support the Enterprise's operations including debt service requirements, current and future capital needs.

These Financial Principles were considered in establishing the recommended prioritization.

Relationship to 2006 Community Opinion Survey

The City initiated a survey of residents to gauge their level of satisfaction with life and services in Redondo Beach and other matters. The survey was conducted by True North Research in October 2006, with the final report dated December 18th, 2006. A number of the highlights from the survey, as summarized below, have broad relevance to facilities planning

- When asked about what one change the City could take to make Redondo Beach a better place to live, now and in the future, the sixth highest response was improving public safety/enhancing police department (5%).
- Residents rated 20 specific services with public safety services ranked as most important, including maintaining a low crime rate, providing fire protection and prevention services, and providing emergency medical services being the top three, with providing Library services being 7th.
- The level of satisfaction with these same 20 services was also surveyed, with residents most satisfied with fire protection and prevention services, emergency medical services, and maintaining a low crime rate, among others.
- The highest ranked spending priorities included improving disaster preparedness.
- Fifty-six (56%) of voters initially indicated that they would support a \$30 million public safety bond to replace deteriorating police facilities, make public safety buildings earthquake safe, improve access to the disabled, and upgrade the Emergency Operations Center.
- One of the top candidates for improvements to bolster resident satisfaction includes preparing the City for disasters.

These results would tend to reinforce that public safety facilities should be given priority, especially those facilities which are designated as essential facilities for the purpose of disaster preparedness and response.

Project Descriptions

Aquatics Center and Events Plaza – The aging facilities at Seaside Lagoon are inadequate and would require substantial reinvestment in the current structures and operation. In addition, contradictory regulations regarding water quality have adversely impacted the ability of the City to operate the current facility without running the risk of violating State water quality standards. A new replacement aquatics amenity including an events plaza have been proposed as part of a development on the Redondo Beach Marina site, though in a more southerly location adjacent to the location of a proposed boat launch. The City is currently undertaking an initial assessment of alternatives for a new aquatics center and events plaza. The initial estimates of cost range from \$8 to \$15 million depending upon the scope of amenities. It is anticipated that this replacement facility would be funded from Harbor Enterprise funds and development related revenues.

Anderson Park Community Center – City facilities in Anderson Park include a senior center located on School property, modular and annex buildings used for recreation and child development programs, the Boy Scout House and the Girl Scout House. The combined area of these facilities is 8,365 square feet. Over the years, there has been discussion about consolidating and expanding these facilities on the same site, in a new structure. In 1978, there was a significant amount of analysis done regarding a new community center and gymnasium in two new structures, plus a remodeled Senior Center. The total estimated cost of this scope of development was \$5 million. Lack of funding did not allow the project to proceed. The 2001-2006 Capital Improvement Program included a smaller scale consolidated facility, without the gymnasium, with an estimated cost of \$1.5 million. An initial \$150,000 was funded in the 01/02 fiscal year, and this amount was carried over into both the 02/03 and 03/04 fiscal years. During this time, there was a series of scoping meetings, but no identified funding source for the full amount. The \$150,000 in initial funding was eliminated from the CIP in the 04/05 Fiscal Year. As part of the FY 2006/07 budget, \$50,000 was allocated to undertake a new Anderson Park Master Plan that will include a facilities needs assessment. In the first quarter of 2007, the City will be engaging the services of a consulting firm to undertake the Master Plan.

City Hall Replacement - The current City Hall of approximately 38,000 square feet was mostly built in 1961 with subsequent additions and has met the City's needs to a great degree for the last four decades, with some minor additions and remodeling. However, the building's design is highly inefficient in its layout and configuration due to its numerous entrances and corridors. It is difficult to secure and does not have a customer-friendly design. The building does not meet current standards for elements of life safety, including seismic safety, which could limit the ability of the structure to be used in the event of a natural disaster, thereby complicating the City's emergency response and recovery operations. Ultimately, a new facility could be constructed on the current civic center site which would have an efficient design, allow for improved customer service, and promote operational savings. In addition, certain off-site City offices, such as the Recreation & Community Services administrative offices, could potentially be consolidated into a new structure. A three-story structure complementary to the Library building of approximately 50,000 square feet is estimated to cost \$10 million. If the Police facility were relocated outside of the Civic Center area, this, together with a new City Hall on a smaller footprint may present an opportunity to make the Broadway frontage available for development. This may be a way to partially fund the cost of a replacement City Hall.

Dominguez Park Community Center – The Dominguez Park/Heritage Court Master Plan, adopted by the City Council in December of 1992, included a 3000 square foot Community Building. The building was designed to incorporate materials and forms to complement the adjacent historic structures. The building included a 2000 square foot multi-purpose room, two smaller meeting rooms, a non-commercial kitchen, restrooms and a mechanical/storage room. The estimated cost of the structure in 1992 was \$360,000.

Fire Station One/Administration – Fire Administration is currently located in Fire Station One on Broadway. This facility was constructed in 1958 and was designed to accommodate 11 firefighters. Today the station supports 33 firefighters 24/7-365 days annually. While adequate for the foreseeable future, the temporary relocation of Fire Administration and suppression personnel would facilitate a remodel of the existing fire station to allow for an upgrade to current standards. In addition, the possible relocation of Fire Administration into a new Police or Public Safety facility would allow for better coordination of public safety services and some economies of scale. Fire Station One is also designated as a critical service facility in the event of a natural disaster or other emergency situation; facilities upgrades there would serve that purpose. Alternatively, Fire Administration could remain at Fire Station One if it could be accommodated as part of a remodel and expansion of the facility. However, given the constrained size of the site, this can only be determined through a specific design analysis.

A Needs Assessment was done regarding Fire Administration, Fire Station One, and the Harbor Patrol in 2002. This effort, an outgrowth of the Heart of the City Plan which did not ultimately proceed, looked at number of alternative scenarios and provides an indication of scale for each of the components. Since that time, the Fire Department has not modified its operations and is consistent with the needs assessment performed in 2002. Based on those findings, the Fire Department requires an additional 4000 square feet of Administrative & Lobby office space and an additional 3000 square feet of Firefighter living area. This would require the addition of a second story for both additions should the existing site be utilized.

Harbor Patrol Building – Currently located on Mole B, the existing facilities consist of an aging permanent structure, housing office and operational functions, and a modular unit as a residential component. A replacement facility which combines all required functions into a single contemporary structure would improve operational efficiency and address inadequacies. The Harbor Patrol facility needs were determined to be approximately 1,500 square feet of space as part of the 2002 Needs Assessment described under Fire Station One/Administration.



Administrative Report

Planning Commission Hearing Date:

January 21, 2010

AGENDA ITEM: 8 (ROUTINE CALENDAR)

PROJECT LOCATION: 601 NORTH PACIFIC COAST HIGHWAY

APPLICATION TYPE: EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW TO ALLOW OVERLAP/SHARED PARKING AND COASTAL DEVELOPMENT PERMIT

CASE NUMBER: 2010-01-PC-003, 2010-01-CDP-002

APPLICANT'S NAME: CIALUZZI'S RESTAURANT – CHARLES BYRD

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review to allow overlap/shared parking and a Coastal Development Permit to allow for the expansion of an existing restaurant within an existing shopping center, on property located within a Commercial (C-2A) zone.

DEPARTMENT'S RECOMMENDATION:

The Planning Department recommends that the Planning Commission adopt the Exemption Declaration, make the findings as set forth in the staff report, and grant the requests for a Conditional Use Permit, Planning Commission Design Review to allow overlap/shared parking and a Coastal Development Permit subject to the plans and applications submitted, and the recommended conditions.

BACKGROUND/REQUEST:

On October 15, 2009, the Planning Commission approved a Conditional Use Permit, Planning Commission Design Review and a Coastal Development Permit to allow an existing restaurant located at #601 North Pacific Coast Highway to expand into the adjacent vacant space at #603. The expansion of the restaurant by 884 square feet and 56 seats required the approval of fifteen (15) overlap/shared parking spaces.

The tenant spaces are located in a large shopping center known as King Harbor Plaza which occupies approximately four (4) acres. The shopping center consists of 33 occupied spaces and four (4) vacant spaces for a total of 37 tenant spaces. The center

includes a wide variety of shops, restaurants, personal convenience services, personal improvement services and a grocery store. There are 402 on-site parking spaces. Vehicular access to the shopping center is available via Pacific Coast Highway and Catalina Avenue.

Based on current parking standards there is a code requirement for 514 parking spaces. A number of businesses in the past have been approved for occupancy at this shopping center based on the approval of overlap parking including a veterinarian, pet grooming business, a dentist and a dance and music school.

The existing restaurant, known as Cialuzzi's, has been operating at its current location since August 1992. The restaurant is located in the southern-most tenant space of a rectangular building that backs up onto the Pacific Coast Highway and is situated midway between the northern and southern ends of the shopping center at #601. The existing restaurant is 1,734 square feet including a dining area that seats 47 people. Cialuzzi's requires the provision of 12 parking spaces based on the parking ratio of a space for every 4 seats. The restaurant's current hours of operation are as follows: Monday closed; Tuesday – Thursday 4:00 p.m. – 9:00 p.m.; Friday 11:00 a.m. – 10:00 p.m.; Saturday 12:00 p.m. to 10:00 p.m.; and Sunday 4:00 p.m. – 9:00 p.m.

Since the approval of the restaurant expansion by the Planning Commission in October, 2009 the space at #605, formerly occupied by a business known as "Kelly's Cleaners", has also become vacant. The applicant is now requesting approval to allow for the expansion of the existing restaurant from its current 1,734 square feet to 3,657 square feet by incorporating the 886 square feet of adjoining space where the Water Store once operated and the 1,039 square feet where Kelly's Cleaner business was once located.

EVALUATION OF REQUEST:

Conditional Use Permit

The property is zoned C-2A. Pursuant to Section 10-5.620 of the City's Zoning Ordinance, restaurants, larger than 2,000 square feet, are a conditionally permitted use within this zone. Potential issues relating to the operation of a larger restaurant may include excessive noise, food waste, odors and parking.

The issue of noise is minor in that the tenant space is located in the middle of an existing shopping center on Pacific Coast Highway. Furthermore, the properties located across the street are also developed with commercial businesses. Once expanded, the restaurant would increase their hours of operation to include lunch every day as well as breakfast on the weekends. The requested hours of operation would be: Monday - Friday 11:00 a.m. – 12:00 a.m. and Saturday – Sunday 8:00 a.m. to 12:00 a.m. The

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expanded hours are not expected to conflict with the surrounding uses or properties given that they are all developed with commercial businesses.

There are sufficient trash facilities on site to handle the increase in food waste disposal that will be generated by the restaurant expansion. There have never been any complaints about odors emanating from the existing restaurant.

Based on a parking analysis there is less than the code-required number of spaces to allow expansion of the restaurant without approval of overlap/shared parking (see discussion below).

The majority of the work related to the expansion will take place on the interior of the tenant spaces.

Minor exterior alterations to the elevations are presented on Page A3.01. The changes include the installation of new awnings on the south, east and west elevations. The name of the restaurant is to appear on the valence of the awnings. The awning installation requires Planning Department approval prior to the issuance of building permits. Additional exterior modifications include the removal of the most northerly door on the west elevation and the addition of several windows on the west and east elevations, which will match the existing glazing systems.

The proposed use does not appear to create any detrimental impacts on the surrounding uses and area.

Planning Commission Design Review

The request for a Planning Commission Design Review is needed to approve overlap/shared parking for the proposed expansion of the restaurant on the site. Parking needs to be evaluated since the previous tenants at these locations were a retailer and personal convenience service, both of which required less parking than a sit-down restaurant.

The shopping center has a total of 402 parking spaces shared by multiple tenants. The plans show that if the existing restaurant were to be remodeled and expanded into the two (2) adjacent tenant spaces the new restaurant area encompassing tenant spaces #601, #603 and #605 would require a total of 35 spaces. The 35 parking space requirement is based on a restaurant that is 3,657 square feet in size of which 1,758 square feet is used as dining area including a total of 130 seats. At a parking ratio of one parking space for every 50 square feet of dining area, 35 parking spaces are required. At a parking ratio of one parking space for every 4 seats, 33 spaces are required. The zoning ordinance states that the higher parking requirement must be used. Therefore, 35 parking spaces must be provided for the newly expanded restaurant in comparison to 20 parking spaces that were previously required for the

three (3) separate tenants. Therefore, the applicant requests that fifteen (15) parking spaces be approved as overlap/ shared parking. Coincidentally, this is the same number of spaces that were approved by the Planning Commission in October, 2009.

Based on the current mix of tenants, including the newly expanded restaurant, 514 parking spaces should be provided for the entire shopping center.

Overlap or shared parking may be approved by the Planning Commission subject to the following criteria:

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

In terms of the first criteria, the parking provided for the current and proposed tenant mix at the shopping center (402) is not less than 50% (257) of the parking required for the same uses with no overlap/shared parking for the newly expanded restaurant (514).

In terms of the second criteria, the provision of 402 parking spaces is not less than the parking requirements applicable to any single use with no overlap/shared parking. The single greatest parking requirement on this subject property is for the grocery store, Albertson's, which requires 110 parking spaces.

With respect to the third and fourth criteria, based on the attached parking survey, the current tenant list and observations by the planning staff, there is a good mix of businesses in terms of the hours of operation and the number of employees each business typically employs. Many of the businesses are open primarily during daytime hours, while others, such as restaurants, are open primarily during the evening hours. In addition, there is a grocery store and pet store that occupy large tenant spaces but do not typically have a high volume of customers at any one given time.

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A parking lot utilization survey was taken from 10:00 a.m. to 10:00 p.m. daily over a 14-day period from June 24, 2009 to July 7, 2009. During that time period the parking lot was never more than 48% occupied and that only occurred twice, once during a one-hour period on Friday at 5:00 p.m. and again for a one-hour period on Tuesday at 5:00 p.m. The lowest peak-hour parking periods were 29% on the first Sunday at 3:00 p.m. and 35% on the second Sunday at 2:00 p.m. According to the survey, the highest demand for parking typically occurred mid-day and then again in the early evening hours.

A similar survey was conducted 13 months earlier in May, 2008, when there were three (3) vacancies and not four (4) as there are currently, produced similar results. Even then, the highest one-hour peak periods for parking were around 60% which occurred at 7:00 p.m. on two (2) Fridays, and 52% which occurred on a Monday at 1:00 p.m. All other times the demand for parking was less than 50%.

The deficiency of fifteen (15) parking spaces represents 3.7% of the total of 402 parking spaces that are available on site. Based on the survey we know that there are only a few hours out of each week when a maximum of 48% or 194 spaces are occupied and conversely that the remaining 208 spaces are available. This would indicate that the current mix of tenants is adequately served by the 402 parking spaces and that there are sufficient vacant spaces available to allow for the expansion of the existing restaurant as requested.

Coastal Development Permit

As per the City's Coastal Land Use Plan Implementing Ordinance the proposed expansion of the restaurant use requires the approval of a Coastal Development Permit. The proposed use meets the three (3) required findings as follows: 1) the proposed use is in conformity with the Certified Local Coastal Program because restaurants 2,000 square feet in size or larger located in the Coastal Zone are conditionally permitted in the C-2A zone; 2) the proposed project is not located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea, therefore it does not need to be in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code; and 3) the Planning Commission has complied with all of its responsibilities as it relates to CEQA

ENVIRONMENTAL STATUS:

Pursuant to the California Environmental Quality Act (CEQA), Section 15301 of the Guidelines, the proposed project is categorically exempt from the preparation of environmental analyses.

FINDINGS:

1. Pursuant to Section 10-5.620 of the Redondo Beach Municipal Code, the proposed restaurant, which is larger than 2,000 square feet in size, is conditionally permitted within the Commercial (C-2A) zone.
2. In accordance with Section 10-5.2506(b) of the Redondo Beach Municipal Code, approval of the request for a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
 - a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 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 proposed use has adequate access to a public street of adequate width to carry the kind and quantity of traffic generated by the use that it serves.
 - c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval.
 - d) The project is consistent with the Comprehensive General Plan of the City and the Coastal Land Use Plan.
3. Pursuant to Section 10-5.1706 (d) of the City's Zoning Ordinance, the project is subject to Planning Commission Design Review because of the request for overlap (shared) parking. Overlap/shared parking may be approved for two or more uses on a building site by the Planning Commission subject to the following criteria:
 - a) The total parking provided for the tenant uses sharing parking shall not be less than fifty (50%) percent of the parking requirement for the same uses with no shared parking. The current tenant mix including the proposed restaurant will require a total of 514 parking spaces. 402 parking spaces are provided on site, which is not less than 50% of the 514, or 257 spaces, required by code.
 - b) The total parking provided for the same uses sharing parking shall not be less than the parking requirement applicable to any single use with no shared parking. The single greatest use of parking at this site is a grocery store that requires 110 parking spaces, which is less than the existing 402 parking spaces on site.

- c) The applicant provided an in-depth parking analysis that shows that the parking lot never reaches full capacity during business hours. The maximum peak usage never exceeded 48% of the available parking spaces.
 - d) The Planning Commission may approve shared parking subject to a determination that the typical utilization of the parking area is staggered or shared to the extent that the reduced number of parking spaces is adequate to serve all the uses on the site. Based on the tenant mix and the hours of operation, the parking lot usage varies throughout the day and the week.
4. In accordance with Section 10-5.2218(c) of the Redondo Beach Municipal Code, the applicant's request for a Coastal Development Permit is consistent with the findings set forth therein for the following reasons:
- a) The proposed use is in conformity with the Certified Local Coastal Program because restaurants larger than 2,000 square feet in size located in the Coastal Zone are conditionally permitted in the C-2A zone.
 - b) The proposed use is not located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea, therefore it does not need to be in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code (commencing with Section 30200).
 - c) The decision-making body has complied with any CEQA responsibilities it may have in connection with the project, and in approving the proposed development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available. The project is Categorical Exempt.
5. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and approved.
6. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).
7. The Planning Commission hereby finds that the proposed project will have no impact on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.

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CONDITIONS:

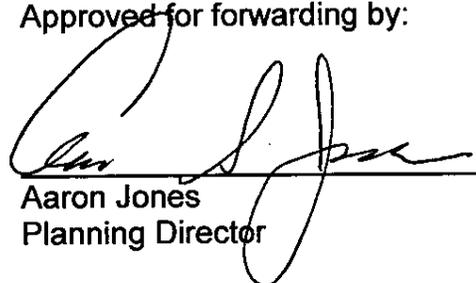
1. The approval granted herein is for the expansion of an existing restaurant from 1,734 square feet to 3,657 square feet in size within existing commercial tenant spaces. The restaurant shall be maintained and operated in substantial conformance with the plans reviewed and approved by the Planning Commission at its meeting of January 21, 2010.
2. That the approval of this project includes the approval of fifteen (15) overlap/shared parking spaces based on a parking utilization survey performed over a 14-day period from June 24, 2009 to July 7, 2009.
3. That the expanded restaurant shall be permitted to operate on the following schedule: Monday - Friday 11:00 a.m. – 12:00 a.m.; Saturday - Sunday 8:00 a.m. – 12:00 a.m.
4. All exterior and interior alterations to the building shall comply with all applicable codes and regulations implemented by the Building Division and any other agencies with jurisdiction over the facility and that building permits shall be obtained prior to the commencement of any work.
5. That the installation of new awnings on the south, east and west elevations shall be permitted with the name of the restaurant to appear on the valence of the awnings. The installation of the awnings will require the approval of the Planning Department prior to the issuance of building permits.
6. That signs shall not be installed prior to the approval by the Planning Department in accordance with the City's Sign Regulation Criteria, Section 10-5.1802 and the sign program for the shopping center.
7. The Planning Department shall be authorized to approve minor changes.
8. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.

Submitted by:



Anita Kroeger
Associate Planner

Approved for forwarding by:



Aaron Jones
Planning Director



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: January 21, 2010

PROJECT ADDRESS: 601 North Pacific Coast Highway

PROPOSED PROJECT: Consideration of a request to approve a Conditional Use Permit, Planning Commission Design Review for overlap (shared) parking and a Coastal Development Permit to allow an existing restaurant to expand into adjacent vacant tenant spaces in an existing multi-tenant commercial center located at 601 North Pacific Coast Highway within a Commercial (C-2A) zone.

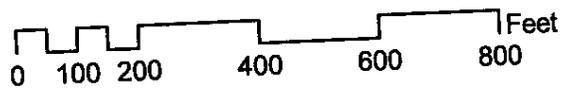
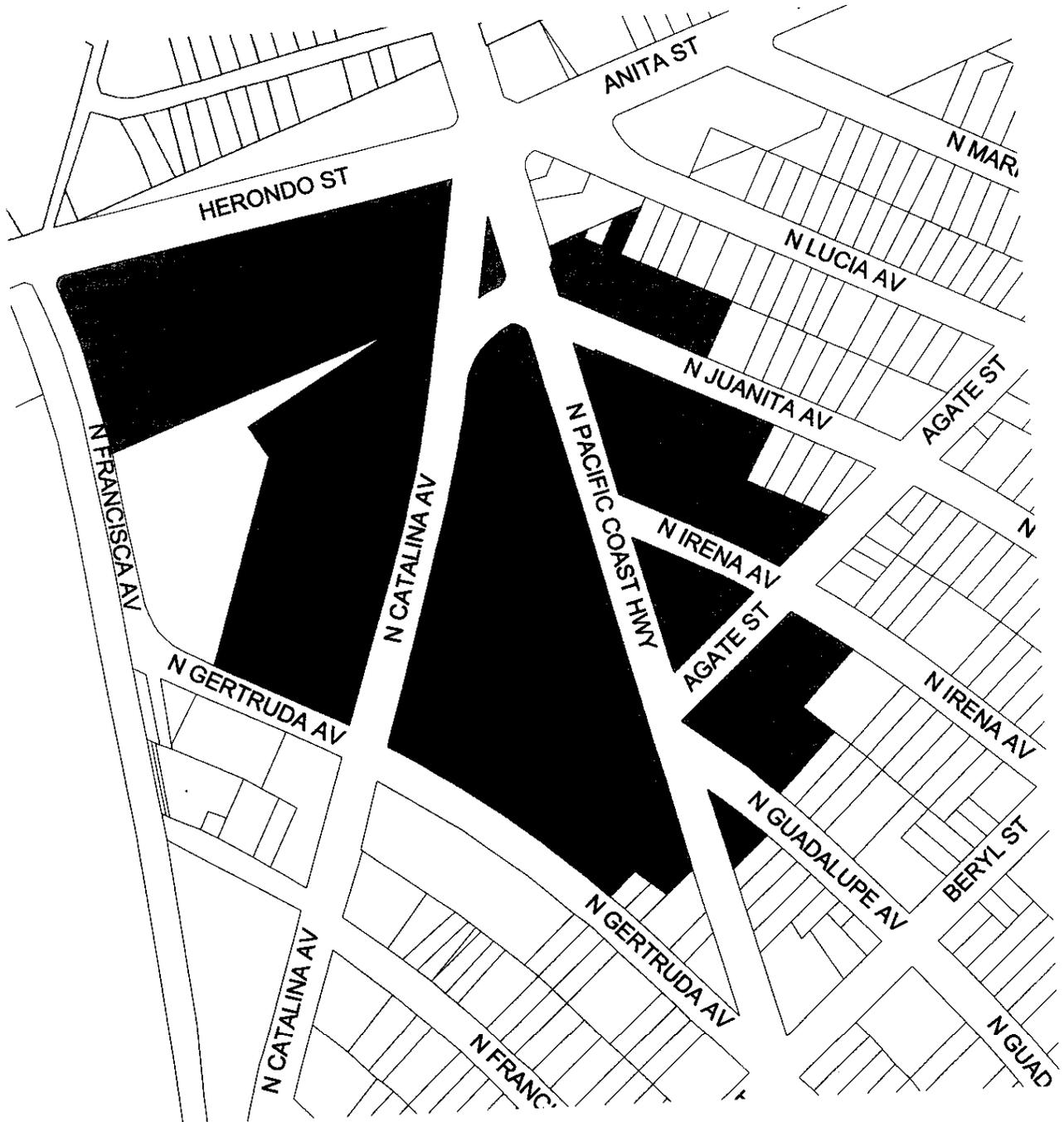
In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that projects involving the conversion of existing small structures from one use to another where only minor modifications are made to the exterior are categorically exempt from the preparation of environmental documents. This finding is supported by the fact that the proposed project consists of the approval of overlay (shared) parking to allow a restaurant to expand into existing adjacent vacant tenant spaces on property located in a multi-tenant commercial center in a Commercial (C-2A) zone.



Anita Kroeger
Associate Planner

601 N Pacific Coast Hwy



**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

2009 2089

RECEIVED BY:
DATE RECEIVED:

APPLICATION FOR PLANNING COMMISSION DESIGN REVIEW

Application is hereby made to the Planning Commission/Harbor Commission of the City of Redondo Beach, for Planning Commission Review, pursuant to Section 10-2.2502, of Chapter 2, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A APPLICANT INFORMATION	
STREET ADDRESS OF PROPERTY: 601 N. Pacific Coast Hwy, Redondo Beach CA 90277	
EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 3 BLOCK: 115 TRACT:	ZONING: C2-A
FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE) SITE SIZE (SQ. FT.): 37,338 GROSS FLOOR AREA (SQ. FT.): 3690 FLOOR AREA RATIO: 13.88	
RECORDED OWNER'S NAME: Hoshizaki Investment Co. MAILING ADDRESS: 505 E. 1st St, # 4 TUSTIN, CA 92780 TELEPHONE: 714.505.7676	AUTHORIZED AGENT'S NAME: Lynnote Morse WEBSEA Brokerage Mgmt. MAILING ADDRESS: 505 E FIRST ST. # 4 TUSTIN, CA 92780 TELEPHONE: 714 505 7676
APPLICANT'S NAME: Cialuzzi's MAILING ADDRESS: 601 N. Pacific Coast Hwy Redondo Beach 90277 TELEPHONE: 310-374-8581	PROJECT ARCHITECT: LARRY PETERSON & ASSOC. MAILING ADDRESS: 6714th ST Hermosa Beach 90256 TELEPHONE: 310 3721755 LICENSE NO.
B REQUEST	
The applicant requests a Planning Commission Design Review to use the above described property for the following purposes:	
<p>The current location is an existing restaurant. The proposed expansion would incorporate an adjoining space comprised of approximately 1,000 square feet that previously housed a dry cleaner store. The dry cleaner space is currently empty, and will be used to expand the restaurant operations.</p>	

C	SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2.2514(C) of the Zoning Ordinance.
	<p>1. Is the project designed in full accordance with the development standards of the zone in which it is located? If not, explain.</p> <p><u>Yes.</u></p>
	<p>2. Indicate how the location of buildings and structures respects the natural terrain and is integrated with natural features of the landscape including the preservation of existing trees where feasible.</p> <p><u>Existing location and building. No exterior expansion or construction is currently planned or anticipated.</u></p>
	<p>3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.</p> <p><u>Existing location and building adjacent to Pacific Coast Highway, approximately 300 feet South of the intersection of Irena Avenue.</u></p>

4. Describe how the overall design is compatible with the neighborhood and in harmony with the scale and bulk of surrounding properties.

All of the proposed improvements will be to the interior of the premises. The construction will be consistent with the expansion of an existing restaurant that has been in continuous operation for more than 17 years at this location.

5. Describe how the design of buildings and structures avoids the appearance of flat facades or boxlike construction.

No exterior construction to the "buildings and structures" is proposed on this project.

6. SIGNS: Indicate how the size, shape, color, materials, illumination, and placement of signs is harmonious and in scale with the building and surrounding area, and avoids needless repetition or proliferation of signs or any adverse impacts on surrounding properties.

The proposal is for the installation of a single color awning with white piping and lettering that will be limited to coverage of the proposed window to be installed on the East side of the building along Pacific Coast Highway, the existing single window on the South side of the building, and to run the perimeter of the premises on the West side.



STORM WATER PLANNING PROGRAM PRIORITY PROJECT CHECKLIST



Project Name <i>Cinluzzi's</i>	Owner Name <i>Charles T. Byrd</i>	Developer Name
Project Address <i>601 - 606 PCH</i>	Owner Address <i>1501 Silver St.</i>	Developer Address
<i>Redondo Beach, CA 90277</i>	<i>Holmwood Bn</i>	
Check/Tract Number	Owner Phone <i>310 374 8581</i>	Developer Phone

Applicability to Project (1)	Yes	No
Does project disturb/add 5000 sq.ft. or increase by 50% impervious area on property presently developed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part A: Proposed Project (1) Is	Yes	No
1. A 43,560+ square foot commercial/industrial development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. An automotive repair shop (SIC 5013, 5014, 5541, 7532-7534, 7536-7539 and 7549)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. A retail gasoline outlet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. A restaurant (SIC 5812) or food handling establishment, liquor stores exempt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. A 10 or more unit homes (including single family, multifamily homes, condominiums and apartments)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Location adjoining to, bisected by, or directly discharging to a designated environmentally sensitive area where development will: (a) discharge stormwater and urban runoff that is likely to impact a sensitive biological species or habitat; and (b) create 2,500 sq. ft. or more of impervious area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Parking lots with 25 or more spaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Redevelopment projects in subject categories that meet redevelopment thresholds	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. A single family dwelling located in the Hillside Zone ($\geq 25\%$ slope)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part B: Project (1) Characteristics	Yes	No
1. Vehicle or equipment fueling areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Vehicle or equipment maintenance areas, including washing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Commercial or industrial waste handling or storage, excluding typical office or household waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Outdoor handling or storage of hazardous materials or wastes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Outdoor work areas for activities such as, but not limited to: welding; cutting; metal fabrication; assembly; application of paints, coatings, or finishes; pre-cast concrete fabrication; etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Outdoor animal care confinement (kennels, stables, etc.) or slaughter?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Outdoor food handling or processing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Outdoor horticulture activities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Located in the Coastal Zone and not exempt from the requirement to obtain Coastal Development Permit?	<input type="checkbox"/>	<input type="checkbox"/>

If any box in Part A is checked "Yes", this project will require the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP).

If any box in Part B is checked "Yes", this project will require the preparation of a Site Specific Urban Storm Water Mitigation Plan (SSUSMP).

(1) On previously developed property the project is not required to prepare a USMP if less than 5000 sq. ft. of impervious area is disturbed/added or if more than 50% of additional impervious area is created. These limits do not apply to Part B (9) projects.

Charles T. Byrd
Charles T. Byrd
Owner
11/30/09

Applicant Signature Printed Name Title Date

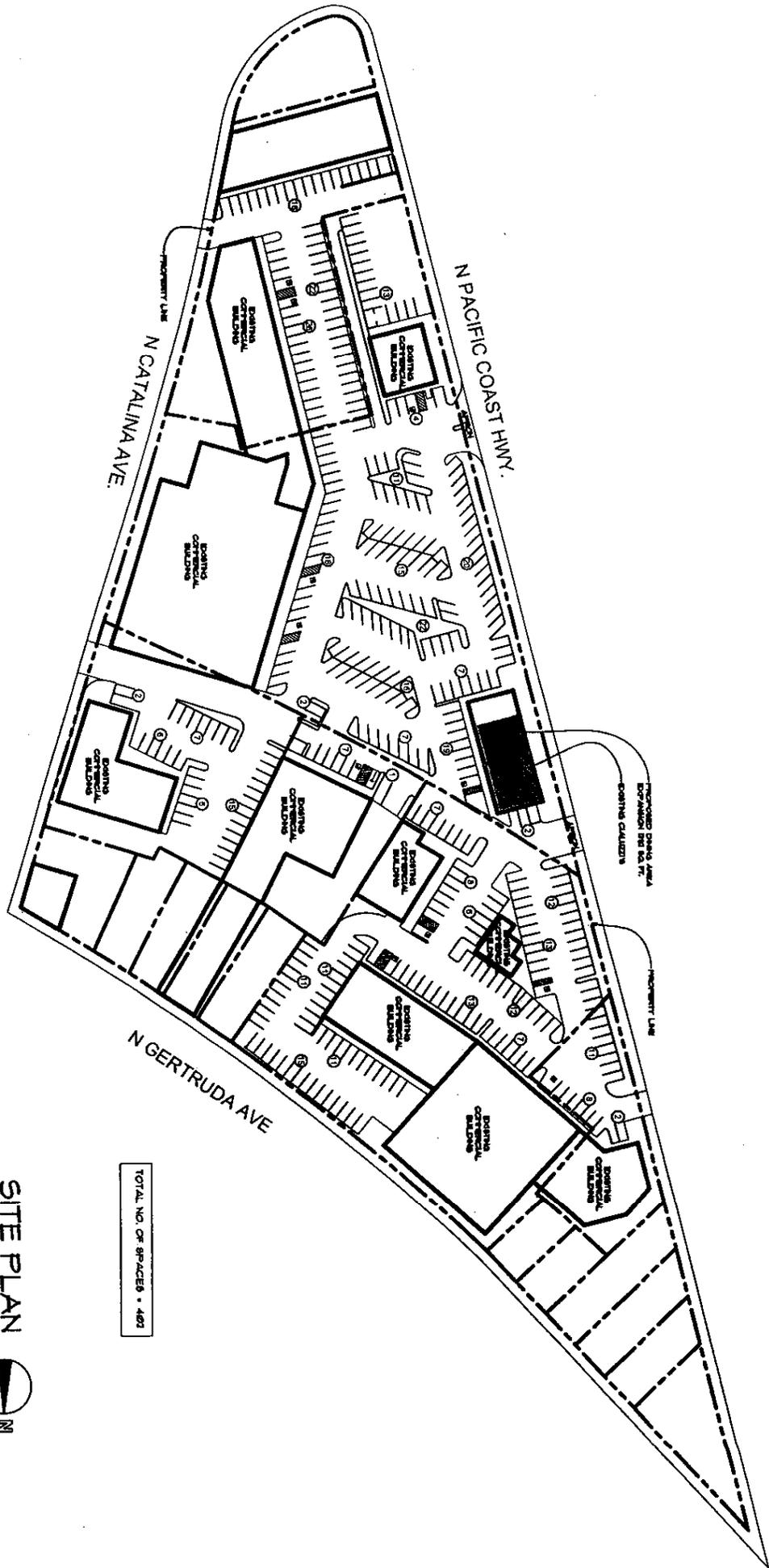
King Harbor Parking Counts Wednesday June 24 thru Wednesday July 7 2009

Hr	6/24/09 w	6/25/09 th	6/26/09; F	6/27/09 S	6/28/09; SU	6/29/09; M	6/30/09; T
10a	116	90	124	108	75	124	114
11a	140	117	147	169	98	116	143
12n	153	136	191	183	113	141	141
1p	134	144	131	181	121	140	136
2p	125	124	118	163	118	121	119
3p	143	148	121	156	119	91	134
4p	134	119	146	144	117	125	135
5p	132	128	168	191	110	103	151
6p	153	165	193	143	96	121	169
7p	180	107	180	149	89	96	126
8p	178	102	161	101	84	115	101
9p	73	92	144	89	49	88	57
10p	24	45	53	47	31	47	41
Max#	180	165	193	191	119	141	169
Max%	44%	40%	47%	46%	29%	34%	41%

Hr	7/1/09; W	7/2/09; TH	7/3/09; F	7/4/09; S	7/5/09; SU	7/6/09; M	7/7/09; T
10a	103	138	133	117	47	111	132
11a	134	152	151	89	97	126	142
12n	176	163	170	136	111	149	167
1p	141	149	126	159	116	169	179
2p	146	122	160	139	143	137	141
3p	133	89	153	119	89	139	147
4p	137	116	164	89	115	146	162
5p	131	109	165	61	136	160	186
6p	176	171	188	39	99	185	194
7p	164	91	173	25	87	125	170
8p	135	103	186	29	62	109	96
9p	77	68	77		58	83	105
10p	39	53	49		47	55	40
Max#	176	171	188	159	143	185	194
Max%	43%	41%	45%	39%	35%	45%	47%

EXISTING PARKING ANALYSIS

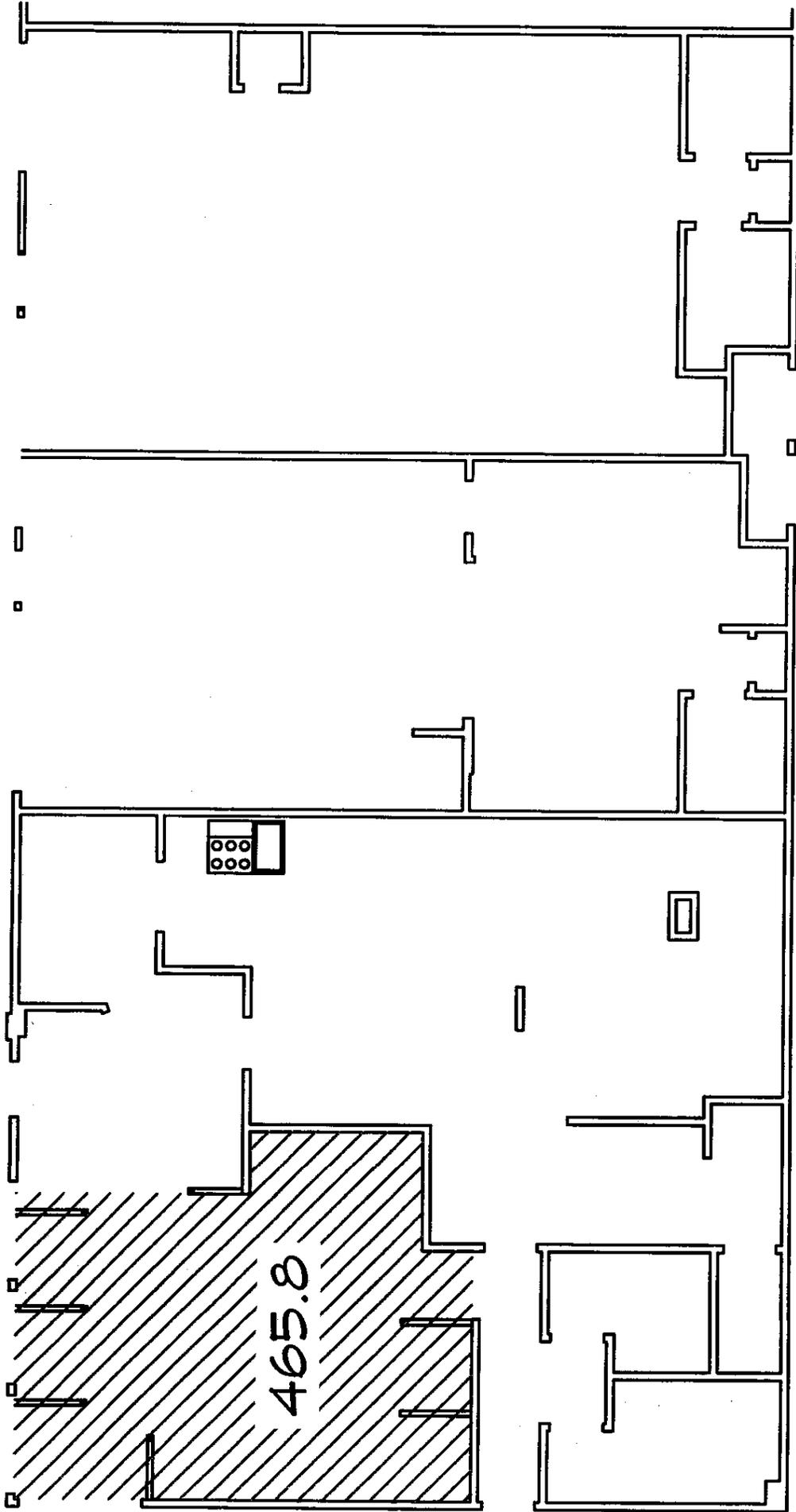
Address	Name	Use	Parking Ratio	Total Sq Ft	SQ FT for CALC	# of Spaces Required
531A	Aquatic Fantasy	commercial	1/250	2,685	2,685	11
531B	Coyote Cantina	Restaurant SD	1/50	2,820	2,820	24
537	Petco	commercial	1/250	17,160	17,160	69
541A	Hydro Cleaners	commercial	1/250	1,545	1,545	6
541B	OP Nail	Commercial	1/250	960	960	4
541C	Tidy Dog	commercial	1/250	1,740	1,740	7
541D	Redondo Vet Clin	commercial	1/250	2,400	2,400	10
541F	Sergio's Hair Dsign	commercial	1/250	1,200	1,200	5
553A	H&R Block	commercial	1/250	1,200	1,200	5
553B	Postal Annex	commercial	1/250	1,200	1,200	5
553C	Early Birds	commercial	cup	1,300	1,300	17
553D	SB Dental	Commercial	1/150	1,050	1,050	7
561	Rice Garden	Restaurant SD	1/50	1,800	550	11
601-605	Cialuzzi	Restaurant SD	1/50	3,657	1,757	35
607	SK Donuts	Snack Shop	1/250	1,200	1,200	5
609	Tobacco Cheaper	commercial	1/250	1,750	1,750	7
611	Nutrisport	commercial	1/250	1,628	1,628	7
613	Vacant	commercial	1/250	3,600	3,600	14
615	Albertson's	commercial	1/250	27,377	27,377	110
619	Kelly's Cleaners	commercial	1/250	750	750	3
621	King Harbor Spa	commercial	1/250	613	613	2
625a	Spa	commercial	1/250	1,050	1,050	4
625B	Sandwiches	Restaurant SD	1/50	714	212	4
629	Retail/Dancewear	commercial	1/250	810	810	3
631	Beauty Supplies	commercial	1/250	1,451	1,451	6
633A	Redondo School of Dance & Music	commercial	cup	4,800	4,800	28
633B	Vacant	commercial	1/250	120	1,200	5
701	Carl's jr	Restaurant FF	1/75	2,759	2,759	37
705	20/20 video	commercial	1/250	2,000	2,000	8
707	New Tokyo	Restaurant SD	1/50	1,300	500	10
709	Happy Vegie	Restaurant SD	1/50	650	234	5
711	Ck Nails	commercial	1/250	1,000	1,000	4
713	Karate	commercial	1/250	1,000	1,000	4
715	Seabreeze Liquor	commecial	1/250	1,710	1,710	7
800	Marine Hardware	commercial	1/250	6,000	6,000	24
						514



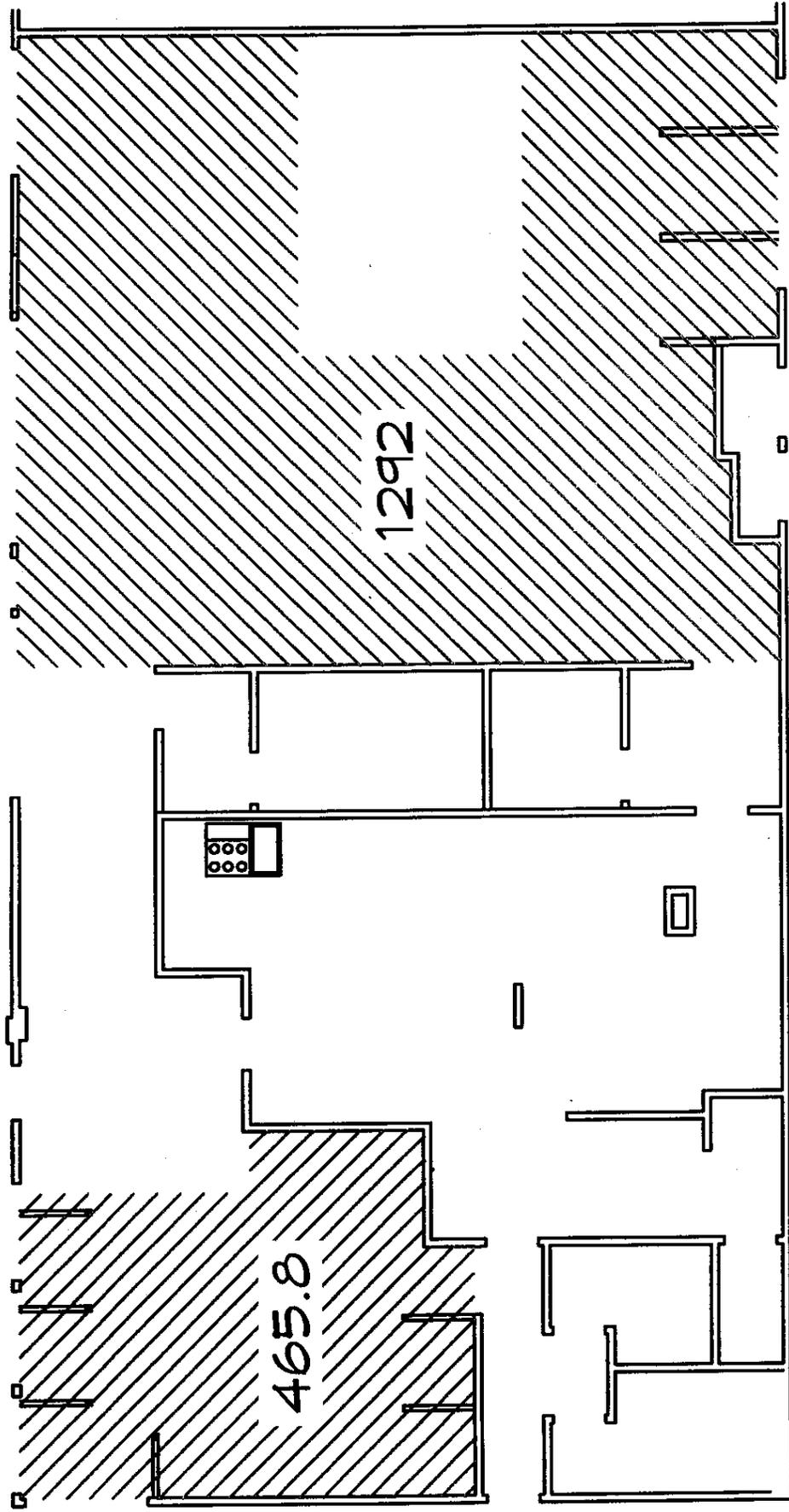
TOTAL NO. OF SPACES • 483

SITE PLAN





EXISTING DINING AREAS



PROPOSED DINING AREAS

**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

PLANNING DEPT REVIEWED BY:
DATE REVIEWED:

APPLICATION FOR CONDITIONAL USE PERMIT

Application is hereby made to the Planning Commission/Harbor Commission of the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 of Chapter 2, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 601- 605 N Pacific Coast Highway Redondo Beach, Ca 90277	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY:	ZONING: C2-A
	LOT: 3 BLOCK: 115 TRACT:	
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)	
	SITE SIZE (SQ. FT.): 37, 338 GROSS FLOOR AREA (SQ. FT.) 3680 FLOOR AREA RATIO:13.88	
	RECORDED OWNER'S NAME: Hoshizaki Investment Co	AUTHORIZED AGENT'S NAME: Lynnette Morse/Websco Brokerage Mgmt
	MAILING ADDRESS: 505 E 1 st St #H / Tustin, CA 92780	MAILING ADDRESS: 505 E 1 st St #H/ Tustin, CA 92780
TELEPHONE: 714 505 7676	TELEPHONE: 714 505 7676	
APPLICANT'S NAME: Same As above	PROJECT ARCHITECT/FIRM/PRINCIPAL: Larry Peha, Peha & Asoc.	
MAILING ADDRESS: 601 N PCH / Redondo Beach, CA 90277	MAILING ADDRESS: 67 14 th St/ Hermosa Beach, Ca 90254	
TELEPHONE: 310 374 8581	TELEPHONE: 310 372 1755 LICENSE NO. C19766	
B	REQUEST	
	The applicant requests a Conditional Use Permit to use the above described property for the following purposes: <i>Charlinc., dba Cialuzzi's Restaurant has been open and operating, without interruption, since August 22, 1992. Cialuzzi's was recently approved and granted a CUP for an expansion to incorporate an additional 895 sq feet (previous water store) and is seeking to incorporate an additional 1000 sq feet (formerly Kelly's Cleaners) to further expand it's operation. In addition Cialuzzi's has already finished it's posting requirement with the California Alcoholic Beverage Control for a 47-restaurant on-premise liquor license.</i>	

C SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.

1. Describe existing site improvements and their present use. If vacant, please specify.

The current location is an existing restaurant. The proposed expansion would incorporate an additional 1000 sq feet that is currently vacant. The vacant space will be used for additional dining & bar area.

2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)

No setbacks, landscaping is currently proposed however, an awning is proposed for the south & west facing façade and a proposed window and awning on the east side of the building which is included in the plan. The existing shopping center has 402 parking spaces available. In a parking study, conducted hourly over a two week time period, the parking lot never exceeded 47% capacity.

3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics. Existing location and building adjacent to Pacific Coast Highway, approximately 300 feet south of the intersection of Irena Ave.

4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood. *Given the long term operation of the current restaurant, without incident or problem over the past 17 years, no negative impact is anticipated or expected to the adjoining businesses or neighborhood from this expansion.*

5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan. *Assuming that the General Plan supports the continuation and existence of long term family friendly neighborhood restaruants that serve the community, the project is consistent with the intent and purpose of the plan.*

D It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.

NAME	ADDRESS	LOT	BLOCK	TRACT

CITY OF REDONDO BEACH

PLANNING DEPARTMENT

**APPLICATION FOR COASTAL DEVELOPMENT PERMIT
(or application for exemption or categorical exclusion)**

RECEIVED BY:
DATE RECEIVED:
FILE NUMBER:

PLEASE NOTE: Within 30 days of receipt of an application, the Planning Department will inform the applicant in writing if the application is incomplete, and what items must be submitted to complete the application. Processing of the application will not begin until it is complete, pursuant to Section 10-5.2210 of the Municipal Code.

Application is hereby made to the City of Redondo Beach, for a Coastal Development Permit, pursuant to Article 10 of Chapter 5, Title 10 of the Redondo Beach Municipal Code.

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 601-605 N Pacific Coast Highway, Redondo Beach, Ca 90277	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 3 BLOCK: 115 TRACT:	ZONING: C2-A
	RECORDED OWNER'S NAME: Hoshizaki Investment Co. MAILING ADDRESS: 505 E 1 st St # H/ Tustin Ca 92780 TELEPHONE: 714 505 7676	AUTHORIZED AGENT'S NAME: Lynnette Morse, Websco Brokerage Mgmnt MAILING ADDRESS: 505 E First Street, #H Tustin Ca 92780 TELEPHONE: 714 505 7676
	PROJECT DEVELOPER: Charline. 601 N Pacific Coast Highway, Redondo Beach, Ca 90277 MAILING ADDRESS: SAB TELEPHONE: 310 374 8581	PROJECT ARCHITECT/FIRM/PRINCIPAL: Larry Peha, Peha & Assoc. MAILING ADDRESS: 67 14th St Hermosa Ca 90254 TELEPHONE: 310 372 1755 LICENSE NO. C19766
B	TYPE OF APPLICATION (Consult with Planning Department staff)	
	<input type="checkbox"/> Exemption from requirement of a Coastal Development Permit <input type="checkbox"/> Categorical exclusion from requirement of a Coastal Development Permit <input type="checkbox"/> Coastal Development Permit: <ol style="list-style-type: none"> <input type="checkbox"/> 1. Project not located in appealable area, no public hearing required <input type="checkbox"/> 2. Project not located in appealable area, public hearing required <input type="checkbox"/> 3. Project located in appealable area, public hearing required 	

C	PROJECT DESCRIPTION. (Provide a detailed description of the project.)
	<i>Expand existing restaurant.</i>
D	PROJECT INFORMATION: (Note: Please provide a detailed project description on a separate page.)
	<p>Where questions do not apply to your project, indicate "NOT APPLICABLE" or N.A.</p> <p>1. TYPE OF PROJECT</p> <p><input type="checkbox"/> New _____ NA _____ Sq. Ft.</p> <p><input checked="" type="checkbox"/> Addition _____ 1000 _____ Sq. Ft.</p> <p><input type="checkbox"/> Demolition _____ na _____ Sq. Ft.</p> <p><input type="checkbox"/> Change of use from _____ retail to restaurant _____</p> <p><input type="checkbox"/> Grading NA _____ Cu. Yds.</p> <p><input type="checkbox"/> Fence _____ NA _____ Height _____ Length</p> <p><input type="checkbox"/> Paving _____ NA _____ Amount</p> <p><input type="checkbox"/> Other NA _____</p> <p>2. ADDITIONAL INFORMATION</p> <p>Note: If yes to any of the items b through h, please explain on a separate sheet.</p>

- a. Has any application for development on this site been submitted previously to the California Coastal Zone Conservation Commission or Coastal Commission? YES NO
If yes, state previous Application Number:
- b. Are any utility extensions necessary to serve the project? If yes, explain. YES NO
- c. Does the development involve diking, filling, dredging or placing structures in open coastal waters? If yes, explain and indicate whether the U.S. Army Corps of Engineers Permit has been applied for.
 YES NO
- d. Will the development extend into or adjoin any beach, tidelands, submerged lands or public trust lands?
 YES NO
- e. Is the development in or near:
- Sensitive habitat areas? YES NO
 - 100 year floodplain? YES NO
 - Park or recreation area? YES NO
- f. Will the development harm existing lower-cost visitor and recreational facilities? YES NO
Will the development provide public or private recreational opportunities? YES NO
- g. Does the site contain any:
- Historic resources? YES NO
 - Archaeological Resources? YES NO
- h. Will the proposed development be visible from:
- Park, beach or recreation areas? YES NO
 - Harbor area? YES NO
- i. Is the project a "**Priority Project**" as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? YES NO
- If yes, are copies (2 or 25 copies, as applicable) of the *Standard Urban Storm Water Mitigation Plan (SUSMP)* attached? YES NO
- j. Is the a project with "**Planning priority project characteristics**" as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? YES NO
- If yes, are copies (2 or 25 copies, as applicable) of the *Site Specific Urban Storm Water Mitigation Plan (SSUSMP)* attached? YES NO

E	SHOWINGS: Explain how the project is consistent with the Certified Local Coastal Program.
	<p>1. Is the project designed in full accordance with the development standards and other provisions of the Zoning Ordinance for the Coastal Zone? If not, explain. <i>Existing Project</i></p>
	<p>2. If the proposed development is located between the sea and the first public road paralleling the sea, indicate how it is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the California Public Resources Code. <i>NA</i></p>

E	SHOWINGS: Explain how the project is consistent with the Certified Local Coastal Program.
	<p>1. Is the project designed in full accordance with the development standards and other provisions of the Zoning Ordinance for the Coastal Zone? If not, explain. <i>Existing Project</i></p>
	<p>2. If the proposed development is located between the sea and the first public road paralleling the sea, indicate how it is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the California Public Resources Code. <i>NA</i></p>

3. Will the project have an effect on public access to and along the shoreline, either directly or indirectly (e.g. removing parking used for access to the beach)? If yes, describe the effect.

No



Administrative Report

Planning Commission Hearing Date: January 21, 2010

AGENDA ITEM: 9 (ROUTINE PUBLIC HEARING)

PROJECT LOCATION: 1700 AVIATION BOULEVARD

APPLICATION TYPE: EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW OVERLAP PARKING

CASE NUMBER: 2010-01-PC-002

APPLICANT'S NAME: 1700 AVIATION BLVD., LLC

APPLICANT'S REQUEST AS ADVERTISED:

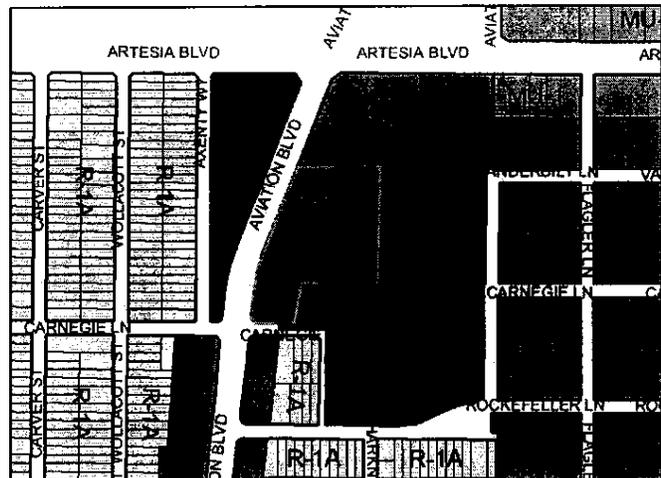
Consideration of an Exemption Declaration and Planning Commission Design Review to allow the expansion of an existing deli store to include a dining area with approval of overlap/shared parking within an existing shopping center, on property located within a Commercial (C-2) zone.

DEPARTMENT'S RECOMMENDATION:

The Planning Department recommends that the Planning Commission make the findings as set forth in the staff report, adopt the Exemption Declaration, and approve the request for Planning Commission Design Review, subject to the plans and applications submitted, and the conditions below.

BACKGROUND:

The subject property is developed as a shopping center with approximately 37,000 square feet of gross floor. The northerly portion of the property, adjacent to Denny's restaurant, is developed with a linear arrangement of small tenant spaces. The middle portion of the property is developed with a Rite Aid Pharmacy. Rite Aid is the anchor tenant of the shopping center. The southerly portion of the property that fronts onto Carnegie Lane is developed with Giuliano's



delicatessen and bakery as well as another business and one vacant tenant space. The buildings were constructed in 1973 and 1974. The tenant spaces located adjacent to the delicatessen and bakery are part of a two-story addition that was constructed in 1989.

There are 159 parking spaces on-site. Vehicular access is available from Aviation Boulevard and Carnegie Lane.

The surrounding area is developed with a variety of commercial uses along Artesia Boulevard and Aviation Boulevard and residential uses to the east of the shopping center, across Aviation Boulevard to the west and to the south across Carnegie Lane.

The zoning of the subject property and adjacent properties along the east side of Aviation Boulevard are Commercial (C-2). The properties on the west side of Aviation Boulevard are Residential Medium Density (RMD).

CURRENT REQUEST:

The applicant is requesting approval of a Planning Commission Design Review application to allow the overlap of 9 parking spaces. Granting the approval would allow the existing deli to expand their business into the abutting 906 square foot retail space. The proposed expansion consists of a 38 seat dining area, two bathrooms and a storage area. The expansion would allow the applicants to obtain a much needed dining area for their deli and baked goods.

EVALUATION OF REQUEST:

The existing 3,000 square foot deli has a parking requirement of one parking space per 250 square feet which requires 12 parking spaces. Parking requirements for the proposed dining area are based on one space for every four seats which requires 10 spaces, but not less than one space for each 50 square feet of gross floor area designated for seating which requires 13 spaces. Therefore, 13 spaces are required for the proposed dining area. Since the existing 906 square foot vacant space required 4 parking spaces based on a retail parking requirement there is only a net increased code requirement of 9 parking spaces.

Pursuant to Section 10-2.1706 of the City's Zoning Ordinance, the project is subject to Planning Commission Design Review because of the request for the approval of overlap parking. Overlap parking may be approved for two or more uses on a building site by the Planning Commission subject to the following criteria:

- a) The total parking provided for the uses sharing parking shall not be less than fifty (50%) percent of the parking requirement for the same uses with no shared parking;
- b) The total parking provided for the same uses sharing parking shall not be less than the parking requirement applicable to any single use with no shared parking;

- c) The applicant shall provide the Planning Commission information on the proposed hours of operation of each use and the anticipated maximum number of employees and customers for each use typically generated during each hour of the day and day of the week; and
- d) The Planning Commission may approve shared parking subject to a determination that the typical utilization of the parking area would be staggered or shared to the extent that the reduced number of parking spaces would be adequate to serve all the uses on the site.

In terms of the first criteria, the subject property currently consists of 13 tenant spaces that share 159 parking spaces. The current businesses at the site require 155 spaces, and if the Giuliano's expansion were approved it would require 168 total spaces. The existing 159 spaces are not less than 50% (84 spaces) of 168 parking spaces required for the same uses with no shared parking.

In terms of the second criteria, the existing 159 parking spaces are not less than the parking requirement applicable to any single use with no shared parking. The single greatest parking requirement is for a 21,440 square foot Rite Aid Pharmacy which requires 86 parking spaces.

With respect to the third and fourth criteria, staggered hours at the center occur during the morning and may help to offset traffic during the mornings. Most businesses open between 7:00 and 10:00 a.m. There are no "evening only" businesses at this site. The parking utilization survey indicates the parking lot is underutilized. The two-week parking usage survey was conducted from 10:00 a.m. to 9:00 p.m. from November 30th through December 13th, 2009. The maximum weekday usage as observed by the parking study was 96 parking spaces utilized at 12:00 p.m. on Friday December 11th and a maximum weekend usage of 120 spaces at 12:00 p.m. on Saturday December 12th. Peak usage on all other days generally occurred around the same time period of 12:00 p.m. to 5:00 p.m.

Usage varied in each of the two weeks studied. The week of November 30th-December 6, 2009 showed weekday percentages in the low fifties with the highest levels of usage on Friday and Saturday. The week of December 7th-December 13th, 2009 showed consistently higher levels of usage everyday except for Monday. This may be attributed to the week studied being in such proximity to the holiday. Overall, average numbers of usage were 53% for the first week and 61% for the second week. Therefore, the shopping center's parking lot can support the overall parking for the proposed expansion.

ENVIRONMENTAL STATUS:

Pursuant to the California Environmental Quality Act (CEQA), Section 15301, the proposed project is categorically exempt from the preparation of environmental analyses.

DEPARTMENT'S RECOMMENDATION:

The Planning Department recommends that the Planning Commission adopt the Exemption Declaration and grant the Planning Commission Design Review, pursuant to the following findings and conditions:

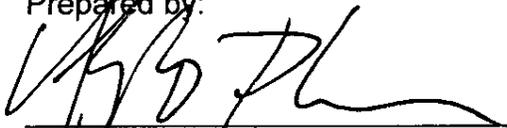
FINDINGS:

1. In accordance with Section 10-2.1706(d) 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:
 - a) The total parking provided for the uses sharing parking is not less than fifty percent of the parking requirements for the same uses with no overlap parking.
 - b) The total parking provided for the uses sharing parking is not less than the parking requirement applicable to any single use with no overlap parking.
 - c) The applicant has provided sufficient information to the Planning Commission to document that the proposed hours of operation for each use and the types of businesses within the center are such that the utilization of overlap parking will have no adverse impact on this center and surrounding businesses.
 - d) The proposed number of parking spaces is adequate to serve all of the businesses within this center.
2. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and approved.
3. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).
4. The Planning Commission hereby finds that the proposed project will have no effect on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

CONDITIONS:

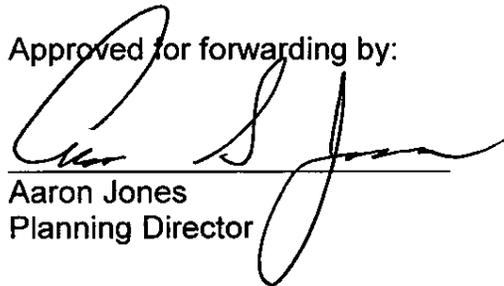
1. That this approval is for a Planning Commission Design Review to allow overlap parking of nine (9) parking spaces as described in the plans and applications reviewed and approved by the Planning Commission on January 21, 2010.
2. That all building alterations shall comply with all applicable codes and regulations implemented by the City of Redondo Beach and any other agencies with jurisdiction over the facility and that all required permits shall be obtained prior to the commencement of any work.
3. That the Planning Department shall be authorized to approve minor changes.
4. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision. The decision of the Planning Commission shall be final.

Prepared by:



Alex Plascencia
Assistant Planner

Approved for forwarding by:



Aaron Jones
Planning Director



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

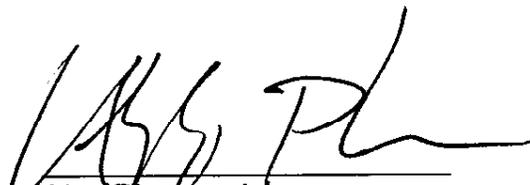
DATE: January 21, 2010

PROJECT ADDRESS: 1700 Aviation Boulevard

PROPOSED PROJECT: Consideration of a Planning Commission Design Review for shared overlap parking and to permit expansion of an existing deli in parking, on property situated within a Commercial (C-2) zone.

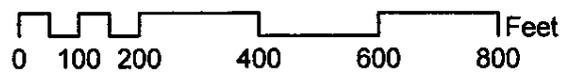
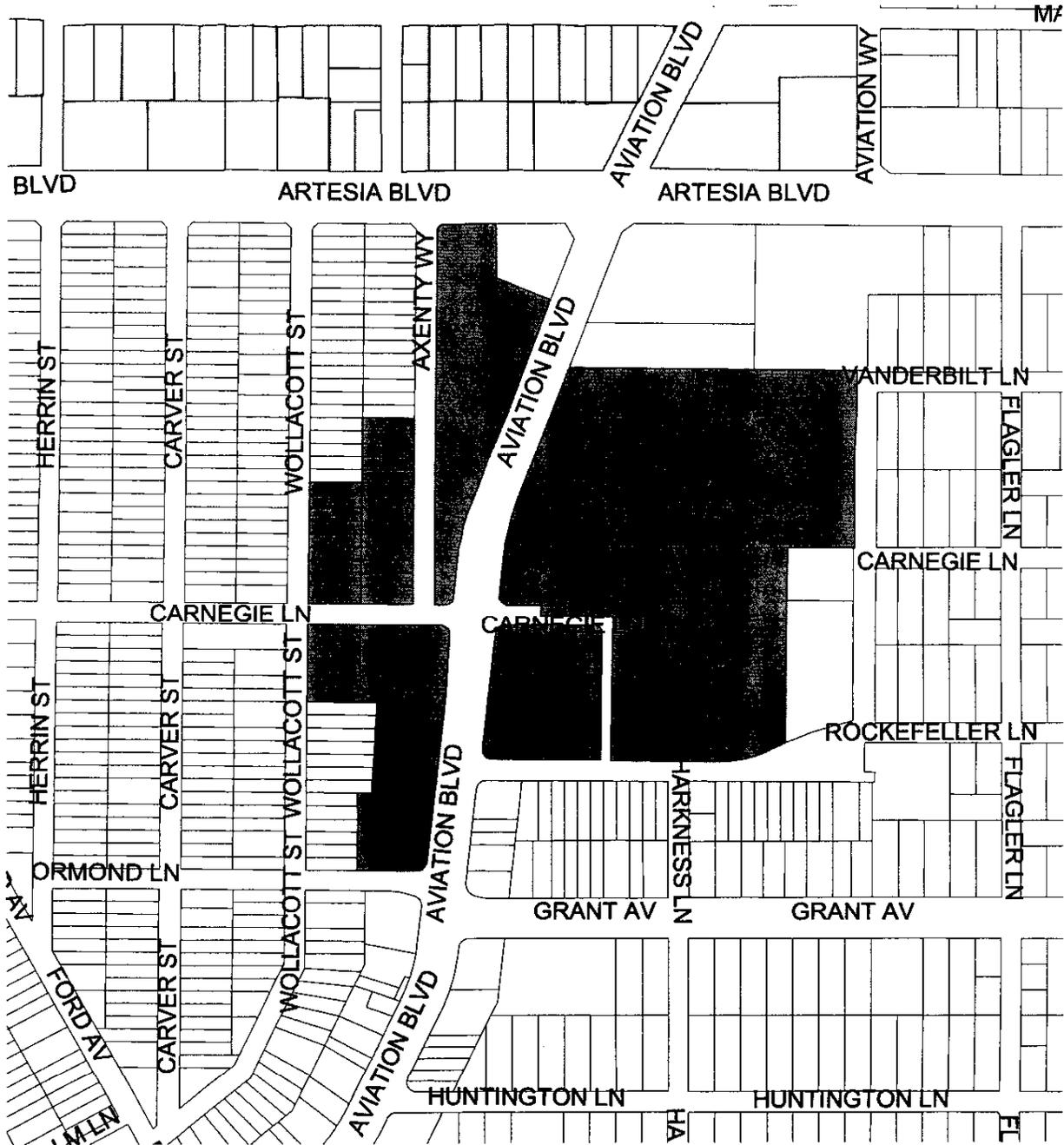
In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that that the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure, does not have a significant effect upon the environment. This finding is supported by the fact that the proposed project is the expansion of an existing deli into an existing vacant retail tenant space into a dining area for the deli within an existing commercial shopping center.



Alex Plascencia
Associate Planner

1700 Aviation Boulevard



**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

RECEIVED BY:
DATE RECEIVED:

2009 2008

APPLICATION FOR PLANNING COMMISSION DESIGN REVIEW

Application is hereby made to the Planning Commission/Harbor Commission of the City of Redondo Beach, for Planning Commission Review, pursuant to Section 10-2.2502, of Chapter 2, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 1700 AVIATION BLVD.	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: BLOCK: TRACT:	ZONING: C-2
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)	
	SITE SIZE (SQ. FT.):	GROSS FLOOR AREA (SQ. FT.) FLOOR AREA RATIO:
	RECORDED OWNER'S NAME: 1700 AVIATION BLVD. LLC MAILING ADDRESS: 4857 W. 147th ST. SUITE A HAWTHORNE, CA TELEPHONE:	AUTHORIZED AGENT'S NAME: LARRY PEHA MAILING ADDRESS: ↓ TELEPHONE:
	APPLICANT'S NAME: MAILING ADDRESS: TELEPHONE:	PROJECT ARCHITECT: PEHA & ASSOC. MAILING ADDRESS: 67 14th ST HERMOSA BCH. CA 90254 TELEPHONE: (310) 572-1755 LICENSE NO. C19766
B	REQUEST	
	The applicant requests a Planning Commission Design Review to use the above described property for the following purposes: THE EXPANSION OF EXISTING DELI / RETAIL SPACE TO INCLUDE NEW DINING AREA.	

C	<p>SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2.2514(C) of the Zoning Ordinance</p>
	<p>1. Is the project designed in full accordance with the development standards of the zone in which it is located? If not, explain. YES.</p>
	<p>2. Indicate how the location of buildings and structures respects the natural terrain and is integrated with natural features of the landscape including the preservation of existing trees where feasible. ALL WORK IS WITHIN AN EXISTING STRUCTURE.</p>
	<p>3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics. THE EXISTING SHOPPING CENTER IS LOCATED OFF OF AVIATION BLVD. W/ ACCESS DRIVEWAYS.</p>

	<p>4. Describe how the overall design is compatible with the neighborhood and in harmony with the scale and bulk of surrounding properties. N/A</p>
	<p>5. Describe how the design of buildings and structures avoids the appearance of flat facades or boxlike construction. N/A</p>
	<p>6. SIGNS: Indicate how the size, shape, color, materials, illumination, and placement of signs if harmonious and in scale with the building and surrounding area, and avoids needless repetition or proliferation of signs or any adverse impacts on surrounding properties. NO CHANGE IN SIGNAGE PROPOSED.</p>



STORM WATER PLANNING PROGRAM PRIORITY PROJECT CHECKLIST



Project Name GIULIANOS	Owner Name 1700 AVIATION BLVD LLC	Developer Name
Project Address 1700 AVIATION BLVD.	Owner Address 4857 W. 147th ST. SUITE A.	Developer Address
	HAWTHORNE CA.	
Check/Tract Number	Owner Phone (310) 644-6404	Developer Phone

Applicability to Project (I)	Yes	No
Does project disturb/add 5000 sq.ft. or increase by 50% impervious area on property presently developed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part A Proposed Project (I) Is	Yes	No
1. A 43,560+ square foot commercial/industrial development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. An automotive repair shop (SIC 5013, 5014, 5541, 7532-7534, 7536-7539 and 7549) .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. A retail gasoline outlet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. A restaurant (SIC 5812) or food handling establishment, liquor stores exempt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. A 10 or more unit homes (including single family, multifamily homes, comdominiums and apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Location adjoining to, bisected by, or directly discharging to a designated environmentally sensitive area where development will: (a) discharge stormwater and urban runoff that is likely to impact a sensitive biological species or habitat; and (b) create 2,500 sq. ft. or more of impervious area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Parking lots with 25 or more spaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Redevelopment projects in subject categories that meet redevelopment thresholds	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. A single family dwelling located in the Hillside Zone ($\geq 25\%$ slope)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part B Project (I) Characteristics	Yes	No
1. Vehicle or equipment fueling areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Vehicle or equipment maintenance areas, including washing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Commercial or industrial waste handling or storage, excluding typical office or household waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Outdoor handling or storage of hazardous materials or wastes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Outdoor work areas for activities such as, but not limited to: welding; cutting; metal fabrication; assembly; application of paints, coatings, or finishes; pre-cast concrete fabrication; etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Outdoor animal care confinement (kennels, stables, etc.) or slaughter?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Outdoor food handling or processing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Outdoor horticulture activities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Located in the Coastal Zone and not exempt from the requirement to obtain Coastal Development Permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any box in Part A is checked "Yes", this project will require the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP).

If any box in Part B is checked "Yes", this project will require the preparation of a Site Specific Urban Storm Water Mitigation Plan (SSUSMP).

* (1) On previously developed property the project is not required to prepare a USMP if less than 5000 sq. ft. of impervious area is disturbed/added or if more than 50% of additional impervious area is created. These limits do not apply to Part B (9) projects.

Applicant Signature

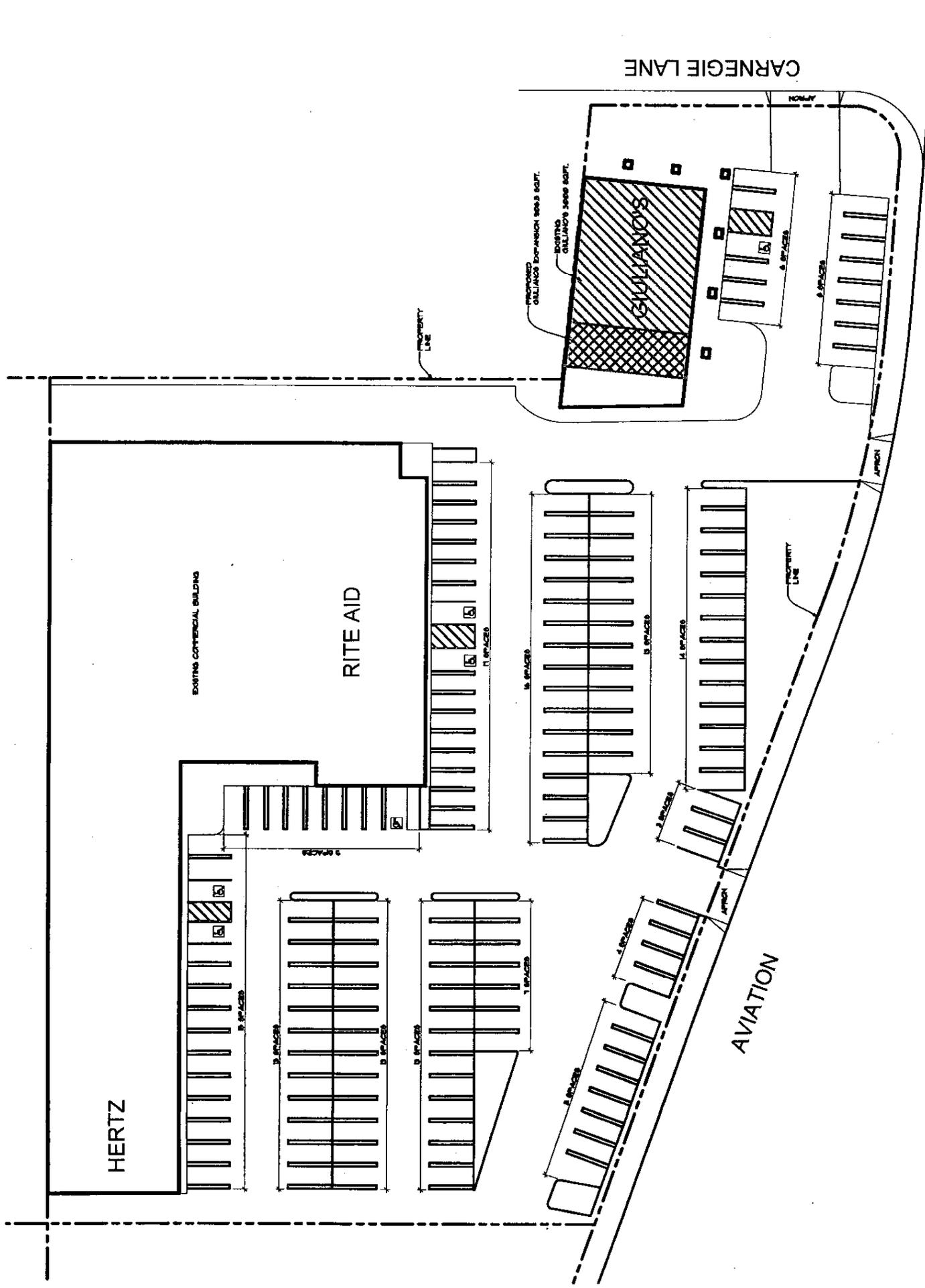
LARRY PEHA
Printed Name

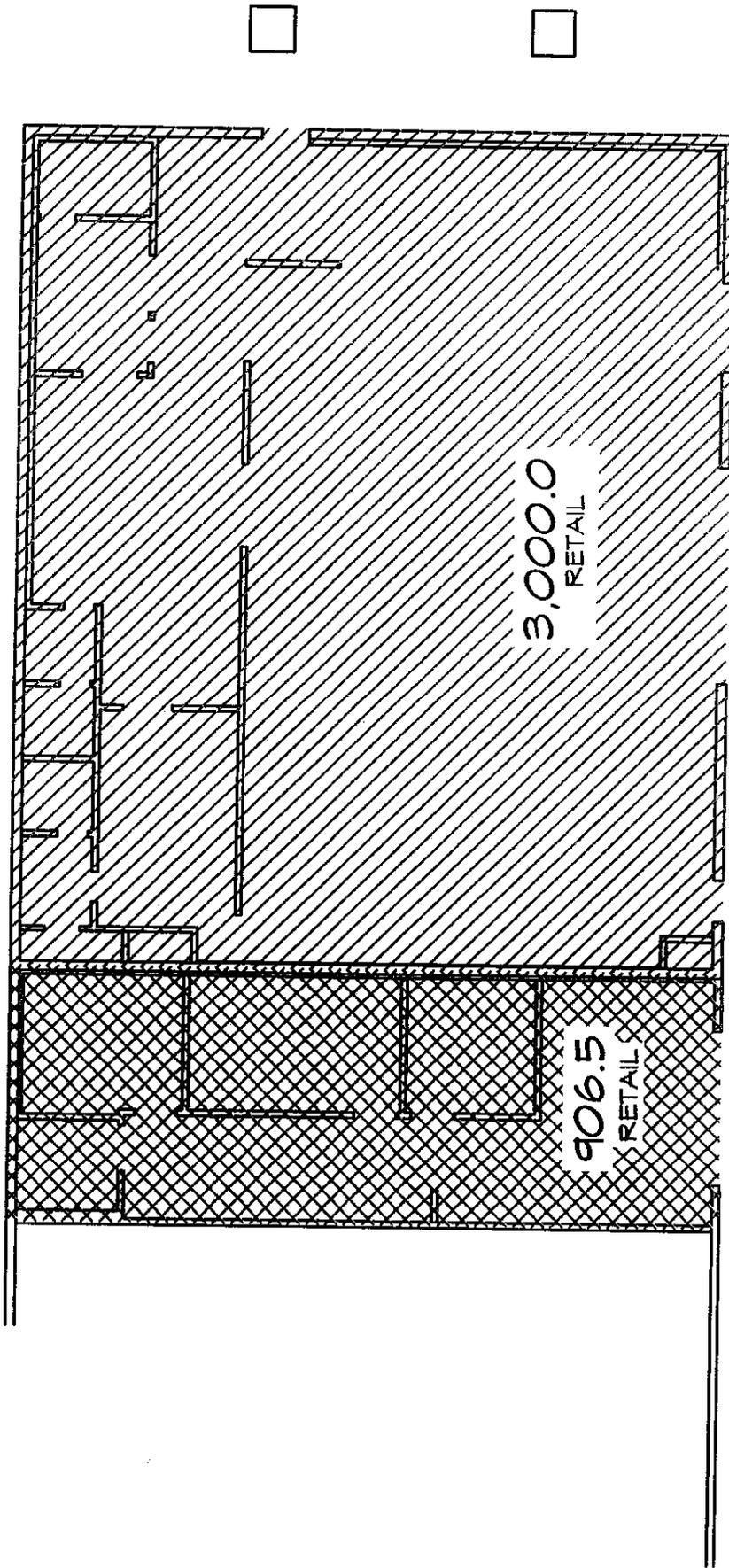
ARCHITECT
Title

12/14/09
Date



SITE PLAN





EXISTING SQUARE FOOTAGE



Administrative Report

Planning Commission Hearing Date:

January 21, 2010

AGENDA ITEM: 10 (PUBLIC HEARING)

PROJECT LOCATION: 257 AVENIDA DEL NORTE

APPLICATION TYPE: EXEMPTION DECLARATION, COASTAL DEVELOPMENT PERMIT, AND CONDITIONAL USE PERMIT

CASE NUMBER: 2010-01-PC-001

COASTAL DEVELOPMENT PERMIT NUMBER: 2010-01-CDP-001

APPLICANT'S NAME: KRISTA BADAGLIACCA

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration, Coastal Development Permit, and Conditional Use Permit to allow the operation of a Personal Improvement Service located in an existing commercial building, on property located within a Commercial (C-3-PD) zone.

DEPARTMENT'S RECOMMENDATION:

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

BACKGROUND:

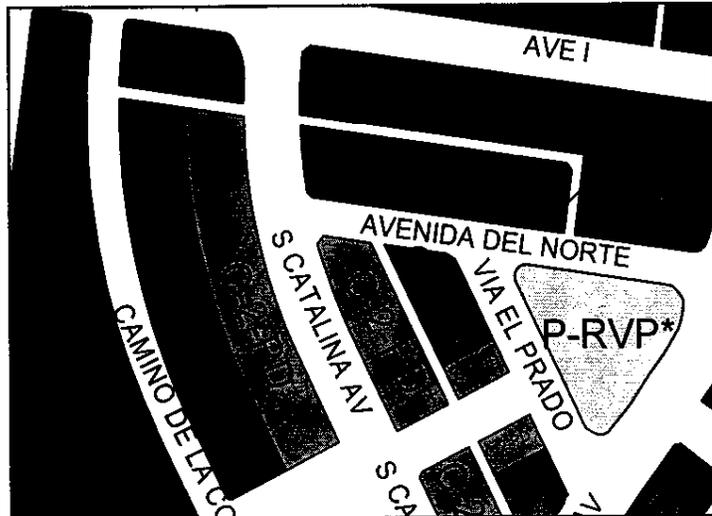
This application is for the operation of a personal improvement service located at 257 Avenida Del Norte. The property was originally developed in 1955 as a restaurant. Currently, the building is divided into four tenant spaces. There are 14 parking spaces on site located behind the building with vehicular access to the rear parking lot via a public alley way adjacent to the building. The property is surrounded by neighboring commercial businesses to the east, west and north and across the street to the south is the triangular Riviera Village parking lot.

CURRENT REQUEST:

The applicant seeks approval of a Conditional Use Permit for a personal improvement service called "The Inner Cycle." The tenant space for the proposed use is approximately 900 square feet and fronts onto Avenida Del Norte. This space is currently vacant and was previously occupied by a flower shop.

The applicant proposes limited interior alterations and no exterior alterations other than signage which will comply with the zoning ordinance.

The requested hours of operation will be Monday through Friday 6:00 a.m. to 8:30 p.m., and Saturday and Sunday 8:00 a.m. to 7:00 p.m. with the majority of the cycling classes being offered from 6:00 a.m. to 10:00 a.m. and evenings from 6:30 p.m. to 8:30 p.m. There will be a maximum of 5 students and 1 instructor.



EVALUATION OF REQUEST:

The property located at 257 Avenida Del Norte is in a Commercial Zone. Pursuant to Section 10-5-630 of the City's Zoning Ordinance, personal improvement services which provide instructional services that include scheduled classes are identified as conditionally permitted uses within the Commercial (C-3-PD) zone.

Potential issues relating to the operation of a personal improvement center may include noise and parking problems during scheduled class times. The issue of noise is minor in that the tenant space is located within an existing commercial space that is oriented towards Avenida Del Norte.

Pursuant to Section 10-5.1706 of the City's Zoning Ordinance, the operation of a personal improvement service requires one parking space per employee plus one parking space for every two (2) students. Based on current parking requirements, 3.6 parking spaces would be required to serve the personal improvement service facility consisting of 5 students and 1 instructor, whereas 3.6 (4) parking spaces would be necessary if this tenant space remained as retail. With the proposed change in use there is no change in the overall parking demand for this tenant space.

The applicant's proposed hours of operation are reasonable and are consistent with the hours of operation for other local businesses in the area and will not impact the

neighboring businesses. As far as peak hours for the proposed cycling classes, the applicant proposes to have early morning classes starting at 6:00 a.m. and evening classes starting at 6:30 p.m., these classes are scheduled either before or after the neighboring stores business hours.

No signage is proposed at this time. The applicant is aware that any new signs will need to be reviewed by staff for compliance with the zoning ordinance.

The proposed development will not affect coastal resources. The proposed personal improvement service facility will occupy an existing building on an already developed site. The use is consistent with the designation in the Coastal Land Use Plan and Zoning Ordinance.

Based on the above information, Staff recommends approval of the proposed personal improvement service.

ENVIRONMENTAL STATUS:

Pursuant to the California Environmental Quality Act (CEQA), Section 15301, the proposed project is categorically exempt from the preparation of environmental analyses.

FINDINGS:

1. In accordance with Section 10-5.635 of the Redondo Beach Municipal Code, the proposed personal improvement service (personal training) is conditionally permitted within the Commercial (C-3-PD) zone.
2. In accordance with Section 10-5.2218(c) of the Redondo Beach Municipal Code, the applicant's request for a Coastal Development Permit is consistent with the findings set forth therein for the following reasons:
 - a) The proposed use is in conformity with the Certified Local Coastal Program because it is consistent with the (C-3-PD) Commercial zone.
 - b) That the proposed use is not located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea, and is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code (commencing with Section 30200).
 - c) The decision-making body has complied with any CEQA responsibilities it may have in connection with the project, and in approving the proposed development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally

damaging alternative or a feasible mitigation measure available. The project is Categorically Exempt.

3. In accordance with Section 10.5-2506(b) of the Redondo Beach Municipal Code, approval of the request for a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
 - a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 2, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.
 - b) The site of the proposed use has adequate access to a public street of adequate width to carry the kind and quantity of traffic generated by the use that it serves.
 - c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval.
 - d) The project is consistent with the Comprehensive General Plan of the City.
4. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and approved.
5. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).
6. The Planning Commission hereby finds that the proposed project will have no effect on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

CONDITIONS:

1. That the approval granted herein is for the operation of a personal improvement facility within an existing commercial tenant space of approximately 900 square feet. The proposed business shall be maintained and operated in substantial compliance with the proposal and the plans reviewed and approved by the Planning Commission at its meeting of January 21, 2010.
2. That the Personal Improvement Service Facility shall be allowed to operate with a maximum number of 5 students and 1 instructor on site at any one time.

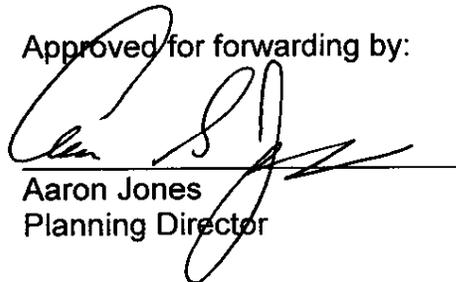
3. That the Personal Improvement Service Facility shall be permitted to operate Monday through Friday 6:00 a.m. to 8:30 p.m., and Saturday and Sunday 8:00 a.m. to 7:00 p.m.
4. That new signs shall require the approval of the Planning Department in accordance with the City's Sign Regulation Criteria, Section 10-5.1802 prior to the issuance of sign permit.
5. That all building alterations shall comply with all applicable codes and regulations implemented by the City of Redondo Beach and any other agencies with jurisdiction over the facility and that all required permits shall be obtained prior to the commencement of any work.
6. That the Planning Department shall be authorized to approve minor changes.
7. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision. The decision of the Planning Commission shall be final.

Prepared by:



Marianne Gastelum
Assistant Planner

Approved for forwarding by:



Aaron Jones
Planning Director



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: January 21, 2010

PROJECT ADDRESS: 257 Avenida Del Norte

PROPOSED PROJECT: Consideration of a Conditional Use Permit and Planning Commission Design Review for a personal improvement service facility providing exercise classes, on property situated within a Commercial (C-3-PD) zone.

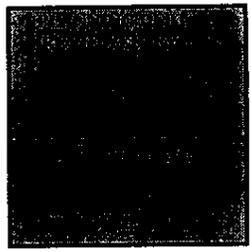
In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorical Exempt from the preparation of environmental review documents pursuant to:

Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that that the conversion of existing small structures from one use to another where only minor modifications are made to the interior of the structure, does not have a significant effect upon the environment. This finding is supported by the fact that the proposed project is the conversion of an existing retail tenant space into a personal improvement service facility within an existing commercial space.

A handwritten signature in black ink, appearing to read "Marianne Gastelum", is written over a horizontal line.

Marianne Gastelum
Assistant Planner

**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**



APPLICATION FOR CONDITIONAL USE PERMIT

Application is hereby made to the Planning Commission/Harbor Commission of the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 of Chapter 2, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

STREET ADDRESS OF PROPERTY: 257 Avenida Del Norte		
EXACT LEGAL DESCRIPTION OF THE PROPERTY: 7511-012-025		ZONING: C-3 PD
LOT: 32,33,34	BLOCK: E	TRACT: 10300
FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)		
SITE SIZE (SQ. FT.):	GROSS FLOOR AREA (SQ. FT.)	FLOOR AREA RATIO:
RECORDED OWNER'S NAME: Scott, Grace TR Cominis Trust, Donlou, John N, Donlou, Stephanie CO TR Donlou Trust	AUTHORIZED AGENT'S NAME:	
MAILING ADDRESS: P.O. Box 871, PVE, CA 90274	MAILING ADDRESS:	
TELEPHONE: 310-373-6086	TELEPHONE:	
APPLICANT'S NAME: Krista Badagliacca	PROJECT ARCHITECT/FIRM/PRINCIPAL: N/A	
MAILING ADDRESS: 2704 Via Anita Palos Verdes Estates, CA 90274	MAILING ADDRESS:	
TELEPHONE: (310) 375-0149 (310) 809-	TELEPHONE:	LICENSE NO.
<p>The applicant requests a Conditional Use Permit to use the above described property for the following purposes: See Attached</p>		

C

1. Describe existing site improvements and their present use. If vacant, please specify.

See Attached

2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)

See Attached

3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.

See Attached

4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.

See Attached

5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.

See Attached

D

It is desirable, but not required, to have the signatures of owners of property in the immediate area listed, certifying that they have no objection to the establishment of the use as applied for in this request for Conditional Use Permit. Use a separate row for each piece of property needed.

NAME	ADDRESS	LOT	BLOCK	TRACT
Fred Eguchi	251 AVENIDA DEL NORTE			
FRED EGUCHI	221 AVENIDA DEL NORTE			
Stacey Aronson (ms)	200 AVENIDA DEL NORTE			
Nikola Brutchic	247 Avem. A Del Norte			

Definitions:

Pervious surfaces are those that allow storm water runoff to percolate through. Typical pervious surfaces include: grass, gravel, concrete pavers, and some specially designed asphalts.

Hillside means property located in an area with known erosive soil conditions, where the development contemplates grading on any natural slope that is twenty-five percent or greater and where grading contemplates cut or fill slopes.

Redevelopment means, on an already existing developed site, the creation or addition of at least 5,000 square feet of impervious surfaces. Redevelopment includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and disturbing activities related with structural or impervious surfaces. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety.

Environmentally Sensitive Areas (ESAs) means an area in which plant or animal life or their habitats are either rare or especially valuable because of the special nature or role in an ecosystem and which would be easily disturbed or degraded by human activities and developments (California Public Resources Code § 30107.5) Areas subject to storm water mitigation requirements are: areas designated as significant ecological areas by the County of Los Angeles (Los Angeles County Significant Areas Study, Los Angeles County Department of Regional Planning (1976) and amendments); an area designated as a significant natural area by the California Department of Fish and Game's Significant Natural Areas Program, provided that area has been filed verified by the Department of Fish and Game; an area listed in the Basin Plan as supporting the "Rare, Threatened, or Endangered Species (RARE)" beneficial use; and an area identified by a permittee as environmentally sensitive.

Maintenance Agreement and Transfer: All applicants shall provide verification of maintenance provisions for Structural and Treatment Control BMPs, including but not limited to legal agreements, covenants, CEQA mitigation requirements, and conditional use permits.

Verification at a minimum shall include:

- The developer's signed statement accepting responsibility for maintenance until the responsibility is legally transferred; and either
- If the land has been legally transferred to a public entity, a signed statement from the public entity assuming responsibility for Structural and Treatment Control BMP maintenance and that it meets all local agency design standards: or
- Written conditions in the sales or lease agreement, which require the recipient to assume responsibility for maintenance and conduct a maintenance inspection at least once a year; or
- Written text in project conditions, covenants, and restrictions (CCRs) for residential properties assigning maintenance responsibilities to the Home Owners Association for maintenance of the Structural and Treatment Control BMPs; or
- Any other legally enforceable agreement that assigns responsibility for the maintenance of post-construction Structural and Treatment Control BMPs.



STORM WATER PLANNING PROGRAM PRIORITY PROJECT CHECKLIST



Project Name	Owner Name <i>Danlou Trust</i>	Developer Name <i>Applicant Krista Badagliacca</i>
Project Address <i>257 Avenida Del Norte</i>	Owner Address <i>P.O. Box 871, PVE CA 90274</i>	Developer Address <i>Applicant 2704 Via Anita PVE CA 90274</i>
Check/Tract Number	Owner Phone <i>310-373-6086</i>	Developer Phone <i>Applicant 310-375-0149</i>

	Yes	No
Does project disturb/add 5000 sq.ft. or increase by 50% impervious area on property presently developed?		<input checked="" type="checkbox"/>

	Yes	No
1. A 43,560+ square foot commercial/industrial development		<input checked="" type="checkbox"/>
2. An automotive repair shop (SIC 5013, 5014, 5541, 7532-7534, 7536-7539 and 7549)		<input checked="" type="checkbox"/>
3. A retail gasoline outlet		<input checked="" type="checkbox"/>
4. A restaurant (SIC 5812) or food handling establishment, liquor stores exempt		<input checked="" type="checkbox"/>
5. A 10 or more unit homes (including single family, multifamily homes, condominiums and apartments)		<input checked="" type="checkbox"/>
6. Location adjoining to, bisected by, or directly discharging to a designated environmentally sensitive area where development will: (a) discharge stormwater and urban runoff that is likely to impact a sensitive biological species or habitat; and (b) create 2,500 sq. ft. or more of impervious area.		<input checked="" type="checkbox"/>
7. Parking lots with 25 or more spaces?		<input checked="" type="checkbox"/>
8. Redevelopment projects in subject categories that meet redevelopment thresholds		<input checked="" type="checkbox"/>
9. A single family dwelling located in the Hillside Zone (≥25% slope)		<input checked="" type="checkbox"/>

Part B - Project (1) Characteristics		Yes	No
1. Vehicle or equipment fueling areas?			<input checked="" type="checkbox"/>
2. Vehicle or equipment maintenance areas, including washing?			<input checked="" type="checkbox"/>
3. Commercial or industrial waste handling or storage, excluding typical office or household waste?			<input checked="" type="checkbox"/>
4. Outdoor handling or storage of hazardous materials or wastes?			<input checked="" type="checkbox"/>
5. Outdoor work areas for activities such as, but not limited to: welding; cutting; metal fabrication; assembly; application of paints, coatings, or finishes; pre-cast concrete fabrication; etc.?			<input checked="" type="checkbox"/>
6. Outdoor animal care confinement (kennels, stables, etc.) or slaughter?			<input checked="" type="checkbox"/>
7. Outdoor food handling or processing?			<input checked="" type="checkbox"/>
8. Outdoor horticulture activities?			<input checked="" type="checkbox"/>
9. Located in the Coastal Zone and not exempt from the requirement to obtain Coastal Development Permit?			<input checked="" type="checkbox"/>

If any box in Part A is checked "Yes", this project will require the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP).

If any box in Part B is checked "Yes", this project will require the preparation of a Site Specific Urban Storm Water Mitigation Plan (SSUSMP).

(1) On previously developed property the project is not required to prepare a USMP if less than 5000 sq. ft. of impervious area is disturbed/added or if more than 50% of additional impervious area is created. These limits do not apply to Part B (9) projects.

Krista Badagliacca *Krista Badagliacca* Title 12/11/09
Applicant Signature Printed Name Date

OWNER'S AFFIDAVIT

Project address: 257 Avenida Del Norte

Project description: Requesting a CUP to operate
retail/small boutique studio cycling business

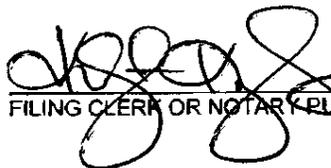
I (We) Stephanie Donlon, Trustee of Donlon Trust, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): Stephanie Donlon

Address: PO Box 871
Palos Verdes EST., CA 90274

Phone No. (Res.) 310 373-6274
(Bus.) 310 373-6086

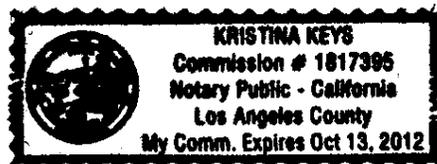
Subscribed and sworn to (or affirmed) before me this 14 day of December, 2009 by Kristina Keys, Notary, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) SS

Seal



B. Request

The applicant requests a Conditional Use Permit to use the above described property for the following purposes:

To operate a boutique site for indoor cycling instruction and retail items that facilitate participation in indoor cycling (spinning) classes. The typical class would consist of one (1) instructor with five (5) participants. The proposed hours for instruction are weekday mornings from approximately 6am – 10am, evenings from 6:30pm – 8:30pm. Weekend hours are Saturday and Sunday mornings 8am-11am, and Sunday evenings 5pm-7pm. A weekday afternoon class will be offered for teens from 4pm-5pm three times weekly, having minimal impact on parking, as most are not of driving age. Retail hours will be weekdays from 6am –8:30pm, and weekends 8am-2pm and Sunday evening 4pm-7pm.

Adjacent businesses within desired site location are:

- Lush - 259 Avenida Del Norte. Hours of operation vary by appointment. Approximately 6 employees on rotating schedules by appointment.
- Euro Comfort Footwear - 255 Avenida Del Norte. Hours of operation: Mon-Sat 10-6. Closed Sunday. Approximately 2-3 employees at various times.
- Renko - 253 Avenida Del Norte. Hours of operation: Mon-Sat 10-6. Closed Sunday. Approximately 2-3 employees at various times.

There are currently 14 parking spaces assigned to this building. The landlord has agreed to modification necessary to provide one (1) van

accessible handicap parking space. The hours of operation for The Inner Cycle, LLC are complimentary to adjacent businesses and should have minimal parking impact.

C. Showings

1. The existing building is a 4 tenant space currently occupied by three tenants. The Inner Cycle, LLC will occupy the vacant space. The proposed location at 257 Avenida Del Norte is currently a vacant room with an adjacent restroom (which we will upgrade to conform to ADA standards). We are not proposing any improvements to the exterior of the existing site.

2. We are not proposing any changes to setbacks or landscaping. Parking modifications will be made pursuant to requirements from the City of Redondo Beach Planning Commission (i.e., addition of one handicap parking space).

3. The site is located at 257 Avenida Del Norte. The retail front faces south, directly onto Avenida Del Norte, a two lane avenue. It is also bordered by an alley to the East, approximately 21 feet in width; and an alley in the rear (North side of bldg) approximately 23 feet in width. The flow characteristics of the alleys are primary for entrance and egress of employees, deliveries and waste disposal.

4. The expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood is extremely positive. The proposed use is unique and innovative and will attract a clientele that will support the neighboring businesses. In requesting the neighborhood businesses for their signature for approval of our use, including the existing three current tenants, we received only very positive, enthusiastic support and encouragement. We are very optimistic about our potential business and success at this location, and

with our relationships with the neighboring businesses. As the proposed business hours of operation do not directly correspond with the other tenants, the potential impact on parking allocated to the building will be minimal.

5. The proposed use is consistent with the intent and purpose of the Redondo Beach General Plan. It is our goal to maintain and preserve the charm and the “village” character of the Avenida Del Norte sub area of Riviera Village. The Inner Cycle, LLC will encourage pedestrian activity by drawing clientele that will support the neighboring businesses. We will perpetuate the unique characteristics of the businesses in the village area that are typically consistent with a neighborhood “core” center. This area portrays a sense of warmth and sincerity that supports local entrepreneurs. We will provide a location for pedestrians to canvass and believe that we are very compatible with the other local businesses. As we are not proposing any structural modifications, our location will continue to be consistent with respect to the design of the community buildings. Signage will be consistent with neighborhood businesses and respectful using only aesthetic materials.

Proposed Site Location



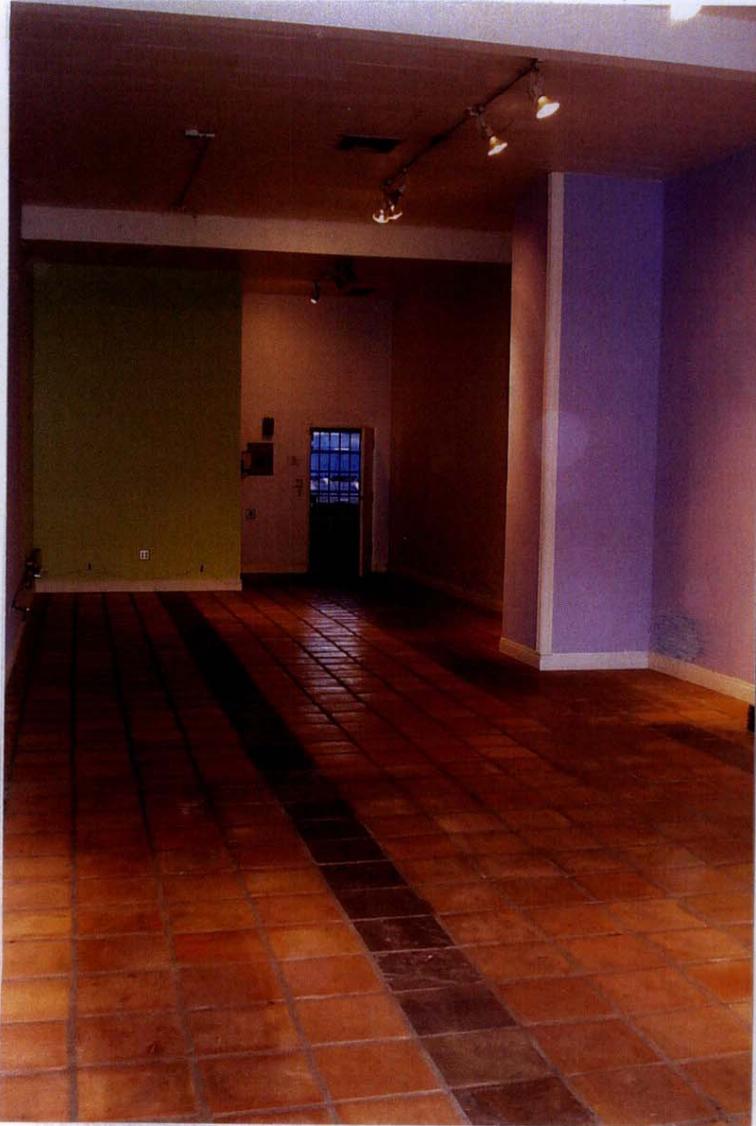
Proposed Site Location



257 Avenida Del Norte

Interior of proposed site
257 Avenida Del Norte

↑
N



↓
N

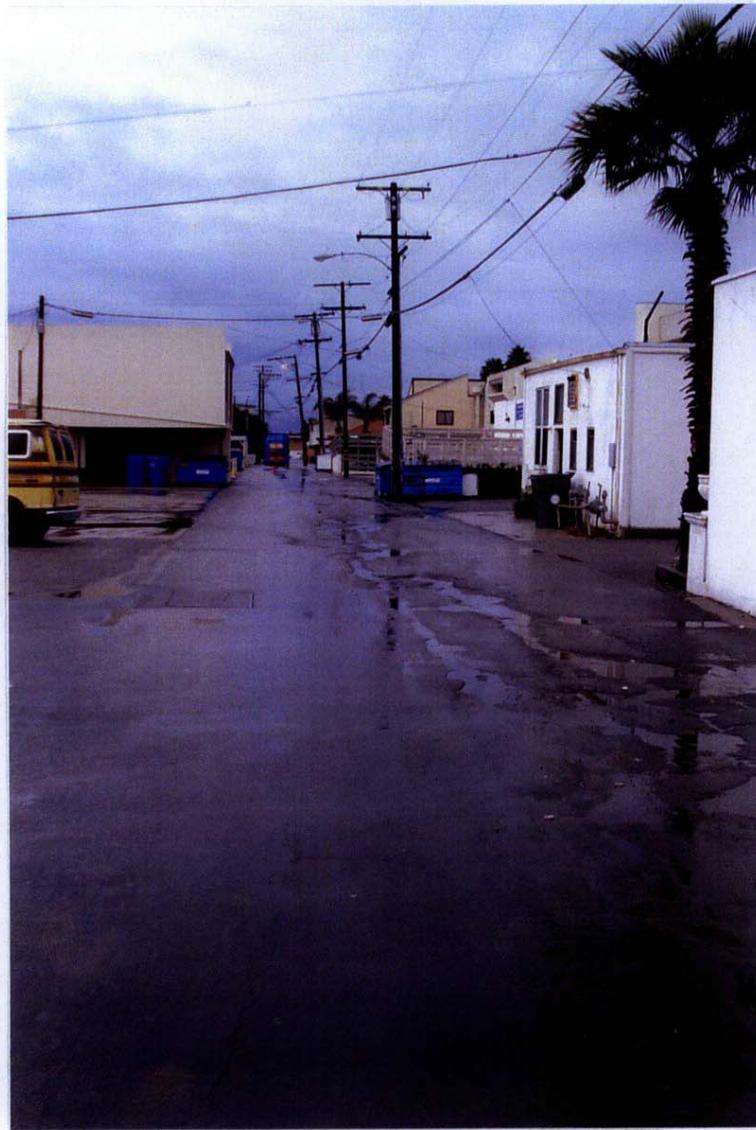


Alley to East of Bldg. Approximately 21 feet width.

N
↓



Rear of building showing existing parking (facing west)



Alley to rear of building (North side) approximately 23 feet in width. This photo faces West.



See above for description.

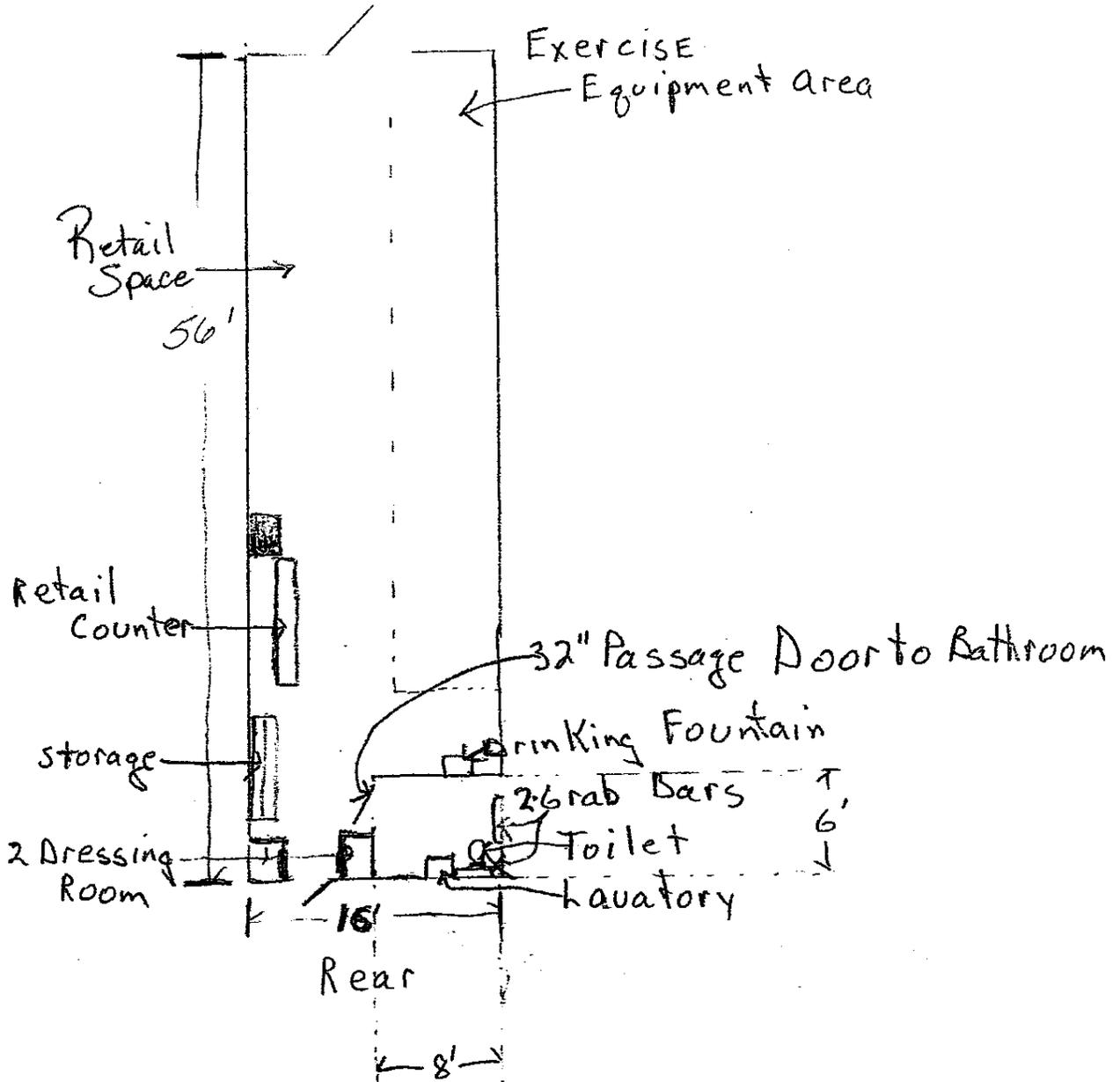
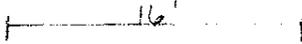
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N

Existing parking in rear of building.



257 Avenida Del Norte
Commercial Space

Front



Scale:
1 1/2 inch = 16 ft.

Prepared by:
Giordano Construction
310-630-8735



- ① 257 Avenida Del Norte
- ② Existing parking with 14 spaces.

Business Plan



Krista Badagliacca

The Inner Cycle, LLC

2704 Via Anita

Palos Verdes Estates, CA 90274

310-809-5682

Fax 310-375-0149

Krista@TheInnerCycle.net

General Company Description

Mission Statement:

To develop and maintain a business that cultivates wellness and fitness while operating in a neighborhood environment.

Company Goals and Objectives:

To provide goods and services that attract a loyal customer base that is positive, healthy and enthusiastic about our company.

Business Philosophy:

It is of utmost importance that we provide the best indoor cycling products available such as clothing, heart monitors, water bottles and other accessories, as well as providing a means for adults and teens to exercise in a fun, dynamic, challenging environment.

The indoor cycling industry is growing at a fast pace. Our core competitors are larger fitness facilities that provide indoor cycling classes and accessories; and smaller boutique facilities either offering indoor cycling or other aerobic types of exercise and accessories. The strength of The Inner Cycle will be in its boutique atmosphere located in a highly visible, "village" community with substantial pedestrian traffic. We can provide individual attention to each patron and provide the best quality goods and accessories to facilitate the sport of indoor cycling.

Our strength will lie in our intimate environment offering quality products and instruction. Each instructor will be certified and hold a current CPR/AED certificate.

Marketing Plan

Our target market consists of individuals interested in indoor cycling who reside in the South Bay and adjacent locales. We are targeting men, women, and teens who share an interest in indoor cycling, fitness and acquiring the proper accessories to facilitate the sport.

The barriers to entry into this market are minimal. The main focus is on name recognition, and the immediate perception that The Inner Cycle, LLC provides a high level of quality goods and quality cycling instruction. This will be reinforced by advertisements in local papers, perhaps incentives that provide discounts with neighboring businesses (thus encouraging a neighborhood “village” atmosphere of unity), and word of mouth. The capital costs to start-up are feasible and can be adjusted by the amount of retail inventory desired on site. The startup costs include site preparation expenses, and acquisition of equipment and retail inventory. We will ensure that all instructors maintain the appropriate certifications, continuing education requirements, and CPR/AED certification.

We will offer the newest equipment available in the industry, along with the highest quality accessories and clothing. Despite the current economic environment, we believe that there is a desire for individuals to continue to maintain fitness levels and pursue interests that enhance stress reduction. For this reason, we believe that our products and services will meet with high interest.

Our competitors include larger fitness studios located in the Village area (Riviera Fitness) and other retail/fitness locations that also provide a small, intimate environment (Shapeshift Pilates). Although the competition exists, we have a niche in that we provided indoor cycling goods and services that are not offered by either of the competitors. Through our boutique environment, we will be able to provide individual attention and high quality services and products. We will appeal to individuals desiring a high quality product provided in a small, considerate setting.

Operational Plan

The location desired for operation of The Inner Cycle, LLC should be intimate, with a considerable amount of pedestrian traffic and street frontage.

We anticipate initial costs to minimally modify the existing space to accommodate our needs, upgrading any existing restrooms to comply with ADA standards, and initial investment in equipment and inventory.

Our proposed business hours for instruction are Monday – Friday mornings 6am-10am. Monday – Friday evenings from 6:30pm-9pm. Weekend instruction hours are Saturday and Sunday mornings 8am-11am and Sunday evenings 5pm-7pm. We would like to provide a teen instruction period several times weekly from approximately 4pm to 5pm and on weekends. As the majority of these individuals are not of driving age, parking impact at this time is minimal. Preferred retail hours are weekdays from 6am-9 pm, weekends 8am-2pm and Sunday evening 4pm-7pm.

Personnel will consist of one (1) instructor at a time on sight. Entire staff may consist of rotating 2-3 instructors on sight at different times. They will all be certified cycling instructors and maintain a level of professionalism consistent with the image of The Inner Cycle, LLC. CPR and AED certifications will be required.

Insurance coverage will include general business insurance, and liability insurance. Costs are commensurate with industry standards.

Inventory will consist of indoor cycling apparel. It is our desire to distribute high end, high quality apparel. In addition, we would like to distribute heart monitors, water bottles, outer wear (sweatshirts etc.) Some of the merchandise will display our logo (to enhance marketing and name recognition). We don't anticipate the necessity for seasonal fluctuations in our inventory needs and will determine the rate of turnover as operation commences. We anticipate ordering lead time to be minimal.

Suppliers of inventory are still being determined. It is our desire to supply high quality goods readily available for our patrons.

We plan to accept credit for goods and services and are planning to utilize a service common in the "boutique" fitness industry to provide merchant business services allowing for online as well as on site purchases of products and class packages. We don't anticipate accounts receivable liabilities, as goods and services will be available only subsequent to payment being received. Accounts payable will be managed timely and early payment discounts that may be offered by suppliers will be fully taken into account.

Management and Organization

The Inner Cycle, LLC is structured as a one member Limited Liability Company.

The accounting services for The Inner Cycle, LLC are provided by O'Brian and Co., Certified Public Accountants, 23545 Crenshaw Blvd., Suite 103, Torrance, CA 90505 (310) 784-2330.

Banking services (excluding payroll and merchant banker services) are provided by Wells Fargo.

Insurance agent Sports and Fitness Insurance for liability. General business insurance provider to be determined.

CITY OF REDONDO BEACH

PLANNING DEPARTMENT

APPLICATION FOR COASTAL DEVELOPMENT PERMIT
(or application for exemption or categorical exclusion)

RECEIVED BY:
DATE RECEIVED:
FILE NUMBER:

PLEASE NOTE: Within 30 days of receipt of an application, the Planning Department will inform the applicant in writing if the application is incomplete, and what items must be submitted to complete the application. Processing of the application will not begin until it is complete, pursuant to Section 10-5.2210 of the Municipal Code.

Application is hereby made to the City of Redondo Beach, for a Coastal Development Permit, pursuant to Article 10 of Chapter 5, Title 10 of the Redondo Beach Municipal Code.

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: <i>257 Avenida Del Norte</i>	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: <i>7511-012-025</i>	ZONING: <i>C-3 PD</i>
	LOT: <i>32, 33, 34</i> BLOCK: <i>E</i> TRACT: <i>10300</i>	
	RECORDED OWNER'S NAME: <i>Scott, Grace TR Cominis Trust, Donlou, John N, Donlou, Stephanie Co TR Donlou Trust</i>	AUTHORIZED AGENT'S NAME:
	MAILING ADDRESS: <i>P.O. Box 871, PVE, CA 90274</i>	MAILING ADDRESS:
	TELEPHONE: <i>310-373-6086</i>	TELEPHONE:
	PROJECT DEVELOPER: <i>Applicant: Krista Badagliacca</i>	PROJECT ARCHITECT/FIRM/PRINCIPAL: <i>N/A</i>
	MAILING ADDRESS: <i>2704 Via Anita, PVE, CA 90274</i>	MAILING ADDRESS:
	TELEPHONE: <i>(h) 310-375-0149 (c) 310-807-0882</i>	TELEPHONE: LICENSE NO.
B	TYPE OF APPLICATION (Consult with Planning Department staff)	
	<input type="checkbox"/> Exemption from requirement of a Coastal Development Permit <input type="checkbox"/> Categorical exclusion from requirement of a Coastal Development Permit Coastal Development Permit: <input checked="" type="checkbox"/> 1. Project not located in appealable area, no public hearing required <input type="checkbox"/> 2. Project not located in appealable area, public hearing required <input type="checkbox"/> 3. Project located in appealable area, public hearing required	

C PROJECT DESCRIPTION. (Provide a detailed description of the project.)

See Attached.

D PROJECT INFORMATION: (Note: Please provide a detailed project description on a separate page.)

Where questions do not apply to your project, indicate "NOT APPLICABLE" or N.A.

1. TYPE OF PROJECT

- New _____ Sq. Ft.
- Addition _____ Sq. Ft.
- Demolition _____ Sq. Ft.
- Change of use from florist / retail to retail / spinning classes
- Grading _____ Cu. Yds.
- Fence _____ Height _____ Length
- Paving _____ Amount
- Other _____

2. ADDITIONAL INFORMATION

Note: If yes to any of the items b through h, please explain on a separate sheet.

- a. Has any application for development on this site been submitted previously to the California Coastal Zone Conservation Commission or Coastal Commission? YES NO
If yes, state previous Application Number:
- b. Are any utility extensions necessary to serve the project? If yes, explain. YES NO
- c. Does the development involve diking, filling, dredging or placing structures in open coastal waters? If yes, explain and indicate whether the U.S. Army Corps of Engineers Permit has been applied for.
 YES NO
- d. Will the development extend into or adjoin any beach, tidelands, submerged lands or public trust lands?
 YES NO
- e. Is the development in or near:
- Sensitive habitat areas? YES NO
 - 100 year floodplain? YES NO
 - Park or recreation area? YES NO
- f. Will the development harm existing lower-cost visitor and recreational facilities? YES NO
Will the development provide public or private recreational opportunities? YES NO
- g. Does the site contain any:
- Historic resources? YES NO
 - Archaeological Resources? YES NO
- h. Will the proposed development be visible from:
- Park, beach or recreation areas? YES NO
 - Harbor area? YES NO
- i. Is the project a "**Priority Project**" as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? YES NO
- If yes, are copies (2 or 25 copies, as applicable) of the *Standard Urban Storm Water Mitigation Plan (SUSMP)* attached? YES NO
- j. Is the a project with "**Planning priority project characteristics**" as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? YES NO
- If yes, are copies (2 or 25 copies, as applicable) of the *Site Specific Urban Storm Water Mitigation Plan (SSUSMP)* attached? YES NO

E	SHOWINGS: Explain how the project is consistent with the Certified Local Coastal Program.
	<p>1. Is the project designed in full accordance with the development standards and other provisions of the Zoning Ordinance for the Coastal Zone? If not, explain.</p> <p>Yes. Existing retail center.</p>
	<p>2. If the proposed development is located between the sea and the first public road paralleling the sea, indicate how it is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the California Public Resources Code.</p> <p>N/A</p>

3. Will the project have an effect on public access to and along the shoreline, either directly or indirectly (e.g. removing parking used for access to the beach)? If yes, describe the effect.

No.

Definitions:

Pervious surfaces are those that allow storm water runoff to percolate through. Typical pervious surfaces include: grass, gravel, concrete pavers, and some specially designed asphalts.

Hillside means property located in an area with known erosive soil conditions, where the development contemplates grading on any natural slope that is twenty-five percent or greater and where grading contemplates cut or fill slopes.

Redevelopment means, on an already existing developed site, the creation or addition of at least 5,000 square feet of impervious surfaces. Redevelopment includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and disturbing activities related with structural or impervious surfaces. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety.

Environmentally Sensitive Areas (ESAs) means an area in which plant or animal life or their habitats are either rare or especially valuable because of the special nature or role in an ecosystem and which would be easily disturbed or degraded by human activities and developments (California Public Resources Code § 30107.5) Areas subject to storm water mitigation requirements are: areas designated as significant ecological areas by the County of Los Angeles (Los Angeles County Significant Areas Study, Los Angeles County Department of Regional Planning (1976) and amendments); an area designated as a significant natural area by the California Department of Fish and Game's Significant Natural Areas Program, provided that area has been filed verified by the Department of Fish and Game; an area listed in the Basin Plan as supporting the "Rare, Threatened, or Endangered Species (RARE)" beneficial use; and an area identified by a permittee as environmentally sensitive.

Maintenance Agreement and Transfer: All applicants shall provide verification of maintenance provisions for Structural and Treatment Control BMPs, including but not limited to legal agreements, covenants, CEQA mitigation requirements, and conditional use permits. Verification at a minimum shall include:

- The developer's signed statement accepting responsibility for maintenance until the responsibility is legally transferred; and either
- If the land has been legally transferred to a public entity, a signed statement from the public entity assuming responsibility for Structural and Treatment Control BMP maintenance and that it meets all local agency design standards: or
- Written conditions in the sales or lease agreement, which require the recipient to assume responsibility for maintenance and conduct a maintenance inspection at least once a year; or
- Written text in project conditions, covenants, and restrictions (CCRs) for residential properties assigning maintenance responsibilities to the Home Owners Association for maintenance of the Structural and Treatment Control BMPs; or
- Any other legally enforceable agreement that assigns responsibility for the maintenance of post-construction Structural and Treatment Control BMPs.



STORM WATER PLANNING PROGRAM PRIORITY PROJECT CHECKLIST



Project Name	Owner Name Donlou Trust	Developer Name Applicant: Krista Badagliacca
Project Address 257 Avenida Del Norte	Owner Address P.O. Box 871, PVE, CA 90274	Developer Address Applicant: 2704 Via Anita, PVE, CA 90274
Check/Tract Number	Owner Phone 310 - 373 - 6086	Developer Phone Applicant (310) 375-0149

Applicability to Project	Yes	No
Does project disturb/add 5000 sq.ft. or increase by 50% impervious area on property presently developed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part A - Subject Categories	Yes	No
1. A 43,560+ square foot commercial/industrial development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. An automotive repair shop (SIC 5013, 5014, 5541, 7532-7534, 7536-7539 and 7549)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. A retail gasoline outlet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. A restaurant (SIC 5812) or food handling establishment, liquor stores exempt	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. A 10 or more unit homes (including single family, multifamily homes, condominiums and apartments)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Location adjoining to, bisected by, or directly discharging to a designated environmentally sensitive area where development will: (a) discharge stormwater and urban runoff that is likely to impact a sensitive biological species or habitat; and (b) create 2,500 sq. ft. or more of impervious area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Parking lots with 25 or more spaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Redevelopment projects in subject categories that meet redevelopment thresholds	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. A single family dwelling located in the Hillside Zone ($\geq 25\%$ slope)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part B - Project (1) Characteristics	Yes	No
1. Vehicle or equipment fueling areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Vehicle or equipment maintenance areas, including washing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Commercial or industrial waste handling or storage, excluding typical office or household waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Outdoor handling or storage of hazardous materials or wastes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Outdoor work areas for activities such as, but not limited to: welding; cutting; metal fabrication; assembly; application of paints, coatings, or finishes; pre-cast concrete fabrication; etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Outdoor animal care confinement (kennels, stables, etc.) or slaughter?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Outdoor food handling or processing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Outdoor horticulture activities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Located in the Coastal Zone and not exempt from the requirement to obtain Coastal Development Permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any box in Part A is checked "Yes", this project will require the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP).

If any box in Part B is checked "Yes", this project will require the preparation of a Site Specific Urban Storm Water Mitigation Plan (SSUSMP).

(1) On previously developed property the project is not required to prepare a USMP if less than 5000 sq. ft. of impervious area is disturbed/added or if more than 50% of additional impervious area is created. These limits do not apply to Part B (9) projects.

Krista Badagliacca
 Krista Badagliacca
 12-14-09
 Applicant Signature Printed Name Title Date

OWNER'S AFFIDAVIT

Project address: 257 Avenida Del Norte

Project description: Requesting a CUP to operate
retail/small boutique studio cycling business

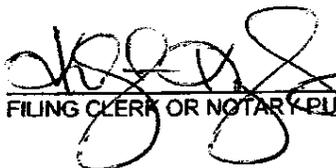
I (We) Stephanie Donlon, Trustee of Donlon Trust, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): Stephanie Donlon

Address: PO Box 871
Palos Verdes EST., CA 90274

Phone No. (Res.) 310 373-6274
(Bus.) 310 373-6086

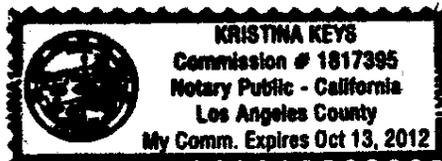
Subscribed and sworn to (or affirmed) before me this 14 day of December, 2009 by Kristina Keys, Notary, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal



C. Project Description

We are proposing the operation of a small boutique indoor cycling studio and retail space located at 257 Avenida Del Norte, just west of Pacific Coast Highway. The site is approximately 900 square feet and is in an existing building that contains a total of 4 tenants, each with approximately 900 square feet. The space was previously used as a retail/florist and we are requesting a Conditional Use Permit to utilize the location as a retail/indoor cycling instruction location.



Administrative Report

Planning Commission Hearing Date:

January 21, 2010

AGENDA ITEM: 11 (PUBLIC HEARING)

PROJECT LOCATION: 1718 S. CATALINA AVENUE

APPLICATION TYPE: EXEMPTION DECLARATION, COASTAL DEVELOPMENT PERMIT, AND CONDITIONAL USE PERMIT

CASE NUMBER: 2010-01-PC-004

COASTAL DEVELOPMENT PERMIT NUMBER: 2010-01-CDP-003

APPLICANT'S NAME: JUDIE ARONSON

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration, Coastal Development Permit, and Conditional Use Permit to allow the operation of a Personal Improvement Service located in an existing commercial building, on property located within a Commercial (C-2-PD) zone.

DEPARTMENT'S RECOMMENDATION:

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

BACKGROUND:

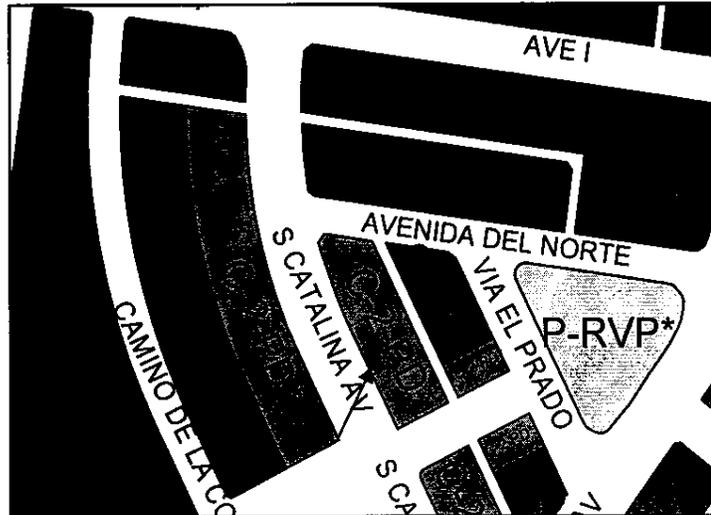
This application is for the operation of a personal improvement service located at 1718 S. Catalina. The property was originally developed in 1954 as medical offices. Currently, the building is divided into three tenant spaces. Vehicle access to the property is off of the alley where there are 6 parking spaces. The property is surrounded by neighboring commercial businesses in the Rivera Village.

CURRENT REQUEST:

The applicant seeks approval of a Conditional Use Permit for a personal improvement service called "Rock It Body Pilates." The tenant space for the proposed use is approximately 1,500 square feet and fronts onto Catalina Avenue. This space is currently vacant and was previously occupied by a retail rug shop.

The applicant proposes limited interior alterations and no exterior alterations other than signage which will comply with the zoning ordinance.

The requested hours of operation will be seven days a week from 6:00 a.m. to 10:00 p.m. There will be a maximum of 10 students and 1 instructor.



EVALUATION OF REQUEST:

The property located at 1718 S. Catalina Avenue is in a Commercial Zone. Pursuant to Section 10-5-630 of the City's Zoning Ordinance, personal improvement services which provide instructional services that include scheduled classes are identified as conditionally permitted uses within the Commercial (C-2-PD) zone.

Potential issues relating to the operation of a personal improvement service may include noise and parking problems during scheduled class times. The issue of noise is minor in that the tenant space is located within an existing commercial space that is oriented towards Catalina Avenue.

Pursuant to Section 10-5.1706 of the City's Zoning Ordinance, the operation of a personal improvement service requires one parking space per employee plus one parking space for every two (2) students. Based on current parking requirements 6 parking spaces would be required to serve the personal improvement service facility consisting of 10 students and 1 instructor. If this space remained as retail, 6 parking spaces would be required for this 1,500 square foot retail space. Therefore, the proposed change from retail to a personal improvement service facility will not change the overall parking demand for this tenant space. The applicant has specifically limited their operation to conform to the current parking allocation.

The applicant's proposed hours of operation are reasonable and are consistent with the hours of operation for other local businesses in the area and will not impact the

neighboring businesses. As far as peak hours for the proposed personal improvement services, the applicant proposes to have early morning classes starting at 6:15 a.m. and evening classes starting at 5:00 p.m.

No signage is proposed at this time. The applicant is aware that any new signs will need to be reviewed by staff for compliance with the zoning ordinance.

The proposed development will not affect coastal resources. The proposed personal improvement service facility will occupy an existing building on an already developed site. The use is consistent with the designation in the Coastal Land Use Plan and Zoning Ordinance.

Based on the above information, Staff recommends approval of the proposed personal improvement service.

ENVIRONMENTAL STATUS:

Pursuant to the California Environmental Quality Act (CEQA), Section 15301, the proposed project is categorically exempt from the preparation of environmental analyses.

FINDINGS:

1. In accordance with Section 10-5.600 of the Redondo Beach Municipal Code, the proposed personal improvement service (personal training) is conditionally permitted within the Commercial (C-2-PD) zone.
2. In accordance with Section 10-5.2218(c) of the Redondo Beach Municipal Code, the applicant's request for a Coastal Development Permit is consistent with the findings set forth therein for the following reasons:
 - a) The proposed use is in conformity with the Certified Local Coastal Program because it is consistent with the (C-2-PD) Commercial zone.
 - b) That the proposed use is not located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea, and is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code (commencing with Section 30200).
 - c) The decision-making body has complied with any CEQA responsibilities it may have in connection with the project, and in approving the proposed development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available. The project is Categorically Exempt.

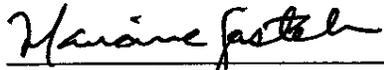
3. In accordance with Section 10.5-2506(b) of the Redondo Beach Municipal Code, approval of the request for a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
 - a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 2, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.
 - b) The site of the proposed use has adequate access to a public street of adequate width to carry the kind and quantity of traffic generated by the use that it serves.
 - c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval.
 - d) The project is consistent with the Comprehensive General Plan of the City.
4. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and approved.
5. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).
6. The Planning Commission hereby finds that the proposed project will have no effect on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

CONDITIONS:

1. That the approval granted herein is for the operation of a personal improvement facility within an existing commercial tenant space of approximately 1,500 square feet. The proposed business shall be maintained and operated in substantial compliance with the proposal and the plans reviewed and approved by the Planning Commission at its meeting of January 21, 2010.
2. That the Personal Improvement Service Facility shall be allowed to operate with a maximum number of 10 students and 1 instructor on site at any one time.
3. That the Personal Improvement Service Facility shall be permitted to operate 7 days of week 6:00 a.m. to 10:00 p.m.

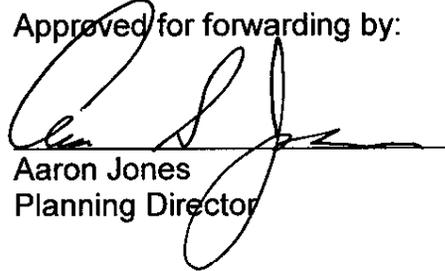
4. That new signs shall require the approval of the Planning Department in accordance with the City's Sign Regulation Criteria, Section 10-5.1802 prior to the issuance of sign permit.
5. That all building alterations shall comply with all applicable codes and regulations implemented by the City of Redondo Beach and any other agencies with jurisdiction over the facility and that all required permits shall be obtained prior to the commencement of any work.
6. That the Planning Department shall be authorized to approve minor changes.
7. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision. The decision of the Planning Commission shall be final.

Prepared by:



Marianne Gastelum
Assistant Planner

Approved for forwarding by:



Aaron Jones
Planning Director



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: January 21, 2010

PROJECT ADDRESS: 1718 S. Catalina Avenue

PROPOSED PROJECT: Consideration of a Conditional Use Permit and Planning Commission Design Review for a personal improvement service facility providing exercise classes, on property situated within a Commercial (C-2-PD) zone.

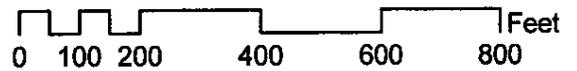
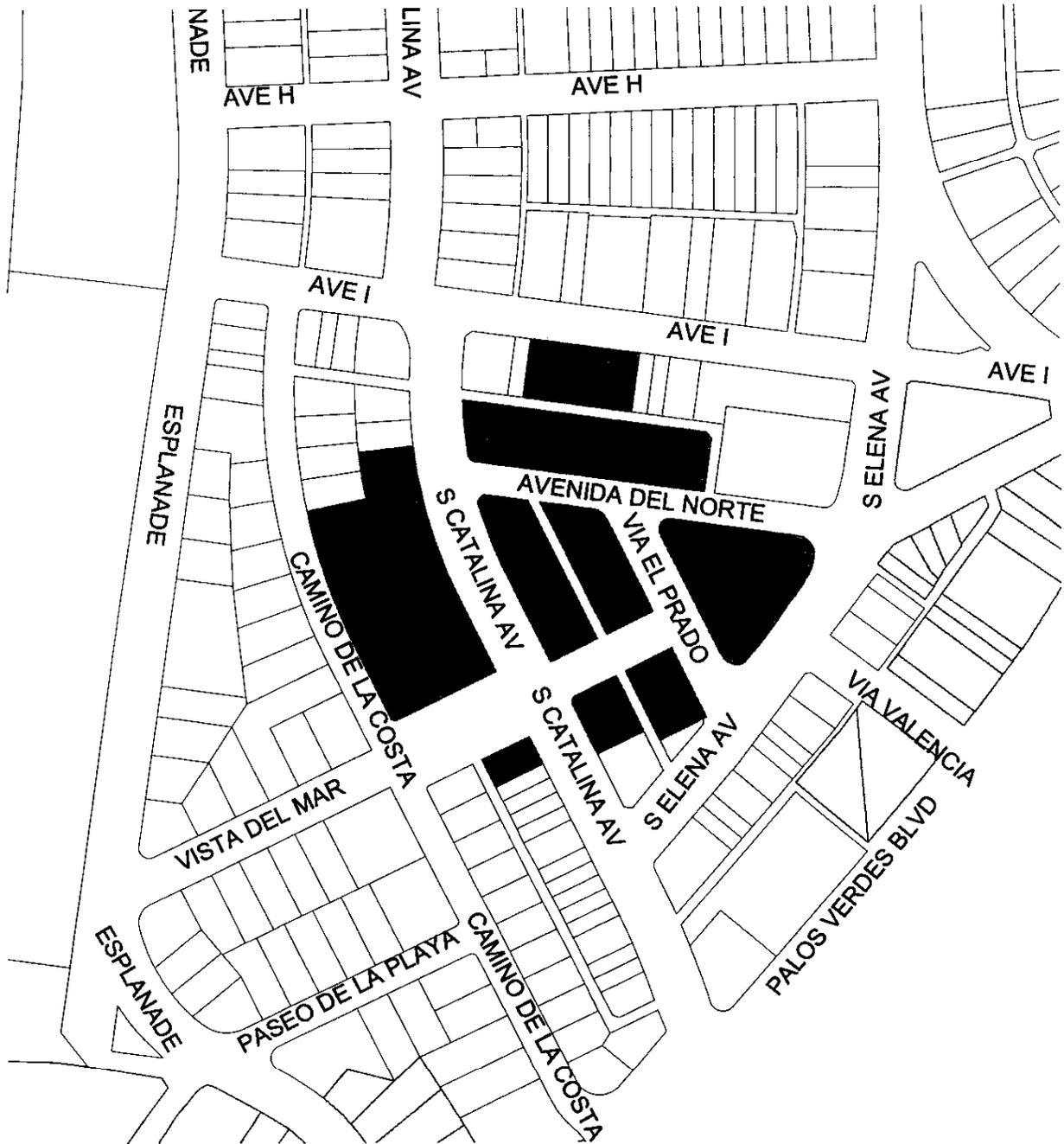
In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that that the conversion of existing small structures from one use to another where only minor modifications are made to the interior of the structure, does not have a significant effect upon the environment. This finding is supported by the fact that the proposed project is the conversion of an existing retail tenant space into a personal improvement service facility within an existing commercial space.

A handwritten signature in cursive script, appearing to read "Marianne Gastelum", is written over a horizontal line.

Marianne Gastelum
Assistant Planner

1718 South Catalina Avenue



**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

PLANNING DEPT REVIEWED BY:
DATE REVIEWED:

APPLICATION FOR CONDITIONAL USE PERMIT

Application is hereby made to the Planning Commission/Harbor Commission of the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 of Chapter 2, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 1718 S. catalina Ave Redondo Beach, CA 90277	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 13.214 BLOCK: D TRACT: 10300	ZONING: Retail C - 2 PD RIV
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE) SITE SIZE (SQ. FT.): 1500 GROSS FLOOR AREA (SQ. FT.) 1500 FLOOR AREA RATIO: 100%	
	RECORDED OWNER'S NAME: Paul Hennessey MAILING ADDRESS: 1845 S. Elena Redondo Beach, CA 90277 TELEPHONE: 310 540-2274	AUTHORIZED AGENT'S NAME: MAILING ADDRESS: Same as Recorded owner TELEPHONE:
	APPLICANT'S NAME: Judie Alouson RockIt Body Pilates, LLC MAILING ADDRESS: 1560 N Laurel Ave #101 LA CA, 90046 TELEPHONE: 310 770-6484	PROJECT ARCHITECT/FIRM/PRINCIPAL: MAILING ADDRESS: n/a TELEPHONE: LICENSE NO.
	B REQUEST	
The applicant requests a Conditional Use Permit to use the above described property for the following purposes: One on one private pilates training, small class training of pilates & related workouts, retail sales of related merchandise. Per my conversation with Steve Aspel.		

C **SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.

1. Describe existing site improvements and their present use. If vacant, please specify.

n/a. Formerly a retail rug store.

2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)

Proposed use is a pilates studio & will have low impact on parking. It is consistent with the BID.

3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.

Center of South Catalina Ave,
between Ave I and E Etena.
There is two-way traffic on all
surrounding streets.

4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.

There will be no impact.

5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.

The proposed use is a unique pilates studio whose exercises are an innovative fusion of pilates, weight training, & cardio.

It caters to the high-end demographic area, the body-conscious beach community, and is consistent with the BID.

D

It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.

NAME	ADDRESS	LOT	BLOCK	TRACT
<i>[Signature]</i>	1845 S. ELVA	14	D	10300

**PLANNING DEPARTMENT
APPLICATION FOR COASTAL
DEVELOPMENT PERMIT
(or application for exemption or categorical
exclusion)**

DATE RECEIVED:

FILE NUMBER:

PLEASE NOTE: Within 30 days of receipt of an application, the Planning Department will inform the applicant in writing if the application is incomplete, and what items must be submitted to complete the application. Processing of the application will not begin until it is complete, pursuant to Section 10-5.2210 of the Municipal Code.

Application is hereby made to the City of Redondo Beach, for a Coastal Development Permit, pursuant to Article 10 of Chapter 5, Title 10 of the Redondo Beach Municipal Code.

A

**APPLICANT
INFORMATION**

**STREET ADDRESS OF
PROPERTY: 1718 S
Catalina Ave**

**Redondo Beach, CA
90277**

**EXACT LEGAL
DESCRIPTION OF THE
PROPERTY
LOT: 13 & 14
BLOCK: D
TRACT: 10300**

**ZONING:
Retail**

**RECORDED OWNER'S
NAME:
Hennessey**

Paul

**AUTHORIZED
AGENT'S NAME:
Same as recorded owner**

**MAILING ADDRESS:
1846 S Elena**

**MAILING ADDRESS:
Same as recorded owner**

**Redondo Beach, CA
90277**

TELEPHONE:

**TELEPHONE: 310
540-2274**

**PROJECT
DEVELOPER: RockIt
Body Pilates, LLC**

**PROJECT
ARCHITECT/FIRM/PRI
NCIPAL:**

MAILING ADDRESS:
1560 N Laurel Ave #101

LA, CA 90046

TELEPHONE: 310
770-6484

Judie Aronson
MAILING ADDRESS:
1560 N Laurel Ave #101

LA, CA 90046

TELEPHONE: 310
770-6484
LICENSE NO. n/a

B

TYPE OF APPLICATION
(Consult with Planning
Department staff)

Exemption from
requirement of a Coastal
Development Permit

Categorical
exclusion from requirement
of a Coastal Development
Permit

Coastal
Development Permit:

1. Project not
located in appealable area,
no public hearing required

2. Project not
located in appealable area,
public hearing required

3. Project
located in appealable area,
public hearing required

C

PROJECT DESCRIPTION. (Provide a detailed description of the project.)

Open a personal Improvement service business for RockIt Body Pilates, 1500 sq ft in an existing retail space.

D

PROJECT INFORMATION: (Note: Please provide a detailed project description on a separate page.)

Where questions do not apply to your project, indicate "NOT APPLICABLE" or N.A.

1. TYPE OF PROJECT

- FORMCHECKBOX New
- FORMCHECKBOX Addition
- FORMCHECKBOX Demolition
- FORMCHECKBOX Change of use
from retail to Personal Improvement
- FORMCHECKBOX Grading

FORMCHECKBOX Fence
 _____ Height _____
 Length
 FORMCHECKBOX Paving
 FORMCHECKBOX Other

2. ADDITIONAL INFORMATION

Note: If yes to any of the items b through h, please explain on a separate sheet.

- a. Has any application for development on this site been submitted previously to the California Coastal Zone Conservation Commission or Coastal Commission?

FORMCHECKBOX YES

FORMCHECKBOX NO

If yes, state previous Application Number:

- b. Are any utility extensions necessary to serve the project? If yes, explain.

FORMCHECKBOX YES

FORMCHECKBOX NO

- c. Does the development involve diking, filling, dredging or placing structures in open coastal waters? If yes, explain and indicate whether the U.S. Army Corps of Engineers Permit has been applied for.

FORMCHECKBOX YES

FORMCHECKBOX NO

- d. Will the development extend into or adjoin any beach, tidelands, submerged lands or public trust lands? FORMCHECKBOX YES

FORMCHECKBOX NO

- e. Is the development in or near:

Sensitive habitat areas? FORMCHECKBOX

YES FORMCHECKBOX NO

100 year floodplain? FORMCHECKBOX

YES FORMCHECKBOX NO

Park or recreation area? FORMCHECKBOX

YES FORMCHECKBOX NO

- f. Will the development harm existing lower-cost visitor and recreational

facilities? FORMCHECKBOX YES
 FORMCHECKBOX NO
 Will the development provide public
 or private recreational
 opportunities? FORMCHECKBOX
 YES FORMCHECKBOX NO

g. Does the site contain any:
 Historic resources? FORMCHECKBOX
 YES FORMCHECKBOX NO
 Archaeological Resources?
 FORMCHECKBOX YES FORMCHECKBOX
 NO

h. Will the proposed development be
 visible from:
 Park, beach or recreation areas?
 FORMCHECKBOX YES FORMCHECKBOX
 NO
 Harbor area? FORMCHECKBOX YES
 FORMCHECKBOX NO

i. Is the project a "Priority Project" as
 defined by the City's NPDES Permit
 pursuant to Section 5-7.103 of the
 Redondo Beach Municipal Code?
 FORMCHECKBOX YES
 FORMCHECKBOX NO
 If yes, are copies (2 or 25 copies, as
 applicable) of the *Standard
 Urban Storm Water Mitigation
 Plan (SUSMP)* attached?
 FORMCHECKBOX YES
 FORMCHECKBOX NO

j. Is the a project with "Planning
 priority project characteristics"
 as defined by the City's NPDES
 Permit pursuant to Section 5-7.103
 of the Redondo Beach Municipal
 Code? FORMCHECKBOX YES
 FORMCHECKBOX NO
 If yes, are copies (2 or 25 copies, as
 applicable) of the *Site Specific
 Urban Storm Water Mitigation
 Plan (SSUSMP)* attached?
 FORMCHECKBOX YES
 FORMCHECKBOX NO

E

SHOWINGS: Explain how the project is consistent with the Certified Local Coastal Program.

1. Is the project designed in full accordance with the development standards and other provisions of the Zoning Ordinance for the Coastal Zone? If not, explain.

Yes. The project will replace existing retail and will require no parking beyond what is required for the present retail permit. In addition, the project meets all other development standards.

2. If the proposed development is located between the sea and the first public road paralleling the sea, indicate how it is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the California Public Resources Code.

n/a

3. Will the project have an effect on public access to and along the shoreline, either directly or indirectly (e.g. removing parking used for access to the beach)? If yes, describe the effect.

No

PAGE

PAGE i

Coastal Development Permit

PAGE 1

Revise

PROPOSED ROCKIT BODY PILATES REDONDO LOCATION

1718 South Catalina Ave

Proposed Space Square footage: 1500 - interior

Entire building square footage: 4800

Back parking area: 60 ft wide: exterior

HOURS OF OPERATION: 6am – 10pm

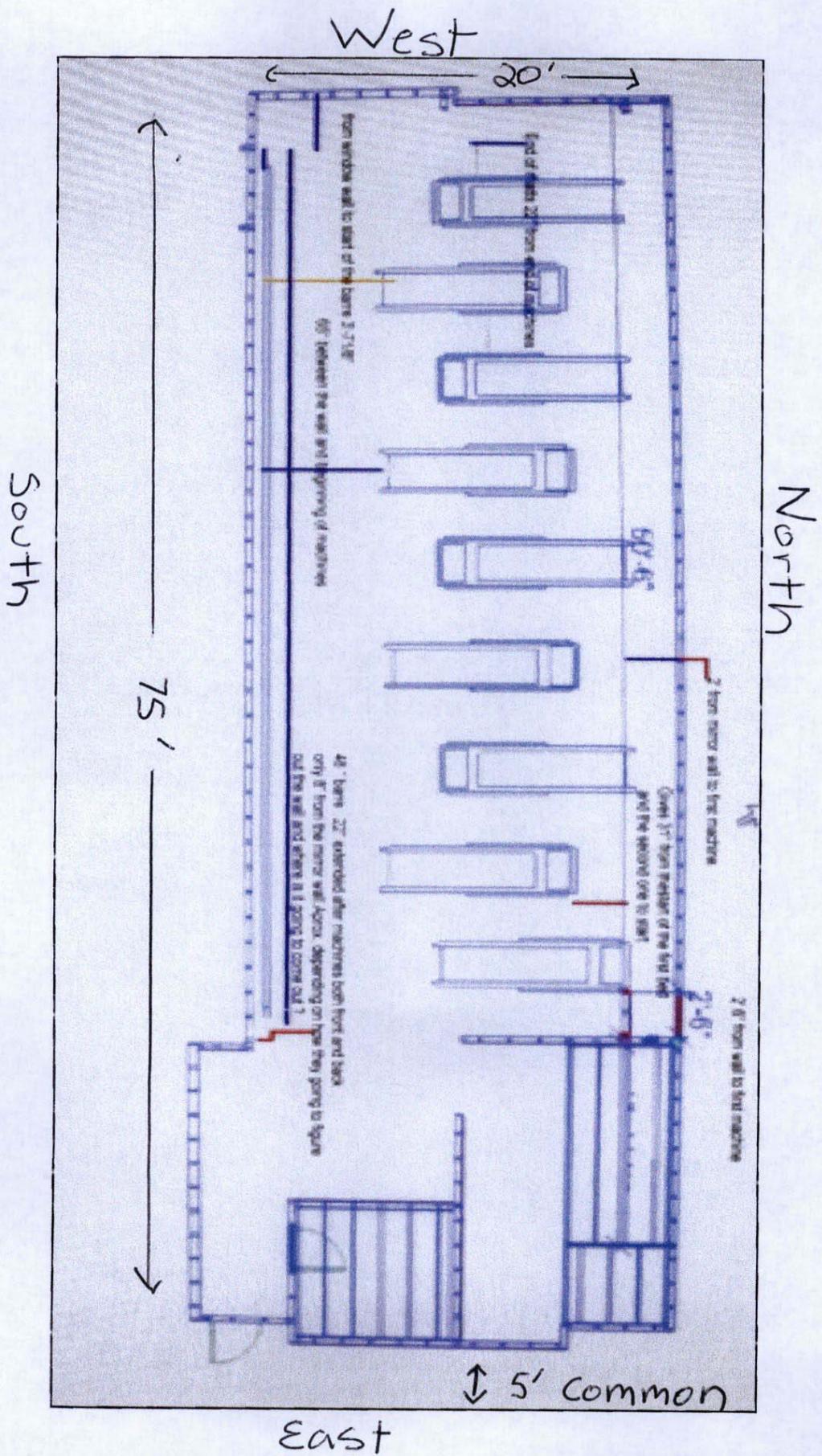
Classes are 50 minutes each, scheduled intermittently throughout the day and vary day to day throughout the week.

Parking is existing and grandfathered in, consistent with the Redondo Beach General Plan and The Village B.I.D.

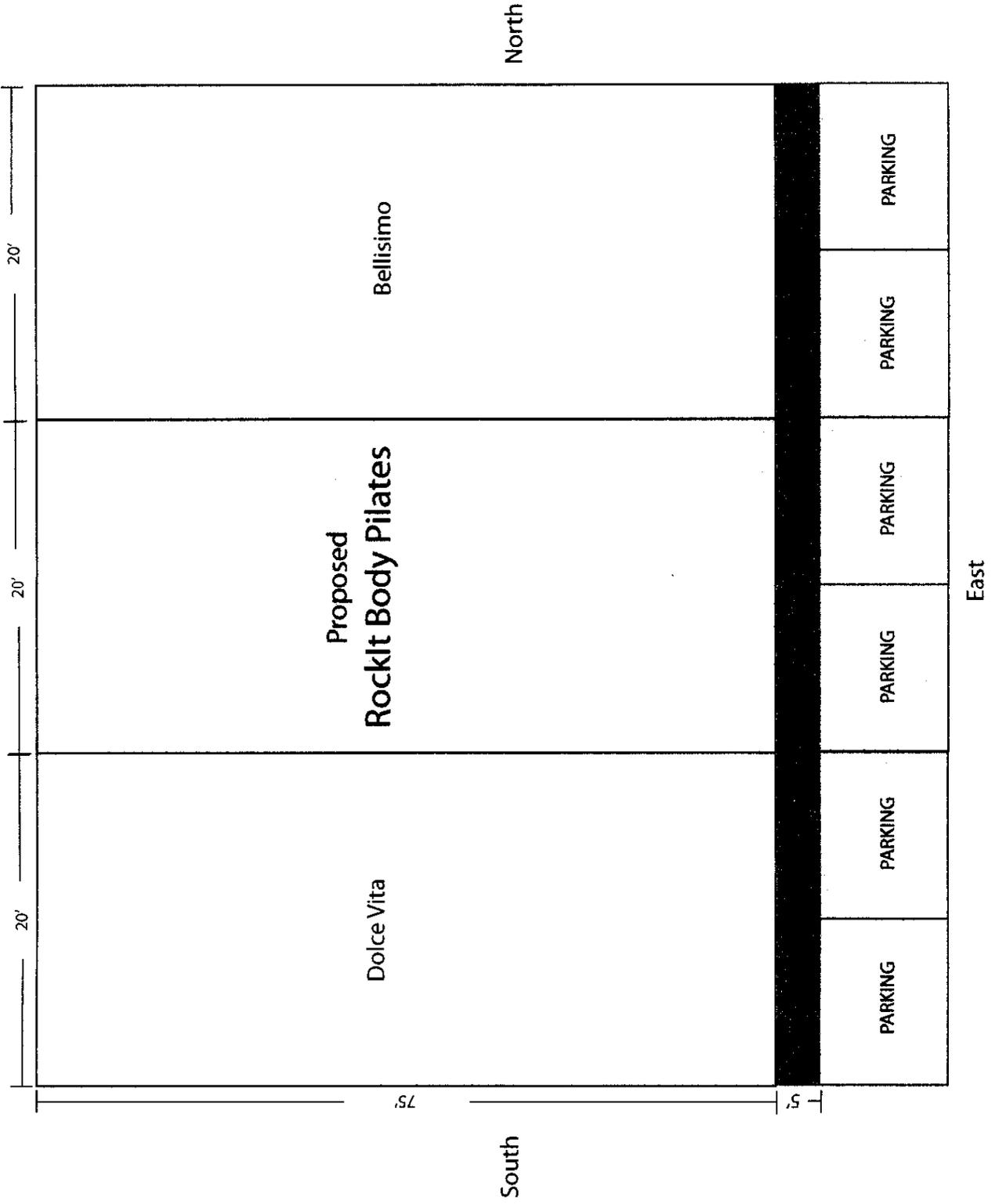
PROPOSED ROCKIT BODY PILATES REDONDO LOCATION

SCHEDULE – REDONDO

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
6:15 - 7:05 am		6:15 - 7:05 am		6:15 - 7:05 am		
					8:00 - 8:50 am	
9:00 - 9:50 am	9:00 - 9:50 am	9:00 - 9:50 am	9:00 - 9:50 am	9:00 - 9:50 am	9:00 - 9:50 am	
	10:00 - 10:50 am		10:00 - 10:50 am		10:00 - 10:50 am	
2:00 - 2:50 pm		2:00 - 2:50 pm				
				5:00 - 5:50 pm		
6:00 - 6:50 pm	6:00 - 6:50 pm	6:00 - 6:50 pm	6:00 - 6:50 pm			
	7:00 - 7:50 pm		7:00 - 7:50 pm			



S. Catalina Ave., Redondo Beach
West



ROCKIT BODY REDONDO

RockIt Body Pilates made its grand entrance to Manhattan Beach in February of 2009, bringing LA's hottest celebrity workout to the South Bay. Opened by actress and entrepreneur, Judie Aronson, the revolutionary Pilates studio has been grabbing the attention of South Bay inhabitants in every direction. What started in Manhattan Beach as a room with high-tech, attention-grabbing machines, quickly turned into a studio for those who want to get sweaty, fit, and have fun.



After less than a year of opening in Manhattan Beach, RockIt Body Pilates is now ready to open their second studio. The Redondo Beach location will offer a more personal environment for clients. The studio will have nine machines with one machine reserved for instructor demonstrations allowing an intimate class of eight clients during our 50 minute sessions.

Redondo Beach is a wonderful fit for our needs. The demographics support our high-end, innovative workout. The proposed location totals 1500 square feet. The front of the studio contains our machines, workout space, and a reception area for clients to unload their belongings before class. The back portion of the studio is set up as an environment for clients to change into their workout clothes, handle their accounts with their trainer, and purchase health/fitness related products.

What truly makes RockIt Body Pilates what it is, is our exceptional customer service. Clients are greeted by their instructor who can help sign them in and purchase merchandise. During the hours of 9 am - 5 pm our Studio Director, Bethany, is available for questions and also teaches any classes that take place during this time. Our trainers are all knowledgeable about our business practices, policies, and accounts making them a valuable source of information for any client who walks through the doors.

When classes are not taking place, the studio tends to be rather quiet. Because we have an extremely interactive website, clients can make all their purchases online as well as manage their class schedules and accounts. Truly we are an online business whose clients visit us two/three times per week. Bethany is present during normal business hours to handle emails, phone calls, and drop in inquires.

OUR NEIGHBORS

Another benefit of our proposed location has to do with those who surround our locations. Nestled between a quaint grab-and-go cafe, Dolce Vita, and a small, women's boutique, Balisimo, RockIt Body Pilates is sure to be a boost for our Redondo neighbors.

Dolce Vita offers healthy options for clients who have finished a tough workout and need to replenish their bodies. Dolce's nutritious menu of salads, appetizers, and sandwiches will be a natural pick for something tasty and quick, while Balisimo appeals to every woman who is feeling great about her body, perhaps has just dropped a size, and is in need of something new to wear.

We hope to incorporate both of these businesses (as well as others in the area) into our business practices. The best form of marketing is word of mouth and we will work in conjunction with our neighbors to both give and receive new clients.

Dolce Vita

Hours:

Monday - Friday: 9:00 am - 8:00 pm

Saturday and Sunday: 8:00 am - 8:00 pm

Number of employees working at one time:

3-4 employees - depending on peak hours

Balisimo

Hours:

Monday - Saturday: 10:00 am - 7:00 pm

Sunday: 10:00 am - 6:00 pm

Number of employees working at one time:

1 employee

OUR CLIENTS

While we do attract a wide variety of clientele, our primary target are women ranging from late 20's to mid-50's. They are typically fit, health-minded, educated with expendable incomes. Many of which are married with children. Our secondary target would be a toss up between athletic men in a similar age range and young professionals who are in their early 20's with low to medium disposable incomes. When it comes down to it, our workout excludes no one. It will make you burn from head to toe, all you have to do is show up.

We have been extremely blessed with clients who become engrossed in our studio and have become apart of our wonderful community - view a few **TESTIMONIALS** from our clients below:

The most amazing, fun, addictive, unique workout I've ever done. Love the studio (modern, clean, inspiring), instructors (incredible bodies, gorgeous faces, but sweet as pie so you can't hate any of them) and the music rocks. I've been going for 3 weeks and have better posture, stronger muscles, more definition... I'm sure I've lost inches all over. I can't recommend this place enough.

- C. Gilmer, now client of seven months

It's so much fun to exercise in a way that is safe, complete, and the benefit is not just in physical improvement but in the meeting of so many very nice individuals who both teach and attend the classes. I look forward to each class with great enthusiasm. Thank you so much for bringing this to Manhattan Beach!

- M. Roberts, PsyD, RN, TCII, and client

"I'm pretty sure my personal trainer back at the gym- the gym I still need to cancel my membership at- I'm pretty sure she thinks I'm dead... I would say I'm an addict."

- Rosa Blasi, Actress, Client

M E E T T H E P E O P L E

JUDIE ARONSON - OWNER OF ROCKIT BODY PILATES

Opening a new business at a time when the economy is faltering, jobs are being lost and the media is screaming "run and hide!" can be a scary thing. Some may even call it crazy. But RockIt Body Pilates was something Judie Aronson knew she needed to create. When asked what's made her such a devotee she states simply, "I love the exercise and the immense change it's made in my body, mind, spirit and sense of self."

As a working actress for many years maintaining her physical fitness has always been a necessity. After trying several workouts but never finding one that "stuck," she was introduced to Sebastien his Pilates Plus/SPX workout. "I instantly became addicted," she raves. "This was the first exercise I've ever done where I wasn't constantly looking at the clock!"

She told everyone she knew about this incredible workout, and she watched as each and every person who tried it also became as passionate about this amazing new regimen as she was. "I knew right then my desire was to create a beautiful studio in a great location where I could offer clients a personal relationship in a place they were excited to go to. Where they could bring their friends, meet and connect with other clients, get a great workout, feel good about themselves and have fun doing it." A dream was born.

She immediately formed a licensing partnership with Mr. Lagree, and RockIt Body Pilates went from a dream to a reality. But where to open? "Manhattan Beach has the real heart of a community," she says. Judie's vision for the studio meant giving the community a fun new way to stay healthy, but she found that this community was soon giving back to her. She's received an overwhelming amount of enthusiasm from her new clients and neighboring businesses. "I have never felt such support as I have here [in Manhattan Beach]. The people I have met here are truly the most thoughtful, caring and supportive I have ever encountered! I am so amazed at how these people have welcomed me and my business with such open arms. It's because of them that my studio got off to such a great start. So many people told their friends, family, school and contacts which helped me tremendously. This has been a real adventure, and without this incredible community's support, it would not have been possible during these difficult times."

A Los Angeles native and the fourth of five sisters, Judie received her bachelor of arts degree in Theater Arts from UCLA. That was soon put to good use as Judie quickly established herself as one of Hollywood's rising young stars. "Weird Science", "American Ninja", "Friday the 13th", "Beverly Hills 90210", "Law & Order:Criminal Intent" and "Las Vegas" are just a few of her high-profile starring credits. But independent business has always been a source of inspiration for Judie, having previously created and owned several successful and eclectic retail stores, that have been featured in Los Angeles Magazine's "Best Stores in LA" issues. Judie continues her entertainment career as an actress and producer and has always managed to leverage her contacts in the Industry with her successful business ventures.

PRESS

TELEVISION



PRINT



Easy Reader

March 19, 2009

Vol. 39 - No. 28

El Segundo Hermosa Beach Manhattan Beach Redondo Beach Hometown News

From 'Weird Science' to Pilates

by Carley Dryden

When 1980s movie starlet Judie Aronson discovered the bikini requirement for a possible TV show, she hopped on the Pilates bandwagon.

"I became addicted," she says. "Having worked out my whole life, I've always dreaded it. This was the first exercise I've done where I wasn't looking at the clock."

She loved celebrity trainer Sebastian Lagree's Pilates Plus SPX program — a fast-paced fusion of traditional Pilates, cardio and weight training — so much she decided to open her own studio. And while many SPX affiliates have popped up near Lagree's West Hollywood home base, Aronson nested hers in a shopping center nook on Sepulveda Boulevard in Manhattan Beach.

"Manhattan Beach is a place that has a sense of real community," Aronson said. And, she added, the residents are fitness-conscious. Exactly. So does the town need another Pilates studio?

"This ain't no momma's Pilates," Aronson said.

She will soon start a Friday night Happy Hour class, where cocktails will be served afterward. Or men can join "Dude-a-Lates" and enjoy a cold beer after they break a sweat. Aronson also hopes to start specialty classes for surfers and post and pre-natal women.

While some may question the sanity of opening shop in the midst of a seemingly-deserted local economy, Aronson is optimistic. This isn't her first entrepreneurial venture.

After opening in *Weird Science*, *Friday the 13th* and a laundry list of other cult classics, Aronson decided to open five eclectic gift stores to represent the art and crafts of untapped artists.

"She was one of the first ones to wise up and start a business on the side while the rest of us bartended and collected unemployment like a bunch of idiots," said longtime friend and now boyfriend, Jon Lindstrom, a fellow actor.

In February, Manhattan Beach resident Gigi McMillan kept passing by the empty studio, peering into the window. She finally called Aronson who invited her to gather up some friends and take part in the first class, led by Lagree himself.

"My friends are never going to talk to me again," joked McMillan after the class. She has since lost eight pounds.

Unfortunately, the timing of Aronson's venture wasn't perfect. Soon after she signed the lease, Lindstrom was offered a job in As the



1980s movie star Judie Aronson recently opened RockIt Body Pilates studio on Sepulveda Boulevard. Classes have been selling out. Photo by Carley Dryden.

World Turns, in New York City.

Aronson plans to make the 2,800-mile commute monthly, especially for the grand opening cocktail party sometime in May, where her celebrity friends can mingle with Manhattan Beach moms and gym rats. Aronson said the city completely embraced the studio and she's now good friends with many of her clients.

"I feel so incredibly lucky," she said. "The community is so incredibly supportive and kind and giving and thoughtful."

Local businesses and clients are donating baskets for the grand opening party raffle. In return, Aronson will donate all proceeds to McMillan's charity for children with brain tumors.

Now, classes at RockIt Body are selling out.

Eventually, Aronson may open New York City's first Pilates Plus studio, she said.

"She's starting an empire, that's my girl," Lindstrom said.

RockIt Body Pilates is located at 2834 N. Sepulveda Blvd. between My Gym and Grove. For class information, visit www.rockitbodypilates.com or call 310.744.2004. ■

HOLLYWIRE

Your Insider Hollywood Connection

Rock It Like This to Get a Booty Like This!

Posted on 20 May 2009 by terradise

Judie Aronson (*Law and Order, Weird Science*) recently hosted a private cocktail party to celebrate the launch of her new pilates studio in Manhattan Beach called **RockIt Body**. As the hostess told everyone at the party, "this is not your mama's pilates!"

Actually, RockIt's Pilates Plus SPX technique is a workout created by **Sebastien Lagree**, celebrity trainer, who combined high energy cardio and strength training with pilates.

Judie told us how she got started: "I started training with Sebastien for a movie role and I kept at it even though I was done with the movie. I was hooked!"

She was so pleased with her result and so passionate about the workout that she decided to bring Sebastien's Pilates Plus SPX to her hometown of Manhattan Beach. Seemed like all her guests were obsessed with the workout, too, which was really motivating since I hate the same old gym routine. Probably why I don't go, but I still get billed like I do... damn you auto-billing... anyway...

If Judie's body and her super cute studio manager Bethany are not testaments to this workout, then consider this... Sebastian has personally trained Nicole Kidman, Sheryl Crow, Rebecca Romijn and Elizabeth Hurley.

Uh... where do i sign?!?!

The evening benefitted the local charity **We Can** that supports families with children suffering from brain tumors. Guests included **Jon Lindstrom** (*As The World Turns, General Hospital*), **Rosa Blasi**, **Judd Nelson**, **Michael Des Barres**, **Wally Kurth** (*Days of Our Lives*,) and **Esai Morales**,

For more on RockIt Body Pilates, go to www.rockitbodypilates.com.

RockIt Body On TV Guide's "Secrets of the Hollywood Body"

The screenshot shows a web browser window with the URL <http://www.beautyandfitness.com/?p=724&track=724>. The page title is "Celebrities stay fit with Pilates". The main content area features a video player with the title "RockIt Body Pilates on 'Secrets of the Hollywood Body'". To the left of the video are several sidebar links, including "Sephora Official Site", "Sheet Cover Official Site", "Create Teeth Whitening", and "Dent's Natural Toothpaste". To the right of the video is a "BLOGROLL" section with links to various fitness and beauty blogs, and a "RECENT POSTS" section with a link to "Alicia Silverstone's Diet and Exercise Secrets".

The screenshot shows the Yoga.com website. At the top, it says "Your #1 source for yoga and pilates news" and "because yoga is fabulous". The main content area features a video player with the title "RockIt Body Pilates on 'Secrets of the Hollywood Body'". Below the video, there are tags: "Pilates, rock it, secrets of hollywood bodies" and a date: "July 30, 2009 at 11:49 AM". To the right of the video is a "Search" section with a "Search by Google" button and a list of links: "Yoga Classes", "Spectrum Athletic Clubs", "Free VIP Guest Pass", "Flattering Yoga Clothing", and "Yoga Therapy Training".

EXTRAS

ONLINE PRESENCE - NATURALLY SAVVY

Each month we write an article for www.NaturallySavvy.com a portal for all things nutrition, health, wellness, and fitness. See this month's current article below:



Synergize Your Workout

Written By RockIt Body Pilates Fitness Experts: Judie Aronson and Bethany Meyers

Synergy. The newest buzz word streaming through ears, homes, and minds all over. Synergy- the fusing of forces, thoughts, or ideas that in turn make something better, stronger, more appealing. It can be small and simple, the way wine and cheese can make a perfect pairing, or peanut butter and jelly can still make you smile like a little kid. It could even be your new cell phone which has evolved from 'emergency use only' - to a purse staple that is an email checker, GPS navigator, iPod playing, internet browsing, picture taking handheld device.

So now the question is, how do we take this powerful force and use it to our benefit in everyday life? How can we take our workout routine, fuse several aspects of fitness moves together, and create an intense workout that builds our body faster, stronger, and leaner than ever before?

Good news! The world of fitness has made it easier than ever to get all you need in your workout in just a short amount of time. Fusion workouts exist all around us. Booty Ballet, Cardio Striptease, and Beach Boot Camp – admit it, you've heard of these new workout combo classes popping up all over. Not only are they full-body workouts, but also these types of classes make working out fun!

Step one is to research local places that offer unique fitness classes. Many gyms that are located all across the country (think Bally's, 24 Hour Fitness, YMCA) offer not only basic group classes, but fusion classes as well. Keep your eye out for anything involving dance. Cardio dance classes are one of the simplest synergetic classes that you can take. You will work up a sweat while toning muscles, and the music and moves will take your mind off the fact that you are actually working out! Another great way to spot a fusion workout class is to look for class names that literally combine two words into one. 'Yoga-lates' is one you just may find fantabulous!

Step two is to find individual studios that offer fusion workouts. I personally teach a pilates class, RockIt Body Pilates, that integrates cardio and strength training with traditional pilates exercises. We, like many other small studios, offer personalized attention, a wide variety of class times, and instructors who are extensively trained. A good way to find places that are close to you is through a simple Google search. Sounds obvious, but Google has a great way to search local businesses that many do not know about. Try entering your zip code into the Google search bar and click on the map that will appear first in your results. Once you are on the map, click "Search Nearby" and try out search terms such as, "yoga," "pilates," "fitness," "workout studio," even "adult dance", but note that you may have to be careful with the last one! Google will list all the places located in your area with matching results. You can even enter your street address for a more local search.

If all else fails, the **third step** is to begin to find ways to synergize and shake up your workout routine on your own. Runner? Try stopping every so often and doing ten pushups, maybe the next time 25 crunches or five lunges on each leg. Strength trainer? Grab a jump rope and build up your cardio in between reps or machines, just two minute intervals of jump roping will boost your cardio and help you burn fat.

A good rule of thumb? If you are doing a high-cardio workout, try incorporating slower toning exercises within, if you are doing a slow-strength training workout, try mixing in jumping jacks, step-up lunges, and other exercises to get your heart pumping. The difference you will see in your body, especially in leaning and toning your muscles, is incredible.

So wait no longer! There are more options available right now than ever for you to have a workout that is fun, energizing, and effective. Your body is just waiting for you to synergize!

COMMUNITY

RockIt Body often donates time and classes to charitable organizations. We recently held an event for *We Can*, an organization that works to help families who's children have been affected by brain tumors, through events, camps, counseling, support, and resources.

For this particular event, our trainers came to the studio to walk patients who have had a brain tumor and survived, through a light workout. They used our machine as a mechanism to help them get in touch with their bodies, muscle groups, and minds in new ways.