

**AGENDA – REGULAR MEETING
PLANNING COMMISSION OF THE CITY OF REDONDO BEACH
THURSDAY, JULY 15, 2010 – 7:00 P.M.
CITY COUNCIL CHAMBERS
415 DIAMOND STREET**

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: July 15, 2010
5. Approval of the following minutes: Regular Meeting of June 17, 2010
6. Strategic Plan Update dated June 15, 2010
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, Coastal Development Permit and Amendments to an existing Conditional Use Permit to allow the relocation of an existing physical fitness business to another larger suite with additional clients within the same commercial building, on property located within a Commercial (C-2A) zone in the Coastal Zone.

APPLICANT:	Vital Balance Pilates, L.L.C.
PROPERTY OWNER:	Haagen Redondo, L.L.C.
LOCATION:	403 NORTH PACIFIC COAST HIGHWAY
CASE NO.	2010-07-PC-016
RECOMMENDATION:	STAFF RECOMMENDS APPROVAL WITH CONDITIONS

VII. PUBLIC HEARINGS

VIII. OLD BUSINESS – (Item continued from previous agendas)

9. A Public Hearing to consider an Exemption Declaration and Conditional Use Permit to allow the operation of a child care center in an existing single story building, on property located within a Mixed-Use (MU-1) zone.

APPLICANT:	Denise and Russel Tyner
PROPERTY OWNER:	James Pagnini
LOCATION:	1921 ARTESIA BOULEVARD
CASE NO.	2010-06-PC-013
RECOMMENDATION:	RECONVENE HEARING AND ACCEPT WRITTEN WITHDRAWAL OF APPLICATION

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

- a. 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, August 19, 2010 in the Redondo Beach City Council Chambers, 415 Diamond Street, 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.

July 9, 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 July 15, 2010, Regular Meeting of the City of Redondo Beach Planning Commission on July 9, 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. in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

ROLL CALL

Commissioners Present: Sanchez, Parsons, Zager, Benning, Chair Kim
Commissioners Absent: Biro, Garten
Officials Present: Aaron Jones, Planning Director
Anita Kroeger, Associate Planner
Alex Plascencia, Assistant Planner
Diane Cleary, Minutes Secretary

SALUTE TO THE FLAG

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

APPROVAL OF ORDER OF AGENDA

Motion by Commissioner Parsons, seconded by Commissioner Zager, to approve the Order of Agenda as presented. Motion carried unanimously, with Commissioners Biro and Garten absent.

CONSENT CALENDAR #4 THROUGH #7

Commissioner Parsons referred to Item 5, page 8, paragraph 7, and requested "runs with the traffic" be corrected to "runs with the land."

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

4. **APPROVED AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF June 17, 2010.**
5. **APPROVED THE FOLLOWING MINUTES AS AMENDED:** Regular meeting of April 15, 2010. [COMMISSIONER SANCHEZ ABSTAINED]
6. **RECEIVED AND FILED STRATEGIC PLAN UPDATE DATED APRIL 20, 2010 AND MAY 18, 2010**
7. **RECEIVED AND FILED WRITTEN COMMUNICATIONS**

Motion carried, with Commissioner Sanchez abstaining on Item 5 and Commissioners Biro and Garten absent.

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 discussions with staff.

Commissioner Benning disclosed discussions with staff.

Chair Kim disclosed discussions with staff.

ROUTINE PUBLIC HEARINGS

None.

PUBLIC HEARINGS

8. CONSIDER OPERATION OF A CHILD CARE CENTER 1921 ARTESIA BLVD. #2

Planning Director Aaron Jones stated subsequent to the preparation of the Administrative Report, an 8-page letter was received from Walt and Ilona Fellows raising significant issues that staff feels warrant meeting with the applicant and adjoining property owner, and developing a resolution to some of the items. He recommended that the Commission open the Public Hearing, accept testimony and continue this item to the July 15, 2010 Planning Commission meeting.

Motion by Commissioner Parsons, seconded by Commissioner Zager, to open the Public Hearing at 7:10 p.m. regarding Case No. 2010-06-PC-013, the applicant being Denise and Russel Tyner, to consider an Exemption Declaration and Conditional Use Permit to allow the operation of a child care center in an existing single story building, on property located within a Mixed-Use (MU-1) zone, on property located at 1921 Artesia Blvd. #2, and to continue this item to the July 15, 2010 Planning Commission meeting. Hearing no objections, Chair Kim so ordered.

Motion by Commissioner Zager, seconded by Commissioner Parsons, to receive and file additional correspondence received on this item. Motion carried unanimously, with Commissioners Biro and Garten absent.

In response to Commissioner Parsons, Assistant City Planner Alex Plascencia said staff has discussed and had a few meetings with the neighboring property owner. He said the third letter addresses prior issues along with new issues as well.

In response to Commissioner Parsons, Planning Director Aaron Jones stated the other prior letters received from Mr. Fellows are included in the packet.

Mr. Walt Fellows stated everything is in the file and noted the project does not have the permitted parking that the City requires for a child care center.

Motion by Commissioner Parsons, seconded by Commissioner Sanchez, to receive and file additional photographs presented by Mr. Walt Fellows and continue the public hearing to July 15, 2010. Motion carried unanimously.

**9. APPROVE REPLACEMENT OF AN EXISTING POLE SIGN
1600 SOUTH PACIFIC COAST HIGHWAY**

Motion by Commissioner Parsons, seconded by Commissioner Sanchez, to open the Public Hearing at 7:15 p.m. regarding Case No. 2010-06-PC-014, the applicant being Signtech Electric, to consider an Exemption Declaration and Planning Commission Design Review to allow the replacement of an existing pole sign with a new free-standing sign, on property located in a Commercial (C-4A) zone at 1600 South Pacific Highway. Hearing no objections, Chair Kim so ordered.

Associate Planner Anita Kroeger gave a staff report and reviewed the area. She said the pole has been in place since 1968 and there are questions regarding the structural integrity of the pole sign which needs to be removed. She said two options are being presented: one sign at 15 feet in height and the other 18 feet 9 inches. She said the applicant will put in new planters and landscaping in front of the site and staff recommends approval of Option A, 15 feet in height. Staff believes it would be a good scale and size and staff would be working with the applicant on the custom base and materials.

Steve Therriault, Signtech Electric, stated they have reviewed the staff report and supported the conditions.

Motion by Commissioner Parsons, seconded by Commissioner Benning, to close the Public Participation of the Public Hearing at 7:18 p.m. Hearing no objections, Chair Kim so ordered.

Motion by Commissioner Parsons, seconded by Commissioner Zager, to approve an Exemption Declaration and Planning Commission Design Review to allow the replacement of an existing pole sign with a new free-standing sign per staff recommendation of Option A, on property located in a Commercial (C-4A) zone at 1600 South Pacific Coast Highway, Case No. 2010-06-PC-014, Signtech Electric, applicant, subject to the 5 findings and 9 conditions. Motion carried unanimously, with Commissioners Biro and Garten absent.

**10. APPROVE CONSTRUCTION AND OPERATION OF TWO NEW HOTELS
2410/2420 MARINE AVENUE**

Motion by Commissioner Zager, seconded by Commissioner Benning, to open the Public Hearing at 7:19 p.m. regarding Case No. 2010-06-PC-015, the applicant being TRCF Redondo, LLC, to consider a Mitigated Negative Declaration, Planning Commission Design Review and Conditional Use Permit to allow the construction and operation of two new hotels with a total of 309 guest rooms and 3,500 square feet of related meeting space along with a recreational vehicle parking and storage area, on property located in an Industrial (I-1B) zone at 2410/2420 Marine Avenue. Hearing no objections, Chair Kim so ordered.

Planning Director Aaron Jones introduced the project team and reviewed additional distributions received by the Commission.

Motion by Commissioner Zager, seconded by Commissioner Benning, to receive and file additional items received by the Commission. Hearing no objections, Chair Kim so ordered.

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

- Location and size
- Surrounding properties
- I-1B – zone amended to allow automotive and hotel uses
- Overview of the property
- Two hotels and RV storage
- Hilton Garden Inn – select service hotel
- Residence Inn – extended stay hotel
- RV storage – rear of property
- Elevations
- Architecture
- Parking on west side
- Access and circulation
- Improvements to traffic lights, restriping, widening entrances
- Primary entrance for hotels
- RV will access at City/county shared access road
- Parking – site is well-parked
- Landscape plans
 - SCE approval needed
- Hardscape
 - Develop pedestrian enhanced hardscape plan
- Maximum FAR .7 – development .41
- Height – Projects well within permissible height
- Land Use Entitlements – no adverse or unmitigated impacts
- Planning Commission Design Review
- Air quality mitigation
- Storm water run-off mitigation
- Noise – requiring an acoustical study
- Traffic Study
- Traffic impacts relatively low
 - Eight mitigations recommended

Brad Wagstaff, applicant, gave a presentation and reviewed the following:

- Why this location?
 - High demand hotel area
 - 22,000 employees within the area
 - Access, visibility on 405, proximity to LAX, access Green Line
 - Improvements on Marine Avenue
 - Increased landscaping
 - Pedestrian friendly site
 - Guests will use modes of transportation
 - RV use appropriate for the site
- Hotel overview
 - Front hotel – closest to Marine Avenue – Hilton Garden Inn
 - Upscale select service
 - 2-3 night stays
 - Focus on business traveler

- 154 guest rooms, 1600 sf meeting space
- Amenities
- Residence Inn
 - 5-7 night stay – extended
 - 155 guest rooms – full kitchens and living areas available
 - Good meeting space facilities
 - Hearth room
 - Amenities
- Hilton Garden Inn entrance and lobby area rendering
- Residence Inn rendering
- Community benefits
 - Employment
 - Positive economic benefit
 - TOT
 - Property tax
 - UUT

Commissioner Zager stated it would be important to consider having one general manager over both of the properties to work together and referral of guests to each hotel. He pointed out that the aerospace employees will be on government rates, not maximum corporate rates. He supported a Hilton hotel in the area since the closest one is in Beverly Hills, and indicated that only 30% to 40% of guests will come by car. He also stated the airport does not allow shuttle pickup which has been eliminated and alternatives need to be considered. He also said it will be important to ensure the rooms are quiet with good soundproofing, since the hotels are close to the freeway.

Mr. Wagstaff stated they will have a third party manager managing both hotels, enabling multiple overlaps of staff between the two. He informed there is a Hilton Garden in El Segundo but it is running at a very high occupancy rate and there is room for a second Hilton in the area. He supported having the combination of the Marriott and Hilton reservation system which are the two largest guest loyalty programs. He said they will look into the transportation to and from the airport and indicated there are third party shuttles that service local hotels.

Keith Johnson, architect, stated both of the franchise companies have published design criteria for mitigation of noise impacts within the proximity to the freeway and have set their standard high enough where it would not be an issue.

In response to Commissioner Zager, Mr. Johnson stated the colors presented are within the range that are currently being used in their product.

Commissioner Zager stated another challenge will be food and beverages at the Hilton due to the many restaurants up and down Rosecrans.

Mr. Johnson stated if the breakfast and/or lunch market is not immediately available, a dinner service is required and will be made economically feasible for the number of guests.

Commissioner Zager suggested installing a fitness course around the site.

Mr. Wagstaff agreed and suggested tying into the bicycle trail. He also supported the food service component for the convenience of the guests. He also informed a substantial difference between a Hilton Garden Inn and Hampton Inn is the food service component and guests are

willing to pay a little more for this component.

Mr. Johnson stated both of the hotel chains have expanded their fitness programs as well.

In response to Commissioner Parsons, Planning Director Aaron Jones confirmed the strict definition of a hotel/motel limits stays to 30 days to protect the TOT revenue.

In response to Commissioner Parsons, Mr. Wagstaff stated if a guest wants to stay over 30 days, they would be checked out and rechecked back in. He also explained many of the guests on a long-term engagement will check out for the weekend or go home for a few days.

In response to Commissioner Parsons, Mr. Johnson stated there is a decibel rating criteria for the noise and an acoustical consultant will be used to look at both the wall construction and the windows and insulation to abate the noise.

In response to Commissioner Benning, Mr. Wagstaff stated they will be moving away from the brands actually managing the projects and will utilize a third party manager for cross selling, efficiencies, housekeeping, etc. He said their intent with the RV storage area is to have a manager who is nearby, not necessarily on site, who could be there on a daily basis to inspect the site, and to make sure that all the boats and RV's are registered, licensed and in good operating condition, with no maintenance or loitering taking place on site, etc.

In response to Commissioner Zager, Mr. Wagstaff said there are no hookups for the RV's.

In response to Commissioner Sanchez, Mr. Wagstaff said drip pans under RV's would be a requirement to capture any leakage. Planning Director Aaron Jones said the entire site hydrology and design is such that the first flush is treated and clarified throughout the project and then infiltration takes place.

In response to Chair Kim, Mr. Wagstaff stated if there were an issue in not having access to the county access road which is adjacent to the 405 on the east of the property, the main hotel entrance would be used, moving the gate to the RV storage area to be in line with the existing drive aisle that the hotel guests would use. He noted the site restrictions are not wide enough to have any alternative drive aisles.

Mr. Johnson stated the main drive aisle cannot be on the Southern California Edison property; it has to stay east of the property line as part of the lease agreement.

In response to Commissioner Sanchez, Mr. Wagstaff stated there are three primary parcels and one is an access drive aisle with no change in ownership anticipated between any of the underlying parcels, and they are all on the same term of a 99-year ground lease. He clarified that the two primary parcels that the hotels are to be developed on are owned by two different groups and that they are currently working on a lot tie, so they will act as a single property. He said the other primary property is owned by Southern California Edison which will be licensed as supplemental parking only.

Mike Gallen, 1913 Nelson Avenue, supported added hardscape, workout areas and other site amenities. He said it is important to bring a nice quality product to the City and that the materials will last for many years. He supported modifying the colors slightly and suggested that the final elevation be brought back to the Planning Commission as an information item. He said other issues include green initiatives and supported the infiltration, a natural gas shuttle van, and the adoption of the TOT related 30-day stay restriction. He also suggested adding additional security

personnel and cameras for safety and security concerns. He further doubted there will be 100 full-time employees and believed there may only be 5 or 6 full-time employees with the remaining being part-time employees.

In response to Commissioner Parsons, Mr. Gallen stated he has not done LEED certified projects, noting there is a large cost impact.

Commissioner Parsons supported a low emission shuttle van and noted that LEED is supposed to pay back in the long run. He also said there is recycled water available going down Marine Avenue, and he also suggested using low energy lighting which will be done by Edison.

Chair Kim pointed out that he is aware of only one hotel recently in Torrance that received LEED certification which came at a great cost.

Commissioner Zager commented that because of the lack of hotel rooms in the area and the quality of the two proposed chains, they will do extremely well with very high occupancies and good rates. He said both of the chains will require a tremendous amount of capital improvements continually and the project will be a very high quality project for many years into the future.

Mr. Gallen pointed out that the conditions will remain for the life of the project but the ownership and brand will not, and noted it is important to build a quality project in the City, setting the bar high.

Commissioner Parsons pointed out that a hotel has not been built in the City for over 25 years.

Bruce Szeles, District 4, asked if the proposal could be broken up for other opportunities such as a better suited use for one parcel of the property.

Planning Director Jones stated the applicant's proposal is their proposal and he is not aware of any modification at this time.

Stan Barankiewicz, Counsel for the Centinela Valley Union High School District, expressed concern regarding traffic and safety impacts at the Lawndale High School campus entrances on Marine Avenue and Inglewood which need to be analyzed and the signalization of the two campus intersections as mitigation.

Motion by Commissioner Parsons, seconded by Commissioner Benning, to extend Mr. Barankiewicz' time. Hearing no objection, Chair Kim so ordered.

Mr. Barankiewicz also stated another concern would be greenhouse gas emissions which need to be analyzed along with utilities and service systems and mandatory findings of significance.

Planning Director Jones stated the criteria for signal warrants could be investigated and should have been studied for questions an existing school campus development location in Lawndale and a new performing arts center on the property. To Staff's knowledge, that project has not been studied under CEQA and the City has not received any notification regarding the development of the property and traffic mitigation necessary for that project. He said the request for a signal analysis also should take into account the pending of the operation of a full high school with a performing arts center. He indicated tonight's proposed project does not warrant the analysis of a private driveway mid-block as per the with City's criteria for performing traffic studies.

Traffic Engineer John Mate expressed concern with the existing driveway not being marked better by the Centinela School District on Marine Avenue. He said the peak hour trips from tonight's proposed project would include 1 ½ cars a minute and if this would require a traffic signal then it would be warranted now before the project starts. He also questioned why the City of Lawndale and the School District have not been more proactive regarding installing flashing signals on timers on Marine Avenue whenever students/parents are exiting/entering the driveway to warn drivers on Marine Avenue.

Commissioner Zager stated the majority of guests would be traveling west to the businesses and questioned the issue of traffic going toward Lawndale.

Transportation Engineer John Mate stated the breakdown of traffic would include 35% going west and the remainder going east towards Inglewood Avenue and heading south to the freeway, with not that much heading north.

Planning Director Aaron Jones stated the City in adopting a new circulation element has established specific criteria for traffic analysis. The City is required to analyze street segments and intersections within 3,000 feet of a subject property which has been done. The City is required to use the thresholds for significance and to mitigate all project impacts below these adopted thresholds. He said the City of Lawndale has no adopted traffic thresholds which is worth investigating and he also pointed out that the proposed project pays its full cost, share and allocation of all mitigation measures for all identified traffic impacts for the small amount of traffic it would generate. He supported some potential improvements pointed out by Traffic Engineer John Mate that should be explored by the School District to improve the safety of their own private driveways. He said the existing driveways are substandard in width, gated, with no street striping, and other items which should have been done in developing a major performing arts center facility in consultation with surrounding communities. He noted it would be inappropriate to assign safety or traffic impacts on those driveways to this project.

Commissioner Parsons did not believe traffic from the proposed development would create any impacts to an already dangerous situation at the School District. He noted turning left movements have not been allowed in areas of the City and a right turn only sign was installed.

In response to Commissioner Parsons, Planning Director Jones stated the requirements to perform certain studies are continually developing. He said a comparative analysis took place for the proposed project to a most recent fully studied South Bay Galleria project in terms of trip generation, existing conditions and the potential impacts and all mitigation measures have been incorporated for greenhouse gases which has been addressed adequately for the proposed project. He said the thresholds will not be exceeded and the project will not have a significant effect.

In response to Commissioner Parsons, Transportation Engineer John Mate stated the striping will be enhanced on Marine Avenue to have a longer left turn lane going into the main entrance when going westbound. He said the crosswalk on the right side of the intersection will be new with signal and traffic poles to stop traffic in both directions. He said there will be one complete intersection with one signal controller. He also said the signal will not allow for a U-turn but there will be a left-turn arrow.

Commissioner Parsons expressed concern with safety and suggested not allowing U-turns and putting up a no U-turn sign.

Motion by Commissioner Zager, seconded by Commissioner Benning, to close the Public

Participation of the Public Hearing at 9 p.m. Hearing no objections, Chair Kim so ordered.

In response to Commissioner Parsons, Associate Planner Anita Kroeger stated staff is continuing to discuss with Edison regarding the trees. She said if staff cannot convince SCE to put in trees then the condition states the applicant will create more landscaping elsewhere on the site. She also said the design of the recycling area will be reviewed by Public Works.

Commissioner Parsons suggested a condition to work with staff to maximize the best practices in recycling.

Planning Director Aaron Jones stated that the commercial recycling design requirement was addressed and staff was provided with dimensions which will be incorporated to provide both greenwaste recycling and trash containers for commercial.

Commissioner Parsons expressed concern with the grey and black waste leaking and suggested having a dump site facility on the site for the RV storage area. He also suggested the wording "operational" rather than "running" vehicle.

In response to Commissioner Parsons, Planning Director Aaron Jones stated staff has specified that the project will exceed Title 24, meeting Tier 2 standards, and a complete lighting analysis and energy efficiency analysis will have to be performed documenting Tier 2, Title 24 and beyond.

Commissioner Parsons requested keeping track of the gains being made and quantifiable steps being taken towards green building.

In response to Commissioner Parsons, Planning Director Aaron Jones referred to Condition No. 18, GHG-1 (b) and stated this is done by the Building Department as part of their process.

Commissioner Parsons also referred to Condition No. 18, GHG-1 (e) and noted there is recycled water from West Basin going down Marine.

Planning Director Aaron Jones stated the line running down Marine Avenue is 42 inches, which could irrigate all of North Redondo Beach. He also pointed out that the Building Department and Building Codes have not yet accepted grey water toilets within residential or hotel facilities.

Associate Planner Kroeger stated that Condition No. 12 requires the recycled water for landscaping.

In response to Commissioner Parsons, Planning Director Aaron Jones suggested a reporting requirement regarding a flexible work schedule and this should be reported to the Planning Department annually, as well as the mitigation monitoring for the TDM's.

In response to Commissioner Parsons, Planning Director Aaron Jones disagreed with Mr. Jim Light's written comments and stated the specific mitigation measures are known and proven feasible, and funded and the project pays their full fair share of mitigation of the costs which will be placed in a specific account identified for this specific improvement monitored by the Public Works Commission on an annual basis for progress and implementation. He said this same circumstance applies to the Marine Avenue/Aviation intersection, and the City has consulted with the City of Manhattan Beach who is willing to explore the parking removal as an option and the City of Hawthorne which has long identified the mitigation measure that the project participates in as important and necessary to the City of Hawthorne. He said the fee in lieu of mitigation where it

can be successfully and fully implemented is adequate mitigation and accepted in terms of CEQA.

Commissioner Parsons expressed concern with the Marine/Aviation intersection going to a Level D LOS if the right turn lane is installed. He also suggested mitigating the load of westbound traffic.

Planning Director Aaron Jones thanked the City of Manhattan Beach for being diligent pursuing mitigation and they have just received dedication and intend to improve southbound Aviation at Marine.

Commissioner Parsons pointed out concerns of the City of Lawndale to include the City saying the project is in the plan stage and funded in Lawndale and yet the City not being the lead agency over their project. Transportation Engineer John Mate stated this is why the City decided to go with the in lieu fee at the intersection for their fair share. He also stated the monies are all federal monies and have been dedicated to the intersection only, and the City of Lawndale is currently hiring a consultant. He also said the project includes northbound Inglewood from Manhattan Beach Blvd., to include a third northbound lane up to the onramp.

In response to Commissioner Parsons, Transportation Engineer John Mate stated sidewalk areas and pedestrian crosswalks are required for a pedestrian friendly project which results in some delay at the signalized intersection but the new signal layout will be retimed to fit into the pattern. He also said the delay for the improvements resulting from the driveway location and the new signal should be minimal to nonexistent.

Commissioner Sanchez referred to Condition No. 18, TDM-4 and corrected the hours to be 4:30 A.M. and 12:30 A.M.

In response to Commissioner Zager, Planning Director Aaron Jones stated the RV storage allows no occupancy of vehicles and that there is no need for a time limit on storage as long as they are operational.

In response to Commissioner Parsons, Mr. Wagstaff stated the license term for SCE is five years with a cancellation clause and a right to take the property back if required. He said an alternative parking plan has been developed that requires approximately an acre of the existing 3 ½ acre RV parking facility but the fence would need to be moved back and approximately 20 to 30 RV locations would have to be relocated. He said monthly and annual leases with a discount will be provided however there will be some language that will require if the property is taken back, that they will have the right to move them. He said the potential operator has identified other relationships if moving the vehicles became necessary.

Planning Director Aaron Jones said it is important that the opportunity to relocate be feasible, noting RV's tied up under a long-term commitment could create a problem.

In response to Chair Kim, Mr. Johnson stated the parapets will be high enough where the roof top equipment will not be seen and they will be screened. He also said franchise hotels will not reference the City on the signage.

Chair Kim said this would be an opportunity advertise Redondo Beach.

In response to Chair Kim, Planning Director Aaron Jones stated the City will have a new branding

program but commercializing or adding the City's name to this project has not been explored.

Chair Kim suggested it might be beneficial to have a separate section highlighting the green elements of the project.

Planning Director Aaron Jones suggested that future staff reports could contain a section on sustainability, energy, and environmental recycling.

Chair Kim stated this type of project should have incentives in place for developers to bump up to LEED.

In response to Chair Kim, Transportation Engineer John Mate stated the two for one issue was addressed in that the majority of the RV's will come in and out in the day during non-peak hours.

Planning Director Aaron Jones stated the RV trip generation is extremely low and truck and RV trips are counted as two vehicle trips.

In response to Chair Kim, Planning Director Aaron Jones stated the mitigated measures will be implemented in a reasonable time.

In response to Commissioner Parsons, Planning Director Aaron Jones stated the freeway is on an average elevation of approximately 27 feet above the site and the building is on average 40 to 60 feet in height, and traffic would not be looking down on the roof.

Commissioner Parsons suggested publicizing the RV storage to help get parked RV's off the street.

Motion by Commissioner Zager, seconded by Commissioner Benning, to approve a Mitigated Negative Declaration, Planning Commission Design Review and Conditional Use Permit to allow the construction and operation of two new hotels with a total of 309 guest rooms and 3,500 square feet of related meeting space along with a recreational vehicle parking and storage area, on property located in an Industrial (I-1B) zone at 2410/2420 Marine Avenue, Case No. 2010-06-PC-015, TRCF Redondo, LLC, applicant, subject to the 10 findings and 28 conditions to include:

- Condition No. 4 to include a requirement that the project provide a grey and black water dump station for the RV facility; that drip pans be provided for all vehicles and generators; and "running condition" be changed to "operational condition"
- TDM-4 – change 12:30 P.M. to 12:30 A.M.
- Document energy efficiency prior to issuance of permits
- Annual reporting to the Planning Department on all TDM's
- Condition No. 5 to include that the design aspect should be considered equally

Motion carried unanimously, with Commissioners Biro and Garten absent.

OLD BUSINESS

None.

NEW BUSINESS

- a. **Proposed 2010-2015 Capital Improvement Program: Finding of Consistency with the General Plan.**

Commissioner Parsons recommended that the traffic mitigation measures as presented to the Public Works Commission on an annual basis be incorporated into the CIP.

Motion by Commissioner Parsons, seconded by Commissioner Sanchez, to adopt Resolution No. 2010-06-PCR-013, by title only, waiving further reading:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, FINDING THAT THE PROPOSED 2010-2015 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE ADOPTED GENERAL PLAN OF THE CITY OF REDONDO BEACH, AS REQUIRED BY SECTION 65401 OF THE CALIFORNIA GOVERNMENT CODE

Motion carried unanimously, with Commissioners Biro and Garten absent.

EXCLUDED CONSENT CALENDAR ITEMS

None.

SUBCOMMITTEE REPORTS

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Parsons would like to see at the next meeting the analysis regarding the concessions.

Chair Kim suggested having a running list available of projects built and that the Commission visit some of them when available.

Commissioner Zager agreed it is helpful to have a preview of projects presented sharing initial concerns.

Commissioner Parsons suggested the Commission visit the building next to his real estate office and to have an item on the agenda to discuss any buildings visited.

ITEMS FROM STAFF

9. Agenda preview of upcoming Planning Commission Cases.

None.

COUNCIL ACTION ON PLANNING COMMISSION MATTERS

Planning Director Jones stated that the Montessori preschool project was approved by City Council.

ADJOURNMENT: 10:00 P.M.

There being no further business to come before the Commission, Commissioner Parsons moved, seconded by Commissioner Sanchez, to adjourn the meeting at 10:00 p.m. to a Regular Meeting to be

held at 7:00 p.m. on Thursday, July 15, 2010 in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California. Motion carried unanimously, with Commissioners Biro and Garten absent.

Respectfully submitted,

Aaron Jones
Planning Director



Administrative Report

Planning Commission Hearing Date: July 15, 2010

AGENDA ITEM: 8 (ROUTINE PUBLIC HEARING)

PROJECT LOCATION: 401 - 417 NORTH PACIFIC COAST HIGHWAY, #203

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

CASE NUMBER: 2010-07-PC-016

**COASTAL DEVELOPMENT
PERMIT NUMBER:** 2010-07-CDP-007

APPLICANT'S NAME: HAAGEN REDONDO, LLC

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration and Amendments to an existing Conditional Use Permit and Coastal Development Permit to allow the operation of a personal fitness training (Pilates) studio within an existing commercial building, on property located within a Commercial (C-2A) zone, located at 401 - 417 North Pacific Coast Highway, Suite #203.

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 Amendment to the Conditional Use Permit and Coastal Development Permit, subject to the plans and applications submitted, and the conditions below.

BACKGROUND/EXISTING CONDITIONS:

The subject property is an irregular-shaped parcel with a total land area of almost 6 acres. The site, developed as the Redondo Shores Shopping Center, has retail stores and restaurants totaling 106,709 square feet. There are 478 parking spaces shared by the multiple tenant spaces in the shopping center. Approximately one-third of the parking is provided on a semi-subterranean level.

Pedestrian and vehicular access to the site and the centrally located parking lot is available via Pacific Coast Highway, Carnelian and Beryl Streets. Adjacent land uses

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include a variety of commercial businesses and government offices to the south, north and east on Pacific Coast Highway, and single and multi-family developments to the west on North Elena Avenue and beyond Beryl Street.

CURRENT REQUEST:

At the July 15, 2005 Planning Commission meeting, the applicant was granted a Conditional Use Permit to operate "Vital Balance" a personal improvement service in Suite #200. This application is for an Amendment to the existing Conditional Use Permit to allow the applicant to move the Pilates studio to Suite #203. This tenant space has more square footage and is two tenant spaces over. The 3,095 square-foot second floor tenant space is currently vacant, but was formerly occupied by a restaurant.

According to the applicant, the studio will provide private, semi-private, and group instruction on a variety of Pilate's equipment to individuals 16 to 90 years of age. There will be a maximum of 22 individuals including instructors and students in the facility at any given time. The applicant's requested hours of operation are 8:00 a.m. to 2:00 p.m. Monday to Thursday, Friday evenings, Saturdays and Sundays by appointment only. However, staff concludes that these hours are too restrictive and recommends that the facility be permitted to operate 7:00 a.m. to 10:00 p.m. Monday through Sunday.

Interior renovations are required at this time and include building three small office spaces, installation of recycled rubber flooring and one reception desk to be built near the entrance. The remainder of the interior tenant space will be painted and outfitted with a variety of exercise equipment.

EVALUATION OF REQUEST:

Pursuant to Section 10-5.620 of the City's Zoning Ordinance, the operation of a personal improvement service such as a personal fitness training (Pilates) studio is identified as a conditionally permitted use within the Commercial (C-2A) zone. At this time, the applicant is requesting an amendment to their Conditional Use Permit in order to operate their business out of Suite #203 and their desire to serve additional clients.

Potential issues relating to the operation of a personal fitness training studio may include noise and parking problems. The issue of noise is minor in that the tenant space is located within an existing retail center and is oriented toward the parking lot and Pacific Coast Highway.

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 the proposed tenant space of 3,095 square feet and the current request of not to exceed 22 individuals (including instructors and students) in the facility at any given time, the use of 12 parking spaces will not

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change the overall parking demand for the center. There is sufficient on-site parking to support the proposed use.

Any new signs will need to be reviewed by staff for compliance with the zoning ordinance and the shopping centers sign program prior to issuance of permits.

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 of the Guidelines (Existing Facilities), the proposed project is categorically exempt from the preparation of environmental analyses.

FINDINGS:

1. In accordance with Section 10-5.620 of the Redondo Beach Municipal Code, the proposed personal improvement service (Pilates training studio) is conditionally permitted within the Commercial (C-2A) 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-2A) 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

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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 an amendment to 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.
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 15303 (Conversion of Small Structures) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).
6. The Planning Commission hereby finds that the proposed project will have a "de minimus" impact upon Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

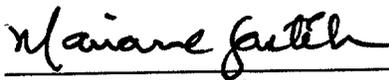
CONDITIONS:

1. That the approval granted herein is for the operation of a personal fitness training studio within an existing commercial tenant space of approximately 3,095 square feet. The proposed business shall be maintained and operated in substantial conformance with the plans reviewed and approved by the Planning Commission at its meeting of July 15, 2010.

July 15, 2010

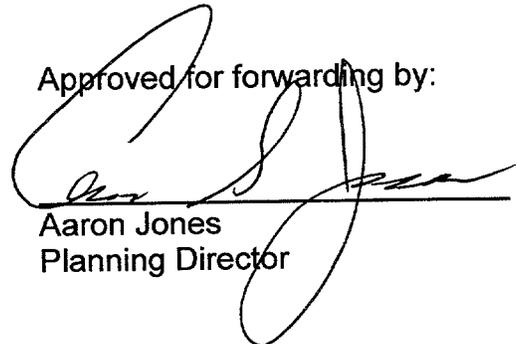
2. That the personal fitness training studio shall be allowed to operate with a maximum number of 22 individuals occupying the tenant space at any one time within the hours of 7:00 a.m. to 10:00 p.m.
3. That all building alterations shall comply with all applicable codes and regulations implemented by 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.
4. 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 this commercial center.
5. That the Planning Department shall be authorized to approve minor changes.
6. 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 prior to the issuance of a building permit. The decision of the Planning Commission shall be final.

Submitted 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: July 15, 2010

PROJECT ADDRESS: 401 – 417 N. Pacific Coast Highway, Suite #203

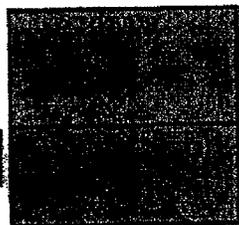
PROPOSED PROJECT: Consideration of a Conditional Use Permit for a personal improvement service facility providing Pilates Classes, on property situated within a Commercial (C2-A) zone.

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 the project involves no expansion of the existing facilities and only minor alterations 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 restaurant space into a personal improvement service facility within an existing commercial space.

Marianne Gastelum
Assistant Planner

**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**



APPLICATION FOR AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT

Application is hereby made to the Planning Commission of the City of Redondo Beach, for an amendment to an existing 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: 401- ⁴⁰³ 417 N. Pacific Coast Highway		
EXACT LEGAL DESCRIPTION OF THE PROPERTY: Parcel 1 on Parcel Map No. 244105 APN 7503-018-040 LOT: BLOCK: TRACT:		ZONING: C2A
RECORDED OWNER'S NAME: Haagen Redondo LLC A California limited liability company MAILING ADDRESS: c/o HAAGEN COMPANY LLC 898 N. SEPULVEDA BLVD, #400 EL SEGUNDO, CA 90245 TELEPHONE: 310.648.7900 x122	APPLICANT'S NAME: Vital Balance Pilates, LLC A California limited liability company MAILING ADDRESS: 40 L. Samantha Walley 403 N. Pacific Coast Hwy # 203 Redondo Beach, CA 90277 TELEPHONE: 310-379-4281	AUTHORIZED AGENT'S NAME: (if different than applicant) MAILING ADDRESS: TELEPHONE:

REQUIREMENTS:

The applicant requests an amendment to an existing Conditional Use Permit for the above described property for the following purposes:

The applicant proposes that the site listed above be used for the instruction of Pilates, an exercise method. The modes of instruction include private and semi-private sessions as well as group classes and workshops.

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

Vacant, improvements (vanilla shell) according to previously submitted & approved demolition plans.

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.)

The proposed projects' use fits in with the Redondo Shores (the centers) use.

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

The proposed project uses existing tenant space.

OWNER'S AFFIDAVIT

Project address: 401-417 N. PACIFIC COAST HWY, REDONDO BEACH, CA

Project description: REDONDO STORES SHOPPING CENTER

I (~~we~~) HAAGEN REDONDO LLC, 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): *Donald W. Kelly, Jr.*
By: DONALD W. KELLY, JR., ITS: CHIEF FINANCIAL OFFICER

Address: C/O HAAGEN COMPANY LLC
898 N. SEPULVEDA BLVD., #400
EL SEGUNDO, CA 90245

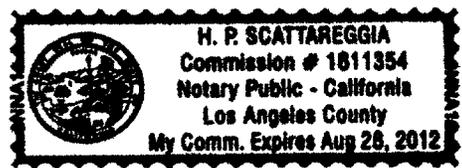
Phone No. (Res.) _____
(Bus.) 310.648.7900

Subscribed and sworn to (or affirmed) before me this 24th day of May, ~~2002~~ 2010 by H. P. Scattareggia, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

H. P. Scattareggia
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

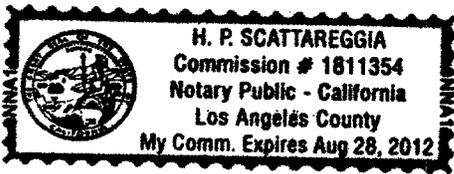
State of California

County of Los Angeles

On 24 May 2010 before me, _____
Date

H. P. Scattareggia, Notary Public
Here Insert Name and Title of the Officer

personally appeared Donald W. Kelley, Jr.
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature H. P. Scattareggia

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Suite 200
403 North Pacific Coast Highway
Redondo Beach, California 90277
Office Telephone: 310-379-4281
Cell: 310-936-8112

May 29, 2010

To Whom It May Concern;

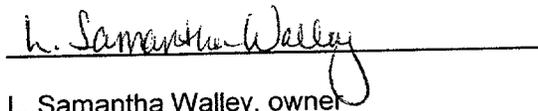
This letter is being written for a two-fold purpose. The first function is to acknowledge and assume the risk of securing building permit approval for the Redondo Shores improvement project at 403 N Pacific Coast Highway, Suite 203 prior to securing approval of the required Conditional Use Permit Amendment for said project. Having previously received approval for a Conditional Use Permit (CUP) for the same business, Vital Balance Pilates, with no appreciable change in business and operating plan, I feel this risk is minimal. Therefore, I respectfully request that upon drawing check and planning approval, my permits be released to Carlos Cabrera, my general contractor, so that he may proceed with the identified improvements.

I understand that this at risk approval of my plans allows my contractor to proceed with the tenant improvements, but does not allow me to operate in the facility until full approval has been received by the Planning Commission on July 15, 2010 and the attendant appeal period of 10 days past that date has transpired.

The second purpose of this letter is to clarify the changes in my business that drive the need for an amendment to my CUP. Having occupied 403 N Pacific Coast Highway, Suite 200 for the term of my lease (5 years) I had to make a decision this year whether to stay at this site or move. I am currently able to operate at 90% capacity 60% of my stated hours. I needed to make a business decision about what my next 5-10 years of business would require. I believe having successfully survived a very tough two years of economic recession, I had a good chance of thriving in the years to come. My current footprint is 1735 sq.ft. and I limit the studio use to 12 students/teachers at any time. The site we are currently looking to permit is 3095 sq.ft. and I hope to be able to increase my occupancy to 22 live heads not to exceed 20:2, 18:3, 16:4 student to teacher ratio at any time. My stated hours leave Friday and Saturday evenings, and Sundays available by appointment only, I intend to maintain this appointment only basis and therefore do not require a change in my business hours for this CUP amendment.

It is my hope that this letter contains any clarification for this project, 403 N Pacific Coast Highway, Suite 203, that are not stated explicitly in my permit requests. If there are any further questions please address them to the undersigned.

Thank you for your consideration,



L. Samantha Walley, owner
Vital Balance Pilates, LLC
310-379-4281

**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

RECEIVED BY:
DATE RECEIVED:
FILE NUMBER:

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

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: 401-417 N. Pacific Coast Highway	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: Parcel 1 on Parcel Map No. 24465 APN: 7503-018-040 LOT: BLOCK: TRACT:	ZONING: C2A
	RECORDED OWNER'S NAME: Haagen Redondo LLC MAILING ADDRESS: c/o Haagen Company 898 N. Sepulveda Blvd #400 El Segundo, CA 90245 TELEPHONE: 310-648-7900	AUTHORIZED AGENT'S NAME: Donald W. Kelley MAILING ADDRESS: c/o Haagen Company 898 N. Sepulveda Blvd #400 El Segundo, CA 90245 TELEPHONE: 310-648-7900 xt. 122
	PROJECT DEVELOPER: Carlos Cabrera License # 677379 MAILING ADDRESS: 4959 Palo Verde St. Suite 202C Montclair, CA 91763 TELEPHONE: 909-624-5400	PROJECT ARCHITECT/FIRM/PRINCIPAL: Sonia Rodrigues, Designer MAILING ADDRESS: 2066 W. 230th St. #B Torrance, CA 90501 TELEPHONE: 310-328-6484 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.)

Per drawings supplied. Building 3 small office spaces. The remainder of space to remain open and occupied by Pilates Equipment. Flooring to be installed in recycled rubber. 1 Reception desk to be built near entrance.

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 Restaurant (Partial) to Pilates Studio
- 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 *N/A*

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

This is a fully developed shopping center.

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. This is in an existing shopping center located west of Pacific Coast Highway.</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. Not located.</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



STORM WATER PLANNING PROGRAM PRIORITY PROJECT CHECKLIST



Project Name REDONDO SHORES	Owner Name HAGEN REDONDO LLC	Developer Name N/A
Project Address 401-417 N. PACIFIC COAST HWY	Owner Address C/O HAGEN COMPANY LLC 23456 HAWTHORNE ISLAND RD TORRANCE, CA 90505	Developer Address
Check/Tract Number APN: 7903-018-040	Owner Phone 310-375-0900	Developer Phone

	Yes	No
Does project disturb/add 5000 sq.ft. or increase by 50% impervious area on property presently developed?		X

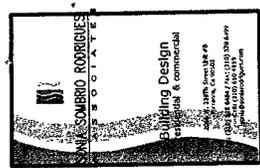
	Yes	No
1. A 43,560+ square foot commercial/industrial development (EXISTING DEVELOPMENT)		X
2. An automotive repair shop (SIC 5013, 5014, 5541, 7532-7534, 7536-7539 and 7549).		X
3. A retail gasoline outlet		X
4. A restaurant (SIC 5812) or food handling establishment, liquor stores exempt		X
5. A 10 or more unit homes (including single family, multifamily homes, condominiums and apartments)		X
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.		X
7. Parking lots with 25 or more spaces?		X
8. Redevelopment projects in subject categories that meet redevelopment thresholds		X
9. A single family dwelling located in the Hillside Zone (≥25% slope)		X

	Yes	No
1. Vehicle or equipment fueling areas?		X
2. Vehicle or equipment maintenance areas, including washing?		X
3. Commercial or industrial waste handling or storage, excluding typical office or household waste?		X
4. Outdoor handling or storage of hazardous materials or wastes?		X
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.?		X
6. Outdoor animal care confinement (kennels, stables, etc.) or slaughter?		X
7. Outdoor food handling or processing?		X
8. Outdoor horticulture activities?		X
9. Located in the Coastal Zone and not exempt from the requirement to obtain Coastal Development Permit?		X

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.



Building Design
 Residential & Commercial
 1475 E. Coast Hwy #9
 Suite 100
 Encinitas, CA 92024
 Phone: 760.941.1111
 Fax: 760.941.1112
 Email: info@somerorodriguez.com

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		

T.I. FOR PROPOSED PILATES STUDIO

Client: SAMANTHA WALLEY
 Job Address: 403 NORTH PACIFIC COAST HIGHWAY, SUITE 203
 REDONDO BEACH - CA - 90277

Sheet Title: FLOOR PLAN SHOWING EQUIP. LAY-OUT
 Scale: 1/8" = 1'-0"
 Job No.: 760
 Sheet Number: A-1.1
 Date: MAR-10

THE FOLLOWING IS A DESCRIPTION OF THE WORK TO BE DONE BY LANDLORD AND IN COMPLIANCE WITH THE PROVISIONS OF THE ATTACHED LEASE.

1. LANDLORD'S WORK
 Landlord shall construct the improvements, described in this Article 1, Landlord's Work, in accordance with the attached Lease and in compliance with the provisions of the attached Lease. Landlord shall not be obligated to perform any work or provide materials, equipment, or services, which are the responsibility of Tenant, except as specifically set forth in Landlord's Work as follows:

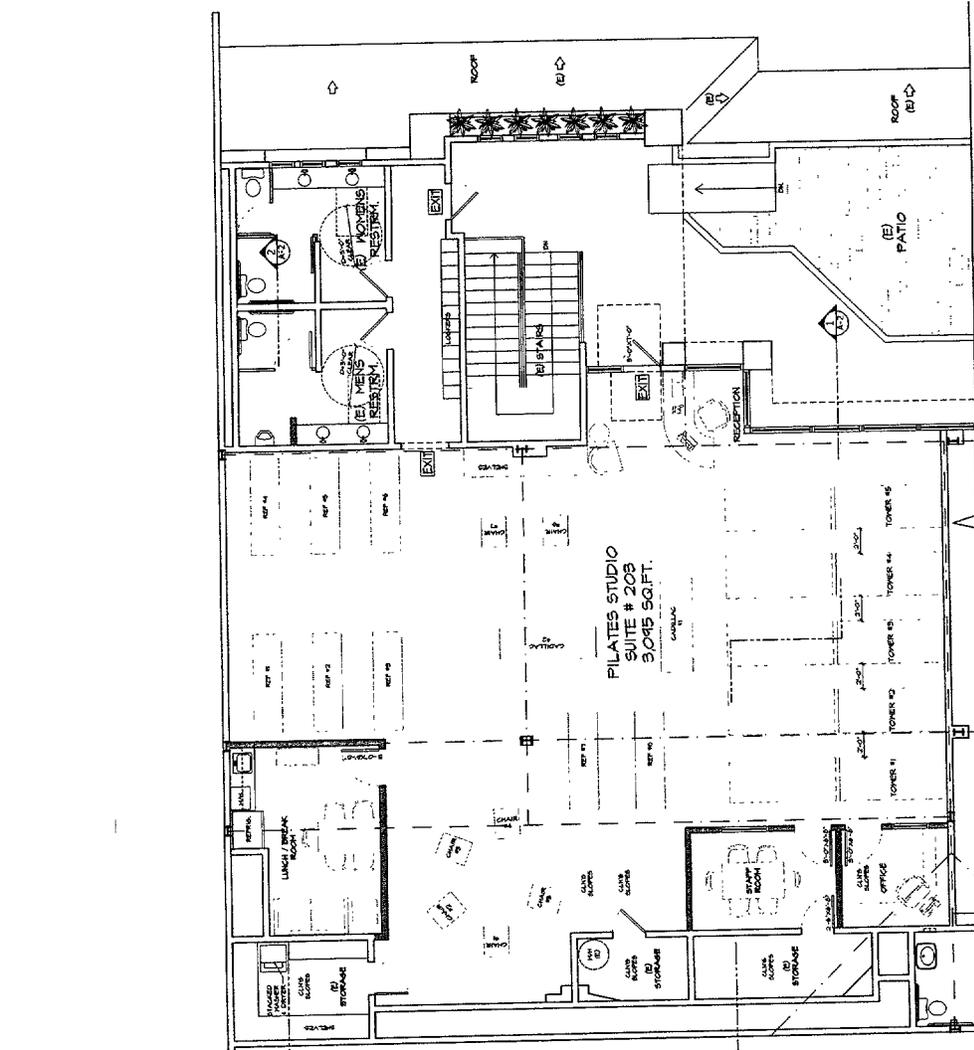
A. INTERIOR IMPROVEMENTS.

- Landlord shall demolish the interior walls as shown on the attached drawings. This shall include the removal of ceiling for 7' clear height and Landlord's Plus ceiling for 7' clear height.
- Remove and discard kitchen equipment and fixtures.
- Remove and discard existing wall, ceiling, and floor finishes. Existing masonry or program board walls required as necessary, stains removed and repaired. Existing walls shall be finished with a color of Tenant's choice. Landlord will demolish and replace existing wall, ceiling, and floor over existing (or new) drywall, and install over existing (or new) drywall.
- Electrical: Landlord shall repair or replace any light fixtures within the Premises not contained in the Premises or repair any electrical work within the Premises. Landlord shall be required to re-route the electrical box, electrical panel, and electrical wiring to a dedicated box. Landlord to install additional wall outlets as necessary.
- Landlord shall provide for the removal of existing wall, ceiling, and floor finishes where necessary, ready for Tenant to install and pay for the new wall, ceiling, or floor finishes.
- Landlord shall inspect the Premises HVAC system, modify and replace air filters, and provide proper operation prior to Tenant's opening for business.
- Landlord shall reconfigure store front and provide additional glass door.

RECONDO BEACH FIRE DEPARTMENT NOTES:
 ALL IMPROVEMENTS ARE REQUIRED TO BE SUBMITTED AND APPROVED BY THE RECONDO BEACH FIRE DEPARTMENT PRIOR TO COMMENCEMENT OF WORK. ALL ELECTRICAL AND FIRE ALARM SHALL BE INCLUDED AND FIRE ALARM SHALL BE INCLUDED.

NOTES:
 1. SEE SHEET #1-0 FOR ADA / HANDICAP NOTES
 2. SEE SHEET #1-1 FOR ADA / HANDICAP DETAILS

LEGEND
 [Symbol] EXISTING WALL
 [Symbol] NEW WALL
 [Symbol] WALL TO BE DEMO



PILATES STUDIO SUITE # 203 3005 SQ.FT.

CLUB ROOM
 STORAGE
 RECEPTION
 STAIRS
 TOILETS
 PATIO
 ROOF

Rev	Description	Date
1	ISSUED FOR PERMITS	08/15/2018
2	ISSUED FOR CONSTRUCTION	08/15/2018
3	ISSUED FOR CONSTRUCTION	08/15/2018
4	ISSUED FOR CONSTRUCTION	08/15/2018
5	ISSUED FOR CONSTRUCTION	08/15/2018
6	ISSUED FOR CONSTRUCTION	08/15/2018
7	ISSUED FOR CONSTRUCTION	08/15/2018
8	ISSUED FOR CONSTRUCTION	08/15/2018
9	ISSUED FOR CONSTRUCTION	08/15/2018
10	ISSUED FOR CONSTRUCTION	08/15/2018

SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D

SECTION E-E

SECTION F-F

SECTION G-G

SECTION H-H

SECTION I-I

SECTION J-J

SECTION K-K

SECTION L-L

SECTION M-M

SECTION N-N

SECTION O-O

SECTION P-P

SECTION Q-Q

SECTION R-R

SECTION S-S

SECTION T-T

SECTION U-U

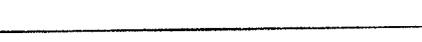
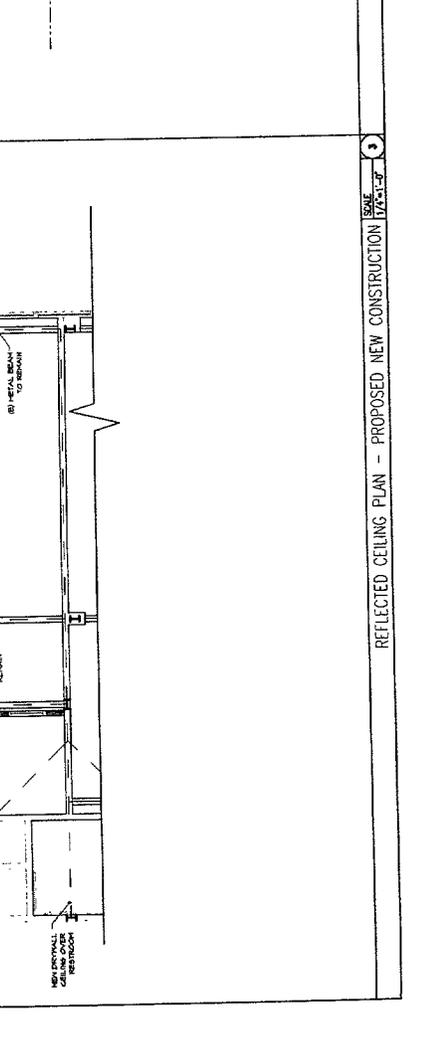
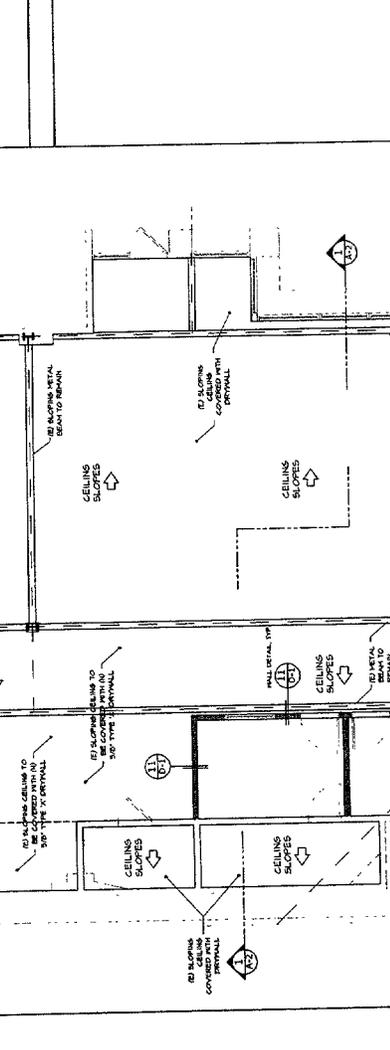
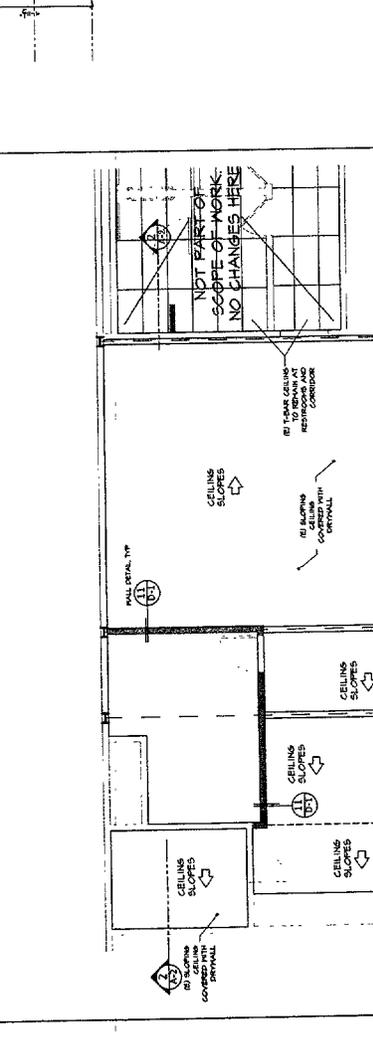
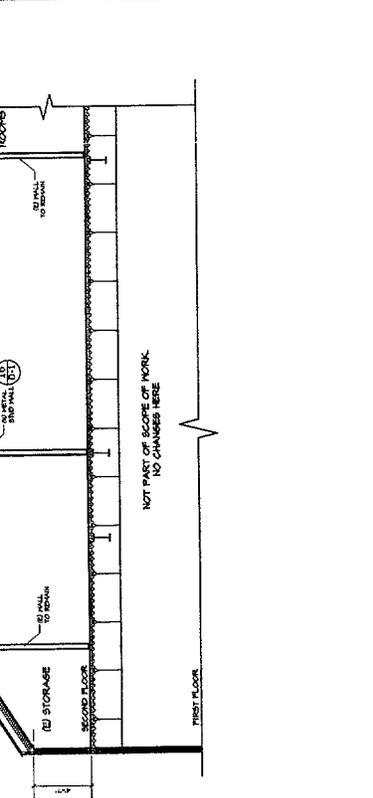
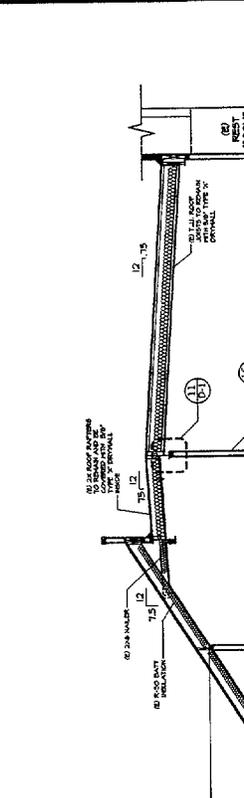
SECTION V-V

SECTION W-W

SECTION X-X

SECTION Y-Y

SECTION Z-Z



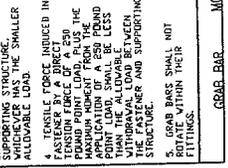
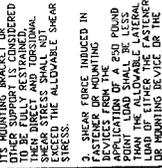
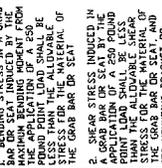
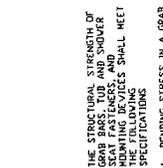
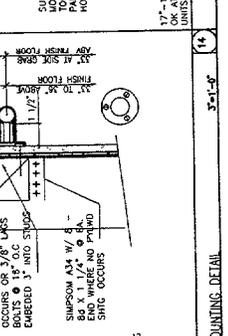
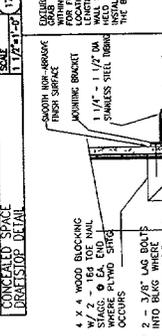
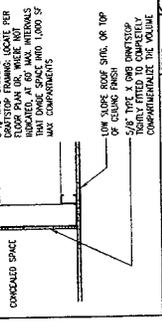
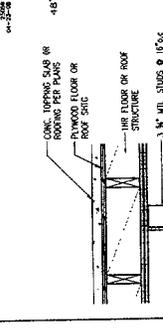
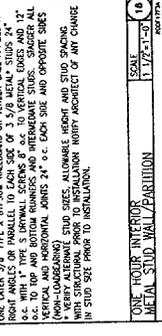
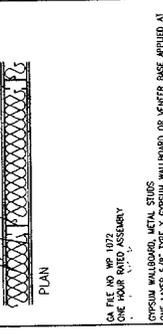
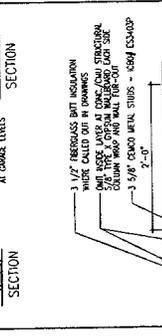
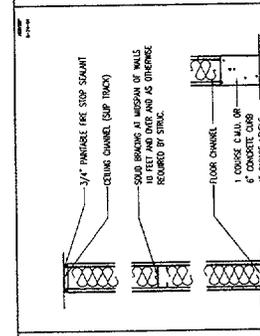
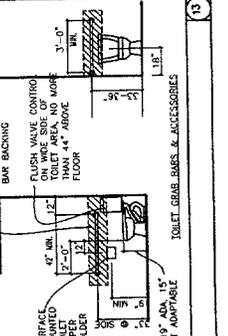
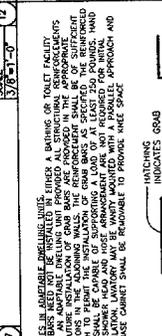
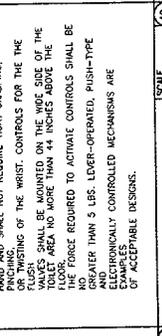
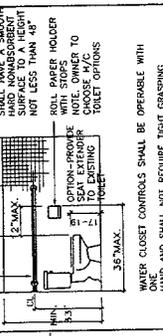
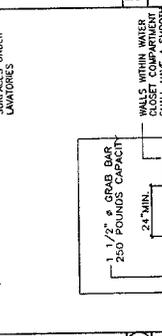
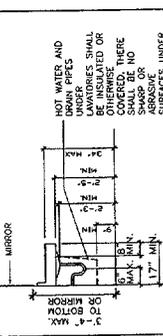
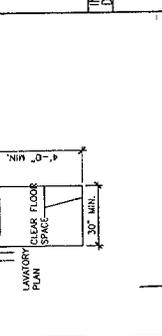
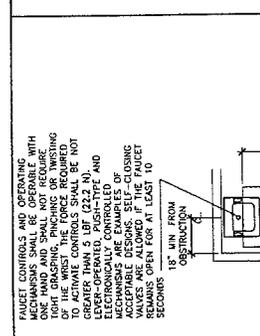
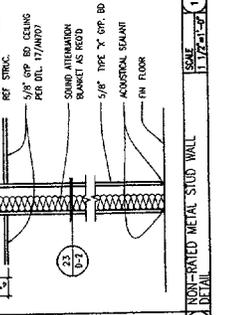
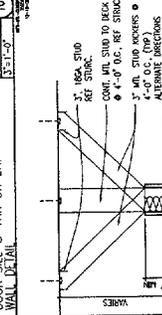
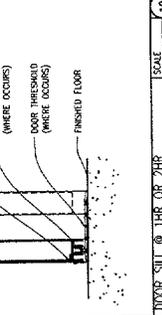
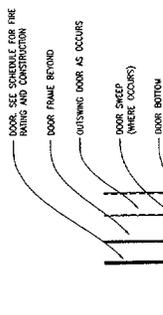
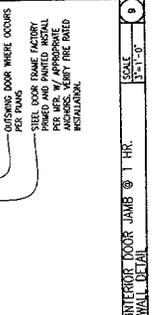
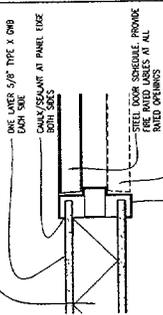
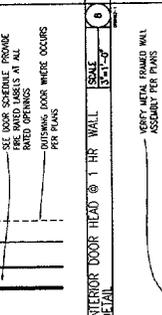
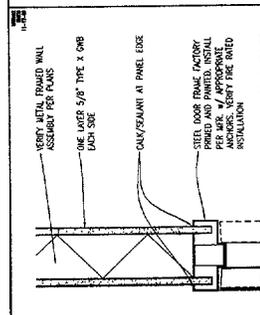
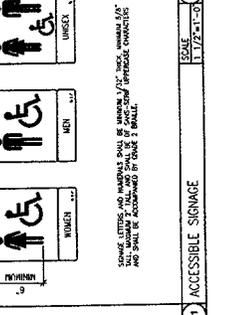
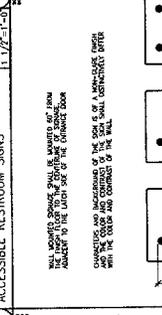
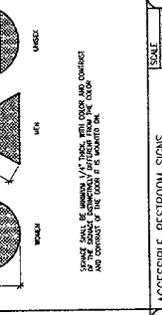
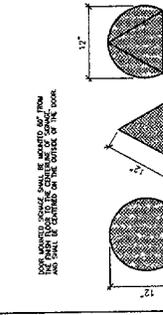
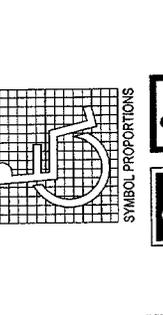
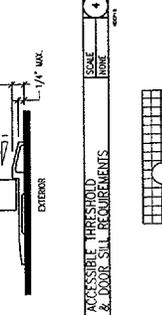
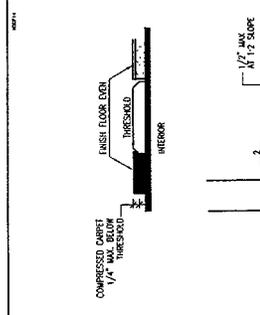
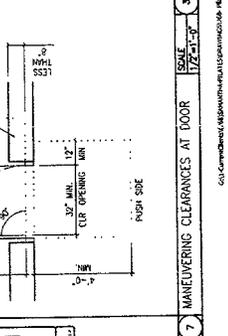
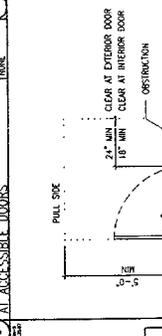
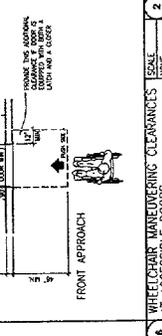
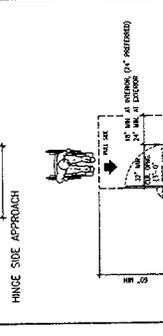
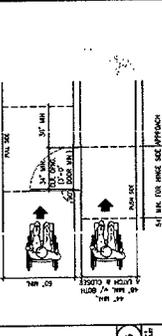
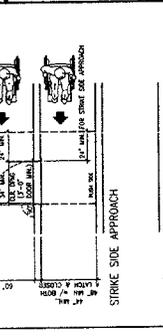
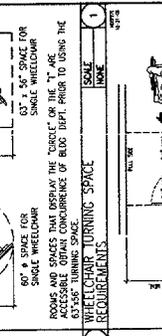
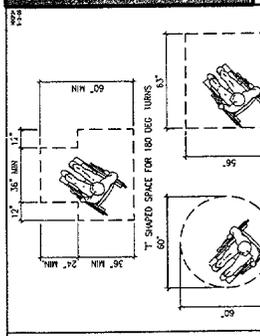
RODRIGUES ARCHITECTURE
 Building Design
 Residential & Commercial
 1400 S. GARDEN AVENUE, SUITE 110
 ANAHEIM, CA 92805
 (714) 771-1111
 www.rodriguezarchitecture.com

Scale: AS NOTED
 Job No: 160
 Sheet Number: D-1
 Print Date: 10/10/10

T.1. FOR PROPOSED PILATES STUDIO

403 NORTH PACIFIC COAST HIGHWAY, SUITE 203
 SAMANTHA VALLEY
 REDONDO BEACH - CA - 90277

Scale: 1/2" = 1'-0"
 Scale: 1/4" = 1'-0"



1. THE OPERATIONAL STABILITY OF THE GRAB BAR SHALL BE MAINTAINED BY THE USE OF SEAT FASTENERS, AND THE FASTENERS SHALL MEET THE FOLLOWING SPECIFICATIONS:

1.1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE APPLICATION OF A 250 POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE TENSILE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND THE GRAB BAR OR SEAT, AND OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED.

1.2. SHEAR STRESS INDUCED IN THE GRAB BAR OR SEAT, OR THE SUPPORT SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

2. SHEAR STRESS INDUCED IN THE GRAB BAR OR SEAT BY THE APPLICATION OF A 250 POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE TENSILE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND THE GRAB BAR OR SEAT, AND OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED.

2.1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE APPLICATION OF A 250 POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE TENSILE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND THE GRAB BAR OR SEAT, AND OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED.

2.2. SHEAR STRESS INDUCED IN THE GRAB BAR OR SEAT, OR THE SUPPORT SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

3. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.



Administrative Report

Planning Commission Hearing Date:

July 15, 2010

AGENDA ITEM: 9 (PUBLIC HEARING)

PROJECT LOCATION: 1921 ARTESIA BOULEVARD

APPLICATION TYPE: CONDITIONAL USE PERMIT AND AN EXEMPTION DECLARATION

CASE NUMBER: 2010-06-PC-013

APPLICANT'S NAME: DENISE AND RUSSELL TYNER

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a child care center in an existing single-story building, on property located within a Mixed-Use (MU-1) zone.

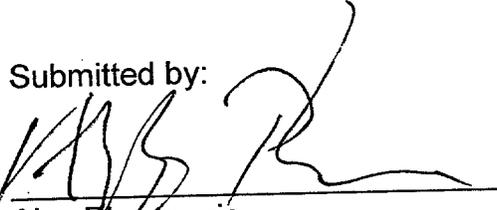
DEPARTMENT'S RECOMMENDATION:

The Planning Department recommends that the Planning Commission reconvene the public hearing, accept the applicants' written request for withdrawal of the application, close the public hearing and take no further action.

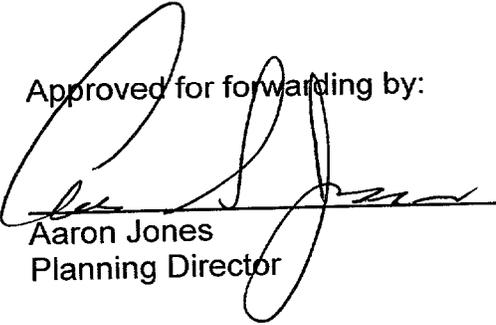
BACKGROUND

The applicants have submitted a letter, dated July 7, 2010, formally withdrawing their application for a Conditional Use Permit to establish a Child Day Care Center at 1921 Artesia Boulevard. The case was continued from the June 17th, 2010 Planning Commission agenda.

Submitted by:


Alex Flascencia
Assistant Planner

Approved for forwarding by:


Aaron Jones
Planning Director

Attachment:

Withdrawal email, Russell Tyner, Dated 7/7/10

Alex Plascencia - 1921 Artesia Boulevard - Beach Babies

From: "Russel Tyner" <russelt@houstontyner.com>
To: "Alex Plascencia" <Alex.Plascencia@redondo.org>
Date: 7/7/2010 4:39 PM
Subject: 1921 Artesia Boulevard - Beach Babies

Alex,

I am writing you this email to formalize my previous voicemail to you. Subsequent to the planning meeting on June 17, 2010 and following your meeting with the neighbor, it has become apparent that the Use Permit process is stalled and that the use may be denied due to some issues that the neighbor has brought to your attention.

Therefore Denise and I are withdrawing our application for the Use Permit and we are also withdrawing from escrow to purchase the property. Thank you for your consideration and please call me if you have any further questions.

Russel Tyner, A.I.A.

HOUSTON/TYNER

A Professional Architectural Corporation
2630 Sepulveda Boulevard
Torrance, CA 90505

310-326-3050
310-326-8805 - Fax

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