

**AGENDA – REGULAR MEETING
PLANNING COMMISSION OF THE CITY OF REDONDO BEACH
THURSDAY, JULY 21, 2011 – 7:00 P.M.
CITY COUNCIL CHAMBERS
415 DIAMOND STREET**

**CITY CLERK
(Packet for scanning)**

I. OPENING SESSION

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

II. APPROVAL OF ORDER OF AGENDA

III. CONSENT CALENDAR

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 21, 2011
5. Approval of the following minutes: Regular Meeting of June 16, 2011
6. Receive and file the Strategic Plan Update: Previously received and filed
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.

VII. PUBLIC HEARINGS

8. A Public Hearing to consider an Exemption Declaration and Conditional Use Permit to allow the operation of a veterinary office within an existing commercial building on property located within a Mixed-Use (MU-3A) zone.

APPLICANT:	Chris White, DVM
PROPERTY OWNER:	1914 S. Pacific Coast Hwy. LLC
LOCATION:	1914 S. Pacific Coast Highway
CASE NO.:	2011-07-PC-008
RECOMMENDATION:	STAFF RECOMMENDS APPROVAL WITH CONDITIONS

9. A Public Hearing to consider a Mitigated Negative Declaration, Planning Commission Design Review, Coastal Development Permit, Vesting Tentative Parcel Map. No. 71638, and Conditional Use Permit to allow the construction of a two-story, 20,840 square-foot retail shopping plaza, health spa, and eco-friendly car wash with two levels of subterranean parking, on property located in a Commercial (C-5A) zone within the Coastal Zone.

APPLICANT: Greenstreet Development, LLC
PROPERTY OWNER: Arthur Zanello
LOCATION: **901 N. Catalina Avenue**
CASE NO.: 2011-07-PC-009
RECOMMENDATION: STAFF RECOMMENDS CONTINUATION TO THE
AUGUST 18th, 2011 MEETING

VIII. OLD BUSINESS

Items continued from previous agendas.

10. Review and discussion regarding Residential Design Guidelines

RECOMMENDATION: 1) Receive and file the staff report and presentation and provide staff with any additional input and feedback;
2) Recommend to the City Council that a Strategic Plan Objective directing the Planning Commission to consider amendments to reduce the appearance of third stories and to investigate potential lot coverage requirements be included in the September 2011 Strategic Plan update.

IX. NEW BUSINESS

Items 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

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 18, 2011 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 14, 2011

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 Acting 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 21, 2011, Regular Meeting of the City of Redondo Beach Planning Commission on Thursday, July 14, 2011, in the following locations:

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



Lina Portolese
Acting Planning Technician



CITY OF REDONDO BEACH

PROOF OF POSTING

AGENDA FOR BOARD OF CITY CLERK AGENDA

I, Lina Portolese hereby declare, under penalty of perjury, that I am over the age of 18 years and am employed by the City of Redondo Beach, and that the following document: Planning Commission Meeting Agenda of July 21, 2011
(agenda date)

was posted by me at the following location (s) on the date and hour noted below:

Posted on: 7/14/2011 at 3:00 pm
(date) (time)

Posted at: City Hall, Door "A", 415 Diamond Street, Redondo Beach

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


Signature

7/24/11
Date

CALL TO ORDER

A Regular Meeting of the Planning Commission was called to order by Chair Parsons at 7:00 p.m. in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

ROLL CALL

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

SALUTE TO THE FLAG

At the request of Chair Parsons, students in the audience led the Commissioners and audience in a Salute to the Flag.

APPROVAL OF ORDER OF AGENDA

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

CONSENT CALENDAR #4 THROUGH #7

Chair Parsons referred to Item #5, page 4, last paragraph, and noted "stores" should be corrected to "stories."

Commissioner Kim referred to Item #5, page 3, last paragraph, and indicated he did not have an issue regarding front yard coverage. He also referred to page 4, seventh paragraph, and requested the language state "He suggested 'the consideration' of setting back...."

Motion by Commissioner Benning, seconded by Commissioner Biro, 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 16, 2011**
5. **APPROVED THE FOLLOWING MINUTES: Regular Meeting of May 19, 2011 [AS AMENDED]**
6. **RECEIVED AND FILED THE STRATEGIC PLAN UPDATE DATED MAY 17, 2011**
7. **RECEIVED AND FILED WRITTEN COMMUNICATIONS**

Motion carried unanimously, with Commissioners Zager, Garten and Sanchez absent.

AUDIENCE OATH

Chair Parsons 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

None.

ROUTINE PUBLIC HEARINGS

None.

PUBLIC HEARINGS

8. APPROVE EXTENSION OF HOURS OF OPERATION FOR AN EXISTING DANCE SCHOOL WITHIN A COMMERCIAL BUILDING 2221 ARTESIA BOULEVARD

Motion by Commissioner Biro, seconded by Commissioner Benning, to open the Public Hearing at 7:05 p.m. regarding Case No. 2011-06-PC-006, the applicant being Francesca and Randolph Stern, to consider an Exemption Declaration and amendment to a Conditional Use Permit to allow the extension of hours of operation for an existing dance school within a commercial building, on property located within a Pedestrian-Oriented Commercial (C-2PD) zone. Hearing no objections, Chair Parsons so ordered.

Associate Planner Anita Kroeger gave a staff report, reviewed the vicinity map, pictures of the studio and area, location, zoning, and surrounding area. She said the space was previously approved by the Planning Commission in March 2007 for a CUP for another personal improvement service which has moved to a larger location and Dance 1 moved in on May 10, 2011. She said complaints were received regarding early morning classes, and they have since rented space elsewhere where they are conducting their morning classes at the Hermosa Civic Center. She said they are requesting that their hours be extended from 7 a.m. to 10 p.m. Monday to Sunday for a more flexible schedule, but they expect their classes will only be 8 a.m. to 8 p.m. Monday to Saturday. They agree with the condition of 15 students and 1 instructor, and the parking is adequate. She noted 40 letters of support and the application was signed by six of the neighboring businesses, however, a letter was received from the HOA of the seven-unit condominium project regarding noise issues. She said the commercial has been in place since the 1950's, the residential was built in 1984 and there is a separation of 66 feet. She noted the surrounding business hours of operation and said a sound engineer concluded there is a lot of noise around the stores with the majority being traffic, and found noise not being an issue from the dance studio. She said she went to the site and found very little noise from the music but that the air conditioning should be fixed. She said the Chief of Police said there has been no disturbance calls on the north side of the block but the fast food restaurant on the corner and the bar do generate problems. She indicated that staff has concluded that Dance 1 is not necessarily the primary source of noise and supported the extended hours with the condition of having a functioning air conditioning system and requirement to keep the rear door and window

closed. She said staff recommends approval.

In response to Commissioner Kim, Associate Planner Kroeger confirmed that when CUP's are set up, the window of operation refers to the times the business is open and when the first customer arrives. She said there may be times when the studio needs to operate a little earlier or on Sundays for rehearsal for their biannual showcase and they are requesting that flexibility if ever needed.

Francesca Stern, applicant, thanked the dancers and their families for their support, said they request that they can dance more, and is available for questions.

Pia Williams, client of Dance 1, requested the extended hours to allow her and her daughter to attend classes.

Ine Kutcher stated her daughters take lessons at the dance studio, and supported the teacher and extended hours to allow as many students as possible to take her classes.

Anna Pirkel, supported the dance studio and requested the extended hours.

Julian Stern said that dance is an asset to the community and supported Dance 1. He also said noise is not an issue and supported the extended hours.

Sondi Kroeger Foley supported Dance 1 and requested the extended hours to allow her to attend class.

Sue Skolarus supported Dance 1 and said it has been an asset to the neighborhood.

Casey and Kira Kutcher stated they are students of Dance 1 and supported the teacher and the application.

Sheryl Brog stated Dance 1 has been a positive addition to the area and the requested hours are not unusual for the area and that there have been no problems.

Ellen Cater supported Dance 1 and requested the extended hours to allow her and her family to attend.

Faith Coburn requested the extended hours to allow her to attend class.

Katie Joynt and Morgan, requested the morning classes to allow the children to attend.

Deja Jones supported Dance 1 which is an asset for the students and encourages socialization.

Cynthia Milstein said she lived on Nelson and only heard noise from the condos, not the establishments.

Gigi Harnden supported Dance 1 which is a place to go for positive reinforcement for children and the extended hours help them to attend.

Donna Perkins-Mooney and Dana Mooney supported Dance 1 which allows for performance and community involvement and the extended hours allow for more rehearsal time.

Sarah Harnden said that dance has given her confidence and said she loves ballet, and

supported the extended hours.

In response to Commissioner Kim, Ms. Stern stated most of the evening classes would end at 9 which are mostly adult classes and are small in number and extending it to 10 p.m. would be a rare occasion for a rehearsal.

In response to Chair Parsons, Ms. Stern stated there was a business that may have doing chanting but certainly not from Dance 1. She said 8 to 9 p.m. would be an adult ballet class and prior to that would be Level III which is for teenagers.

Chair Parsons pointed out that the real noise problem is loitering around the parking lot which would need to be managed.

Ms. Stern said they don't allow their students to leave the studio until the parents arrive to pick them up. She also said there are signs in the studio that say to please be quiet when exiting.

In response to Chair Parsons, Ms. Stern said the age of their students range from 2 to 76.

Commissioner Biro stated there can be a stadium effect when people are leaving in their cars which needs to be managed when exiting all the way out to the street.

Ms. Stern pointed out that the evening classes are generally two to seven people.

In response to Chair Parsons, Ms. Stern said they are having their air conditioner repaired and keeping the door shut will not be a problem.

In response to Commissioner Biro, Ms. Stern said she doesn't plan on having classes on Sunday except in the rare occurrence for a rehearsal.

Motion by Commissioner Kim, seconded by Commissioner Benning, to close the Public Participation Section of the Public Hearing at 7:46 p.m. Hearing no objections, Chair Parsons so ordered.

Commissioner Kim said when businesses ask for hours of operation, they often sell themselves short which he believed happened in 2007. He pointed out the permit runs with the property and the big picture has to be considered and future businesses. He believed that 8-9 a.m. to 9 p.m. are reasonable hours but not 7 a.m. on Sundays which has nothing to do with the dance studio but could be an issue in the future with another applicant such as a step/spinning class.

Chair Parsons said he has the same concerns but said the solution is to make the business one that is acceptable when it's operating with the sound attenuation and managing the parking and patrons coming and going with the conditions in place. He also suggested that the owner provide their contact information to the neighbors with any concerns or noise problems.

Motion by Commissioner Benning, seconded by Biro, to approve an Exemption Declaration, and amendment to a Conditional Use Permit to allow the extension of hours of operation for an existing dance school within a commercial building, on property located within a Pedestrian-Oriented Commercial (C-2PD) zone at 2221 Artesia Boulevard, Case No. 2011-06-PC-006, Francesca and Randolph Stern, applicant, subject to the 4 findings and 9 conditions. Motion carried, with Commissioner Kim voting no and Commissioners Zager, Garten and Sanchez absent.

**9. APPROVE A SPECIALTY BEER RETAIL STORE WITH A TASTING AREA WITHIN AN EXISTING COMMERCIAL BUILDING
1613 S. PACIFIC COAST HIGHWAY**

Motion by Commissioner Kim, seconded by Commissioner Benning, to open the Public Hearing at 8:01 p.m. regarding Case No. 2011-06-PC-007, the applicant being Select Beer, LLC, to consider an Exemption Declaration and Conditional Use Permit to allow the operation of a specialty beer retail store with a tasting area within an existing commercial building, on property located within a Pedestrian-Oriented Commercial (C-4PD) zone. Hearing no objections, Chair Parsons so ordered.

Planning Director Aaron Jones stated the Neighborhood Business Association and Riviera Village Association were contacted who expressed no concerns.

Associate Planner Anita Kroeger gave a staff report and reviewed the vicinity map, pictures of the site and noted there is parking in front of the shop, directly behind and in a large area to the rear. She said there are two store fronts, adequate parking, part of the edge of the Riviera Village and the zoning is Pedestrian-Oriented Commercial. She said the proposal is a high-end specialty beer store with off premise consumption and in-house beer tasting. She said the applicant would need an approved ABC license of 42 for both on sale and off sale beer and wine, however, the applicant would only be selling specialty beer. She said the proposed hours are 12 noon to 10 p.m. Tuesday to Saturday, 12 noon to 6 p.m. on Sunday and closed Monday. She also said they are requesting to be open until midnight on two special annual events. She said the employees would be knowledgeable and educated in terms of beers and there would be three employees at all times, zero tolerance for the sale of alcohol to minors and all employees would have to be trained in LEAD. There would be security measures in place along with new signs and a CUP is required since the speciality shop meets the City's definition for a liquor store by having 50+% of the floor area dedicated to the sale of liquor. She said unique conditions include 51% or more floor area and retail sales being craft and imported beer, staff that is trained, maintaining the policy in terms of zero tolerance and maintaining a security plan, which would avoid the CUP being taken over by a typical liquor store. She said the Police Department supported the proposal and staff recommends approval.

Commissioner Kim referred to Condition 2 and suggested it state 12 p.m. rather than 12 a.m. (noon). He also referred to Condition 4 and suggested stating "more than 50%" rather than "at least 51%."

In response to Commissioner Benning, Associate Planner Kroeger believed the two special events are one week in length each. She also said there is an agreement that the owner of this property and an adjacent property have the right to park in the parking lot.

Commissioner Benning stated the restaurant is very popular and the parking lot is full many times.

In response to Commissioner Biro, Planning Director Aaron Jones stated the retail space is the sales floor area.

In response to Chair Parsons, Associate Planner Kroeger referred to Finding 1C and said the actual definition is less than 6 million barrels of which definition came from the beer connoisseur.

Heather Tomley, co-owner of Select Beer Store, stated the special events would be one-week periods and the midnight hours would only be needed on the Friday and Saturday evenings of

those one-week periods. She also clarified that the 6 million barrel definition was recently changed to accommodate Samuel Adams to keep them in the craft beer definition but typically the craft brewers are much smaller.

Wes Jacobs, co-owner of Select Beer, stated Samuel Adams is just now producing over 2 million barrels a year and to keep them in the definition, it has been lifted to 6 million barrels. He also said overall though the entire craft beer industry is less than 5% of the US beer market.

In response to Chair Parsons, Mr. Jacobs stated a regular bottle of Samuel Adams is approximately \$1.99. He also clarified that LA Beer Week sometimes starts on a Wednesday and runs to the following week which could take up to 10 days.

It was suggested that Condition No. 3 state "....during two special 10-day events...."

Associate Planner Kroeger stated sales floor area could be defined to state not including the storage and supplies area, cold storage area, bathrooms and janitorial areas.

Mr. Jacobs clarified they have cold storage with doors accessible for customers but not the cold storage area in the back.

Motion by Commissioner Kim, seconded by Commissioner Benning, to close the Public Participation Section of the Public Hearing at 8:28 p.m. Hearing no objections, Chair Parsons so ordered.

Motion by Commissioner Biro, seconded by Benning, to approve an Exemption Declaration and Conditional Use Permit to allow the operation of a specialty beer store with a tasting area within an existing commercial building on property located within a Pedestrian-Oriented Commercial (C-4PD) zone at 1613 S. Pacific Coast Highway, Case No. 2011-06-PC-007, Select Beer, LLC, applicant, subject to the 5 findings and 12 conditions, as amended. Motion carried unanimously, with Commissioners Zager, Garten and Sanchez absent.

**10. APPROVE EXPANSION OF AN EXISTING MARTIAL ARTS STUDIO WITHIN A COMMERCIAL BUILDING
1628 S. PACIFIC COAST HIGHWAY**

Motion by Commissioner Kim, seconded by Commissioner Benning, to open the Public Hearing at 8:30 p.m. regarding Case No. 2011-06-PC-008, the applicant being Elite Training Center, to consider an Exemption Declaration and amendment to a Conditional Use Permit to allow the expansion of an existing martial arts studio within a commercial building on property located within a Commercial (C-4A) zone. Hearing no objections, Chair Parsons so ordered.

Associate Planner Anita Kroeger gave a staff report and reviewed the vicinity map, pictures of the site, and said there is parking in the front, rear and across the alley. She said the site consists of two storefronts, one the applicant has been in which is 2800 square feet and the other the applicant wants to move into which is 1600 square feet. She said there is an existing CUP approved a number of years ago that allows 30 students and 3 teachers, and they operate Monday-Thursday 9 a.m. to 9 p.m., Friday 9 a.m. to 6 p.m. and 9 a.m. to 11:30 a.m. on Saturday. She said they want to expand physically, increasing from 2800 square feet to 4400 square feet and the new space will allow the existing students to have focused training up to a maximum of 4 students with an instructor and also areas for additional weight training and cardio equipment training. She said there will be no increase in the number of students or teachers and the demand for parking will go down. She said staff recommends approval.

In response to Chair Parsons, Associate Planner Kroeger stated the CUP is for the total of the 4400 square feet and supersede the previous CUP.

In response to Commissioner Kim, Associate Planner Kroeger stated the math and science business was considered a personal services CUP, but the conditions and layout are a bit different with this new applicant, requiring a new CUP.

Planning Director Aaron Jones stated a personal improvement service over 2,000 square feet regardless comes to the Commission.

Dean Reuter, architect, stated the applicant wants to stay in Redondo Beach and expand, and not go somewhere else and he thanked the Commission for their consideration.

Kunoa Young, 8 years old, supported the Elite Training Center and said he has learned a lot from them.

Richard Calderon, stated he attends the Elite Training Center and said it is a great facility and supported their expansion.

In response to Commissioner Kim, Mr. Reuter stated everything they are doing currently is working and said they are fine with the requested hours, but as they grow, they would like to open another location.

Motion by Commissioner Biro, seconded by Commissioner Kim, to close the Public Participation Section of the Public Hearing at 8:40 p.m. Hearing no objections, Chair Parsons so ordered.

Motion by Commissioner Benning, seconded by Kim, to approve an Exemption Declaration and amendment to a Conditional Use Permit to allow the expansion of an existing martial arts studio within a commercial building on property located within a Commercial (C-4A) zone at 1628 S. Pacific Coast Highway, Case No. 2011-06-PC-008, Elite Training Center, applicant, subject to the 4 findings and 10 conditions. Motion carried unanimously, with Commissioners Zager, Garten and Sanchez absent.

OLD BUSINESS

11. REVIEW AND DISCUSSION REGARDING RESIDENTIAL DESIGN GUIDELINES

In response to Commissioner Kim, Planning Director Aaron Jones stated staff needs more time to get the package to the Commission and a presentation will be brought back next month.

In response to Commissioner Biro, Planning Director Aaron Jones stated the Commission had very specific recommendations for staff to research and report back on, and this will all be brought back to the Commission such as neighboring city research, better examples of contemporary projects and examples of good and bad efforts.

Motion by Commissioner Biro, seconded by Commissioner Kim, to continue consideration of this item to the July 21, 2011 Planning Commission meeting. Motion carried unanimously, with Commissioners Zager, Garten and Sanchez absent.

NEW BUSINESS

12. PROPOSED 2011-2016 CAPITAL IMPROVEMENT PROGRAM: FINDING OF CONSISTENCY WITH THE GENERAL PLAN.

Planning Director Aaron Jones gave a staff report and said each year the Planning Commission considers the CIP prior to its adoption by Council and is required by law that the Planning Commission make a determination that the projects contained in the CIP are consistent with the General Plan. He said staff has fully reviewed this year's CIP and \$6 million in projects are all contemplated in the General Plan and all consistent. Staff recommends that the Planning Commission adopt Resolution No. 2011-06-PCR-010 by title only:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, FINDING THAT THE PROPOSED 2011-2016 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.

In response to Commissioner Biro, Planning Director Aaron Jones stated if there were a street extension or new circulation change and the roadway was not listed in the General Plan of streets, this would not be consistent with the General Plan. He assured that staff has reasonably cross referenced every project with the General Plan and there are no projects that staff knows of that are inconsistent.

Commissioner Biro questioned why each project would have a description with a check box that would say General Plan compliant rubber stamp.

Chair Parsons also pointed out there could be a project not in the General Plan but it should be.

Planning Director Aaron Jones stated this is a check and balance, making sure there is alignment between the projects and the land use documents.

Commissioner Biro said he doesn't have a deep understanding to assure staff that every one of the projects in the Capital Improvement Plan is consistent with the General Plan.

Chair Parsons suggested a check box which states it was looked at by staff and not in conflict with the General Plan and then the Planning Commission could verify things that are absent and should be included.

Commissioner Biro said there is room in the notes box for each project in which a comment could be made about the consistency with the General Plan.

Commissioner Kim said his experience has been that General Plans are very broad and the reason there is no check box is because it is so assumed that everything done is consistent with a very broad General Plan, that it just becomes second nature.

Chair Parsons said state law requires this be done but said it would be interesting to have something that indicates that staff has looked at it and is not in conflict with the General Plan. Planning Director Aaron Jones said he will forward this comment to the CIP Committee prior to adoption.

Commissioner Benning suggested having someone from legal present at the meeting regarding this issue.

Planning Director Aaron Jones stated reliance on staff for this is important.

Commissioner Kim noted that the Commission generally trusts staff's findings are correct on every item since staff makes findings that a project is consistent and the Commission really doesn't check this.

Planning Director Aaron Jones stated it is within the Commission's purview to go through each Capital Project to look for General Plan conformity, however, he believed it is most effective to take an action that is more comprehensive.

Chair Parsons stated it is within the Commission's realm of authority to bring items to the attention of the Council but not dictate to them, and this is why the General Plan was amended to have the Public Works Commission look at the list of projects and provide their recommendations on priorities to help achieve the level of service in various intersections.

In response to Commissioner Kim, Planning Director Aaron Jones stated this is the jurisdiction of the Planning Commission in terms of General Plan conformity; however, the City Council in consultation with Budget and Finance and the Public Works Commission is responsible for making the funding decisions and prioritization decisions which is not the role of the Planning Commission.

Motion by Commissioner Kim, seconded by Commissioner Benning, to adopt Resolution No. 2011-06-PCR-010 by title only. Motion carried unanimously, with Commissioner Zager, Garten and Sanchez absent.

SUBCOMMITTEE REPORTS

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Biro thanked staff for the covers on the cell sites on the corner of Manhattan Beach Blvd., and Aviation and also said the gas station on Inglewood Avenue and the off ramp of the 405 is still in need of cleanup. Planning Director Aaron Jones stated there is a current enforcement effort taking place on the property.

ITEMS FROM STAFF

Planning Director Aaron Jones stated that a replacement project for the Wedge Project at 901 Catalina will be on next month's agenda.

COUNCIL ACTION ON PLANNING COMMISSION MATTERS

Chair Parsons indicated that Council adopted the resolutions from the items the Commission passed some months ago and it was noted by Council and staff that some of these actions taken by the Commission streamlined the amount of staff time, since they were made administrative.

ADJOURNMENT: 9:09 P.M.

There being no further business to come before the Commission, Commissioner Kim moved, seconded by Commissioner Biro, to adjourn the meeting at 9:09 p.m. to a Regular Meeting to be held at 7:00 p.m. on Thursday, July 21, 2011 in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California. Motion carried unanimously, with Commissioners Zager, Garten and Sanchez absent.

Respectfully submitted,

Aaron Jones
Planning Director



Administrative Report

Planning Commission Hearing Date:

July 21, 2011

AGENDA ITEM: 8 (PUBLIC HEARING)

PROJECT LOCATION: 1914 SOUTH PACIFIC COAST HIGHWAY,
SUITES 100, 101 AND 102

APPLICATION TYPE: EXEMPTION DECLARATION AND CONDITIONAL USE
PERMIT

CASE NUMBER: 2011-07-PC-008

APPLICANT'S NAME: CHRIS WHITE, DVM

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of an Animal Hospital within an existing commercial building, on property located within a Mixed-Use (MU-3A) zone, at 1914 South Pacific Coast Highway, Suites 100, 101 and 102.

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 grant the requested Conditional Use Permit subject to the plans and applications submitted, and the findings and conditions listed below.

Item #8

DEPARTMENT'S ANALYSIS OF REQUEST:

BACKGROUND/EXISTING CONDITIONS:

This application is for the operation of an Animal Hospital to be located within the Sea Breeze Plaza located at 1914, 1924 and 1926 South Pacific Coast Highway. The center has a lot frontage of 270 feet and lot depth of approximately 230 feet for a total lot size of 65,100 square feet. The property is developed with three multi-tenant buildings. According to the Building Department records, the three buildings total approximately 30,822 square feet. The zoning of the subject property and abutting properties along Pacific Coast Highway is Mixed-Use (MU-3A).

Sea Breeze Plaza has 70 tenant spaces with a wide variety of personal convenience services, personal improvement services and offices. There are currently 108 parking spaces. Approval of 10 overlap parking spaces was granted by the Planning Commission in 2008. Vehicular access to the center is available via Pacific Coast Highway and off of Prospect Avenue.

Properties to the west are developed with commercial uses including a restaurant and other retail shops and personal convenience services. Properties to the east are developed with a vacant self-service carwash and a mortuary. The large property north of the site is zoned R-1 and is owned by the Archdiocese of Los Angeles and operated as the St. Lawrence Martyr Parish Complex.

CURRENT REQUEST:

The applicant seeks approval to convert the vacant 1,528 square foot tenant space at 1914 South Pacific Coast Highway, Suites 100, 101 and 102 into an Animal Hospital.

The attached floor plans show that the hospital will have a waiting/reception area, 3 examination rooms, a surgery room, pet kennel room, storage room and an office. The majority of the patient's visits will occur in the morning with afternoons open primarily for procedures and surgeries. Consistent with Municipal Code requirements, the facility will not offer boarding services to their clients, unless the animal requires overnight care for medical necessity.

The applicant proposes interior renovations to accommodate the animal hospital as shown on the attached floor plan.

The proposed hours of operation will be Monday through Friday 8:00 a.m. to 6:00 p.m. and Saturday and Sunday 9:00 a.m. to 2:00 p.m. with three to four employees.

EVALUATION OF REQUEST:

The property at 1914 South Pacific Coast Highway is in the MU3A zone. Pursuant to Section 10-2.910 of the City's Zoning Ordinance, no animal hospital is allowed to operate in the MU-3A zone unless a Conditional Use Permit is obtained.

Potential issues relating to the operation of an Animal Hospital may include excessive noise and waste issues. The issue of noise is minor in that the tenant space is located within an existing building that is oriented towards the parking lot and Pacific Coast Highway. Any noise that is generated by the animal hospital will most likely be buffered by the adjacent uses and traffic along Pacific Coast Highway. However, the animal hospital shares common walls with the adjoining tenants at Suites 103 and 104. These dividing walls must be sufficient in sound rating to adequately mitigate all animal noise impacts. Therefore, a condition has been added that an acoustical analysis be undertaken and that all sound attenuation measures be in place prior to commencement of the animal hospital operation.

As the facility will not offer boarding, the amount of waste from visiting clients will be minimal. Therefore, animal waste generated from this operation is not anticipated to be a problem. The center is adequately served by centralized trash enclosures. Additionally, staff recommends a condition of approval be added stating that waste from the business shall be disposed of in a manner which does not create discernible odors, or other potential adverse impacts upon public health, safety and welfare, and upon nearby land uses.

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

Staff finds that given the location and nature of the proposed use, an animal hospital will be suitable subject to the recommended conditions.

ENVIRONMENTAL STATUS:

Pursuant to the California Environmental Quality Act (CEQA), Section 15303 of the Guidelines (Conversion of Small Structures), the proposed project is categorically exempt from the preparation of environmental analyses.

FINDINGS:

1. Pursuant to Section 10-2.910 of the Redondo Beach Municipal Code, the proposed Animal Hospital is conditionally permitted within the Mixed-Use (MU-3A) zone.

2. In accordance with Section 10-2.2506(b) of the Redondo Beach Municipal Code, approval of the request for a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
 - a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 5, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.
 - b) The site of the proposed use has adequate access to a public street of adequate width to carry the kind and quantity of traffic generated by the use that it serves.
 - c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval.
 - d) The project is consistent with the Comprehensive General Plan of the City and the Coastal Land Use Plan.
3. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and approved.
4. 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).
5. The Planning Commission hereby finds that the proposed project will have no effect on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.

CONDITIONS:

1. The approval granted herein is for the operation of an animal hospital as represented on the plans reviewed and approved by the Planning Commission at its meeting of July 21, 2011.
2. That the animal hospital shall be permitted to operate Monday through Friday from 8:00 a.m. to 6:00 p.m. and Saturday and Sunday 9:00 a.m. to 2:00 p.m.
3. That no sales or adoptions of animals shall be allowed on the premises.
4. That only animals in need of medical care shall remain overnight in the facility.

Administrative Report

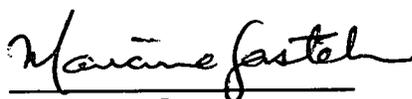
Case 2011-07-PC-008

Page 5 of 5

July 21, 2011

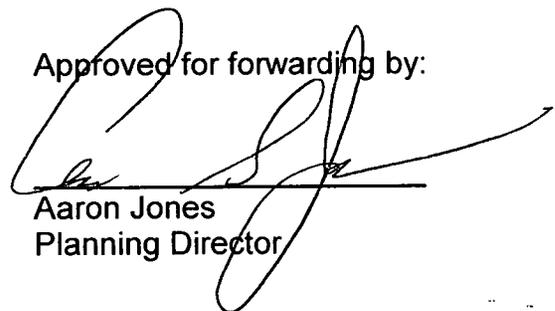
5. That the common walls with the adjoining tenants must be sufficient in sound rating to adequately mitigate all animal noise impacts. An acoustical analysis shall be performed and all required improvements shall be constructed and inspected prior to the commencement of the animal hospital.
6. That all animal waste shall be disposed of in a manner that is in full compliance with local, county and state ordinances.
7. That the applicant shall dispose of the animal waste in a manner that does not create discernible odors or other potential adverse impacts upon public health, safety and welfare upon nearby land uses.
8. That all exterior and interior alterations to the building shall comply with all applicable codes and regulations implemented by the Building Division and any other agencies with jurisdiction over the facility and that building permits shall be obtained prior to the commencement of any work.
9. That signs shall not be installed prior to the approval by the Planning Department in accordance with the City's Sign Regulation Criteria, Section 10-2.1810.
10. That the Planning Department shall be authorized to approve minor changes.
11. 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 21, 2011

PROJECT ADDRESS: 1914 South Pacific Coast Highway, Suites 100, 101 and 102

PROPOSED PROJECT: Consideration of a Conditional Use Permit to allow the operation of an Animal Hospital in an existing commercial center, on property situated within a Mixed-Use (MU3-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 15303 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which states, in part, that the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure, does not have a significant effect upon the environment. This finding is supported by the fact that the proposed project is the conversion of a commercial tenant space into an Animal Hospital.

Marianne Gastelum
Assistant Planner

CITY OF REDONDO BEACH
PLANNING DEPARTMENT

PLANNING DEPT. REVIEWED BY:
DATE REVIEWED:

APPLICATION FOR CONDITIONAL USE PERMIT

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

PART I - GENERAL INFORMATION

A APPLICANT INFORMATION	
STREET ADDRESS OF PROPERTY: 1914 S Pacific Coast Hwy Suites 100, 101, 102 Redondo Beach 90277	
EXACT LEGAL DESCRIPTION OF THE PROPERTY:	ZONING:
LOT: 159 160 BLOCK: TRACT: 19962	MU3-A
FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)	
SITE SIZE (SQ. FT.): 528 GROSS FLOOR AREA (SQ. FT.) 528 FLOOR AREA RATIO: 1:1	
RECORDED OWNER'S NAME: 1914 Pacific Coast Hwy LLC LAED Properties LLC a/k/a Rejeheshagian	AUTHORIZED AGENT'S NAME: Fortuna Asset Management
MAILING ADDRESS: 910 Broadway, Suite 110 Santa Monica, CA 90401 TELEPHONE: (310) 316-1794	MAILING ADDRESS: 910 Broadway, Suite 110 Santa Monica, CA 90401 TELEPHONE: (310) 451-4500
APPLICANT'S NAME: Chris White, DVM	PROJECT ARCHITECT/FIRM/PRINCIPAL: Oscar Sanchez Ideal Designs
MAILING ADDRESS: 458 W 20 St San Pedro, CA 90731 TELEPHONE: (310) 968-8370	MAILING ADDRESS: 4423 Levelside Ave Lakewood, CA 90712 TELEPHONE: (562) 481-6269 LICENSE NO. 058238
B REQUEST	
The applicant requests a Conditional Use Permit to use the above described property for the following purposes: We would like to establish a veterinary facility to serve the residents of the surrounding areas and meet the veterinary needs of their pets.	

C

SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2-2506(B) of the Zoning Ordinance.

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

Currently the portion of the building that we intend to occupy is vacant.

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.)

Our use will conform to current standards.

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

Accessibility is from S. Pacific Coast Hwy via a right turn. There is also ingress and egress from Prospect via a city thoroughfare.

There is approximately 40,000 to 50,000 A.D.T.



STORM WATER PLANNING PROGRAM PRIORITY PROJECT CHECKLIST

Project Name <i>Chris White, Veterinarian</i>	Owner Name <i>1914 Pacific Coast Hwy LLC</i>	Developer Name
Project address <i>1914 S Pacific Coast Hwy</i>	Owner Address <i>910 Broadway, Suite 110</i>	Developer Address
<i>Suites 100, 101, 102</i>	<i>Santa Monica, CA 90401</i>	
Check/Tract Number	Owner Phone <i>(310) 316-1794</i>	Developer Phone

Applicability to Project (1)	Yes	No
Does Project disturb/add 5,000 sq. ft. or increase by 50 % impervious area on property presently developed?		<input checked="" type="checkbox"/>
Part A - Proposed Project (1) is:	Yes	No
1.. A 43,560 square foot commercial/industrial development		<input checked="" type="checkbox"/>
2. An automotive repair shop (SIC 5013, 5014, 5541, 7532-7534, 7536-7539 and 7549)		<input checked="" type="checkbox"/>
3. A retail gasoline outlet		<input checked="" type="checkbox"/>
4. A restaurant (SIC 5812) or food handling establishment, liquor stores exempt		<input checked="" type="checkbox"/>
5. A 10 or more unit homes (including single family, multifamily homes, condominiums and apartments)		<input checked="" type="checkbox"/>
6. Location adjoining to, bisected by, or directly discharging to a designated environmentally sensitive area where development will: (a) discharge stormwater and urban runoff that is likely to impact a sensitive biological species or habitat; and (b) create 2,500 sq. ft. or more of impervious area		<input checked="" type="checkbox"/>
7. Parking lots with 25 or more spaces?		<input checked="" type="checkbox"/>
8. Redevelopment projects in subject categories that meet redevelopment thresholds		<input checked="" type="checkbox"/>
9. A single family dwelling located in the Hillside Zone (≥25% slope)		<input checked="" type="checkbox"/>
Part B - Project (1) Characteristics:	Yes	No
1. Vehicle or equipment fueling areas?		<input checked="" type="checkbox"/>
2. Vehicle or equipment maintenance areas, including washing?		<input checked="" type="checkbox"/>
3. Commercial or industrial waste handling or storage, excluding typical office or household waste?		<input checked="" type="checkbox"/>
4. Outdoor handling or storage of hazardous materials or wastes?		<input checked="" type="checkbox"/>
5. Outdoor work areas for activities such as, but not limited to: welding; cutting; metal fabrication; assembly; application of paints, coatings or finishes; pre-cast concrete fabrication; etc.?		<input checked="" type="checkbox"/>
6. Outdoor animal care confinement (kennels, stables, etc.) or slaughter?		<input checked="" type="checkbox"/>
7. Outdoor food handling or processing?		<input checked="" type="checkbox"/>
8. Outdoor horticulture activities?		<input checked="" type="checkbox"/>
9. Locate in the Coastal Zone and not exempt from the requirement to obtain Coastal Development Permit?		<input checked="" type="checkbox"/>

- If any box in Part A is checked "Yes", this project will require the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP).
- If any box in Part B is checked "Yes", this project will require the preparation of a Site Specific Urban Storm Water Mitigation Plan (SSUSMP).
- (1) On previously developed property the project is not required to prepare a USMP if less than 5,000 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.

Chris White
Applicant Signature
Chris White, DVM
Printed Name
Veterinarian
Title
6/10/11
Date

BUSINESS PLAN OUTLINE

NAME: Dr. White, Veterinarian
LOCATION: 1914 PCH, Unit 100-101-102, Redondo Beach, CA
SIZE: 1500 square feet
OWNER: Chris White, DVM
PHONE: 310-968-8370
ADDRESS: San Pedro, CA

BUSINESS DESCRIPTION: Veterinary Facility for Pet Animals

My practice will consist of a gentle, warm, and caring pet friendly environment where pets and their owners can freely come in anytime they have a concern for their pet animal and/or for routine check-ups as well. I will be located in Redondo Beach, California. My practice will offer a full range of medical services to the area's pet owners, such as: dermatology, surgery, low-cost spay/neuter, wellness care, dental care, bathing, micro-chipping, digital x-rays, and diet & weight management. My business is unique in that I will also provide house calls to the disadvantaged and time constricted pet owners. Additionally, I want to make our clients, as well as their owners feel comfortable with me as their personal veterinary expert. I will do this by engaging my exceptional bedside manner and relying on my extensive experience in the field. In addition, each client will have their own file with their date of birth, so that I can send them a little gift and/or offer every year. I want to make their owners feel comfortable with my business and me. I will make them understand that they are not just customers, but truly a bigger part of a caring, creative and happy veterinary facility.

I have treated numerous pets from the city of Redondo Beach over the years. Most of these customers praised the service they received. Many customers have already confirmed that they are looking forward to using the new facility services. They appreciate the fact that they will no longer have to travel outside their neighborhood to have their animals attended to.

We have established a work ethic and pride in providing high quality service at very competitive prices. We have been quite successful at this by concentrating on a relatively small number of clients at a time.

Our goal is to help customers' pets live long, happy and healthy lives. We believe that a key element to a healthy pet is a great relationship with your veterinarian.

Everyone at the veterinary facility is committed to professional, caring, personalized service.

HOURS OF OPERATION:

Monday –Friday: Regular business hours will be from 8:00am to 6:00pm

Saturday and Sunday: 9:00am to 2:00pm

Mornings will primarily focus on well and sick animal visits while afternoons will be reserved primarily for procedures and surgeries.

TARGET:

Our target market consists of mainly cat and dogs of all sizes and ages. Our objective is to furnish our clients and their owners with flexibility and competitive pricing coupled with high quality friendly efficient service.

COMPETITION:

My main competition will be a local pet hospital located approximately a mile away. However, our competitive advantage is the added benefit of house calls.

PERSONNEL:

I, Chris White, DVM, am the founder and owner of the proposed veterinary facility, and I have a total of thirty-four years of veterinary experience.

After 15 years as an associate veterinarian, having my own animal hospital is the next step of my career. I see the community of Redondo Beach a place that has been timeless since I was young, where there has been little change in the people, their lifestyles, and the belief that there is something important in maintaining the decorum of a community. It also is reflective the passion its residents have for their pets in a beach city. From walks on the beach to buying the best quality pet products, Redondo Beach people truly love their animals. Because of this, the demand for the highest veterinary care available is not an option but an absolute. My plan is to open a thriving animal hospital in Redondo Beach with one goal in mind: to offer the highest quality of veterinary care available only matched by a bed side manner that I have developed over a lifetime of dedication to animals; my clients are not just clients, they are my friends & family.

My love for animals began when I was six years old, and there was never a thought in my mind of another job that would fit my life. At 13, I volunteered at the local animal clinic, to then be promoted to dog washer, to technician, to the eventful position I am today. For the last 38 years of my life, I have known no other employment that was not involved with the veterinary profession.

KEYS TO SUCCESS:

- We treat our patients as if they were our own pets and try to offer customers the service that they desire and deserve.
- We take an individualized approach to the long-term care of each of our patients and are dedicated to providing our clients with enough information to make appropriate decisions concerning the health care of their animal companions.

PRODUCTS AND SERVICES:

My veterinary facility will offer the following services:

- Internal medicine;
- Orthopedics;
- Dental care;
- Dermatology;
- Wellness care;
- Surgery;
- Pre-care bathing and preparation;
- Digital x-rays;
- Diet & Weight Management;
- Low-cost spay/neuter.

We will not provide boarding for well animals. Overnight board and care will be provided only to animals too ill for transport or maintenance in their home. Nor will we provide sales or adoptions of animals on site.

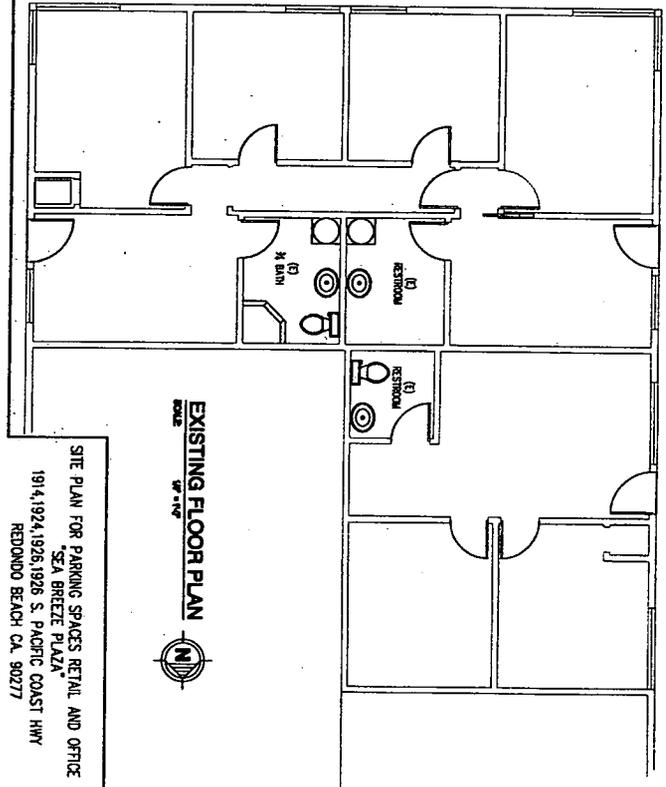
WASTE DISPOSAL:

Our facility will manage and dispose of waste on a daily basis using established standards and procedures that meet all community, agency and regulatory standards.

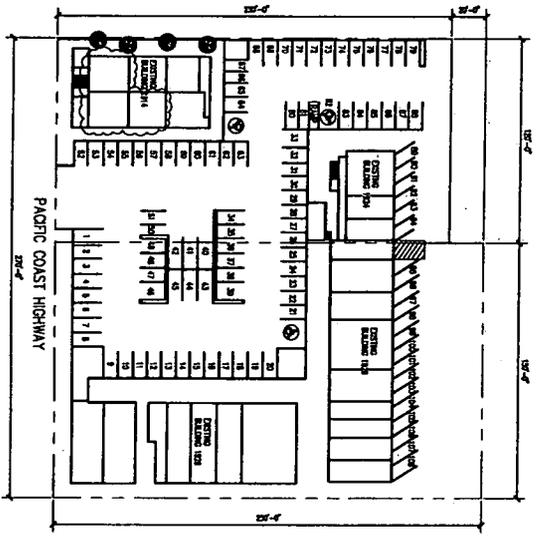
STORE SETTING:

The personnel staff will consist of one (1) full-time vet, one (1) full time technician, one (1) full-time receptionist and one (1) part-time receptionist.

As you walk into the facility, on the right hand side you will see the receptionist desk and the waiting area to the left it. It will be a nice spacious floor plan, which will give the clients and their owners a feeling of comfort. There will be three (3) examination rooms with one being used for dental purposes as well. It will also have a large state-of-the-art prep/surgery room with top of the line veterinary equipment. There will also be available kennels dedicated to overnight recovery from surgery and monitoring.

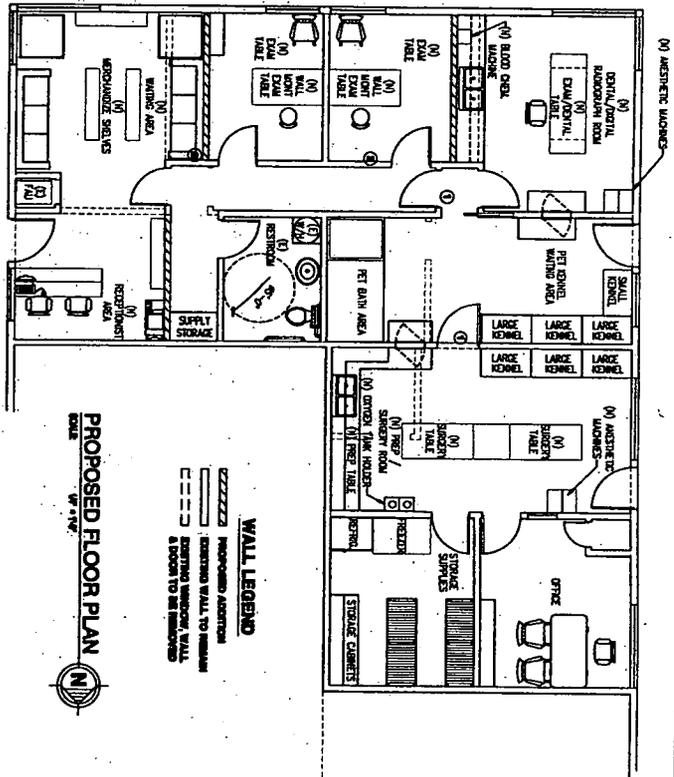


SITE PLAN FOR PARKING SPACES, RETAIL AND OFFICE
 "SEA BREEZE PLAZA"
 1914, 1924, 1926, 1928 S. PACIFIC COAST HWY
 REDONDO BEACH, CA. 90277

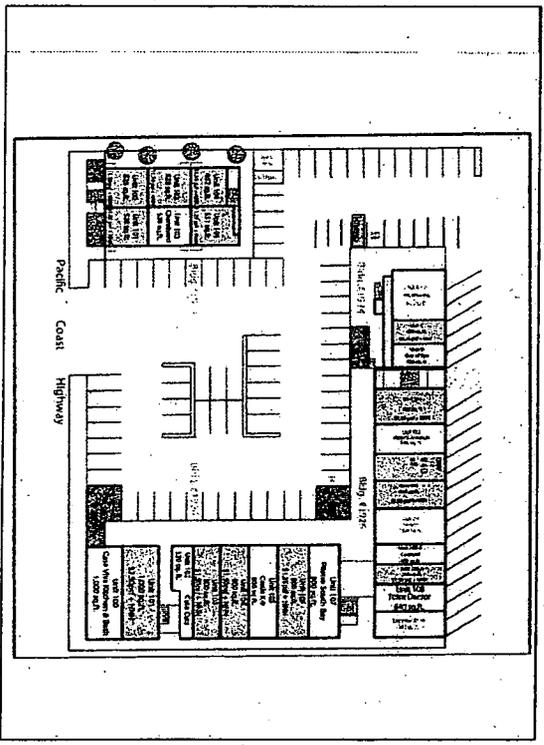


EXISTING 66,100 SQ. FT. LOT
 EXISTING 3 TWO STORY BUILDINGS
 CONSISTING OF 30,822 SQ. FT.
 OFFICE: 50
 COMMERCIAL: 20
 TOTAL: 70
 NOTE: TWO PARCELS 1914-1928
 TOTAL OF PARCELS: 108
 OVERLAP: 10

PARKING NOTES: 1,584 SQ. FT. BUILDING SPACE / BY 250 SQ. FT. = 6 SPACES OF PARKING



WALL LEGEND
 - - - - - PROPOSED ADDITION
 - - - - - EXISTING WALL TO REMAIN
 - - - - - EXISTING WINDOW, WALL & DOOR TO BE DEMOLISHED



REV.	REVISION DESCRIPTION	DATE	DESIGNER
01	ISSUED FOR PERMITS		D. SANCHEZ
02	REVISED PER PERMITS		LAKENWOOD, CA. 90712
03	REVISED PER PERMITS		
04	REVISED PER PERMITS		
05	REVISED PER PERMITS		
06	REVISED PER PERMITS		
07	REVISED PER PERMITS		
08	REVISED PER PERMITS		
09	REVISED PER PERMITS		
10	REVISED PER PERMITS		

Dr. White, Veterinarian
 1914 PCH Unit 100-101-102
 Redondo Beach CA
 PHONE: 019 995-6276

Ideal Designs
 4423 Levenside Ave.
 Lakewood, CA. 90712
 (562) 481. 6280
 (310) 940. 8561



Administrative Report

Planning Commission Hearing Date: July 21, 2011

AGENDA ITEM: 9 (PUBLIC HEARING)

PROJECT LOCATION: 901 N. CATALINA AVENUE

APPLICATION TYPE: MITIGATED NEGATIVE DECLARATION,
CONDITIONAL USE PERMIT, PLANNING
COMMISSION DESIGN REVIEW, COASTAL
DEVELOPMENT PERMIT AND VESTING
TENTATIVE PARCEL MAP NO. 71638

CASE NUMBER: 2011-07-PC-009

APPLICANT'S NAME: GREENSTREET DEVELOPMENT, LLC

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a Mitigated Negative Declaration, Planning Commission Design Review, Coastal Development Permit, Vesting Tentative Parcel Map No. 71638, and Conditional Use Permit to allow the construction of a two-story, 20,840 square-foot retail shopping plaza, health spa, and eco friendly car wash with two levels of subterranean parking, on property located in a Commercial (C-5A) zone within the Coastal Zone.

BACKGROUND:

Subsequent to the publishing of the public hearing notice regarding this case, the applicant has requested (see attached letter) that the case be continued in order to modify the plans to reflect recent commercial real estate market feedback. Likely changes may include a minor reduction in the scale of the project.

DEPARTMENT'S RECOMMENDATION:

Staff recommends that the Planning Commission open the public hearing, take any public testimony, and continue the public hearing to the August 18, 2011 Planning Commission meeting.

Submitted by:

Alex Plascencia
Assistant Planner

Approved for forwarding by:

Aaron Jones
Planning Director

Item #9

Alex Plascencia

From: Bill Kahale <bill.kahale@greenstreetdevelopments.com>
Sent: Monday, July 11, 2011 1:55 PM
To: Aaron Jones; Alex Plascencia
Cc: 'Tony Ashai'; Billy@ashai.com
Subject: Greenstreet Development

Importance: High

Aaron,

Per the meeting last Friday afternoon with Tony Ashai and Billy Snur, we would like to request that the City Council Meeting to approve plans for our project located at 901 North Catalina Avenue be continued from July 21 until August 18 in order to improve the design and update plans based on recent feedback of prospective tenants. After having met with you and your team at the Redondo Beach Planning Department regarding this matter, we believe that the extra time is necessary and beneficial for the overall development of the property.

Best Regards,

Bill Kahale

Director of Development
GreenStreet Developments, LLC
310-533-3837 direct
714-322-9252 cell
310-533-3899 fax





Administrative Report

Planning Commission Meeting Date:

July 21, 2011

AGENDA ITEM NO. 10

DEPARTMENT'S RECOMMENDATION:

The Planning Department recommends that the Planning Commission take the following actions:

1. Receive and file the staff report and presentation and provide staff with any additional input and feedback.
2. Recommend to the City Council that a Strategic Plan Objective directing the Planning Commission to consider amendments to reduce the appearance of third stories and to investigate potential lot coverage requirements be included in the September 2011 Strategic Plan update.

BACKGROUND:

The Planning Commission received an initial update and discussed the effectiveness and potential improvements to the Residential Design Guidelines on May 19, 2011. During these discussions the Planning Commission generally agreed that the 2003 Guidelines and subsequent amendments were having a substantial positive benefit to the community and were achieving the primary goal of ensuring neighborhood compatibility while striking a reasonable balance between competing community desires.

Only one concern, the potential for the appearance of three stories on sloping lots received considerable discussion by the Planning Commission. However, discussion of potential new regulations on lot coverage in addition to current floor area ratio (FAR) restrictions also took place.

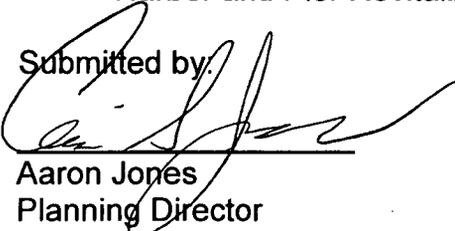
Following a thorough review of existing restrictions on story and subterranean levels and other regulations regarding the appearance of three story structures, it is staff's opinion that considerable research and design studies would be required before initiating any further controls. The primary reason for extensive studies involves the complex relationship between the definition of basement, semi-subterranean level, story and mezzanine. Such studies were last considered by the Planning Commission when the code was amended to lower the basement qualification requirement by 2-feet and to limit mezzanines and roof decks to a maximum of 500 square feet.

While staff believes incremental improvements in the requirements are possible, and that an examination of potential lot coverage restrictions is worthy of consideration, given current staffing resources, such amendments would need to be included in the departmental work program through the Strategic Planning process. The next update to the Strategic Plan will take place in September.

Current Strategic Plan objectives yet to be completed include:

- An update to the property maintenance and abandoned buildings sections of the Municipal Code.
- A policy on Food Trucks
- Regional Housing Needs Assessment (RHNA) monitoring and participation
- Vitality City programs activities and projects.
- Shade Hotel application processing
- Artesia Corridor Revitalization Study
- Harbor and Pier Revitalization

Submitted by:



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