

**AGENDA – REGULAR MEETING  
PLANNING COMMISSION OF THE CITY OF REDONDO BEACH  
THURSDAY, MAY 17, 2012 – 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  
(Packet for scanning)**

**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 May 17, 2012
5. Approval of the following minutes: Regular Meeting of April 19, 2012
6. Receive and file the Strategic Plan Update of April 17, 2012
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, Conditional Use Permit, and Coastal Development Permit to allow the operation of a business providing the rental of personal transporters (segways) in conjunction with local guided tours within an existing commercial building on property located in a Commercial (C-5A) zone, within the Coastal Zone.

APPLICANT:	South Bay Mobile Tours
PROPERTY OWNER:	Metropolitan Investments, LLC
LOCATION:	811 N. Catalina Avenue, #1312
CASE NO.:	2012-05-PC-008
RECOMMENDATION:	APPLICATION WITHDRAWN

9. A Public Hearing to consider an Exemption Declaration and Conditional Use Permit to allow the operation of a personal improvement service consisting of an aerobic training studio in an existing commercial building on property located within a Pedestrian-Oriented Commercial (C-2PD) zone.

APPLICANT: Nancy Montgomery  
PROPERTY OWNER: LHMMAI, LLC  
LOCATION: **1300 S. Pacific Coast Highway**  
CASE NO.: 2012-05-PC-009  
RECOMMENDATION: STAFF RECOMMENDS APPROVAL WITH CONDITIONS

10. A Public Hearing to consider an Exemption Declaration and Vesting Tentative Parcel Map (number to be determined by Los Angeles County subdivision section) on property located within an Industrial (I-1B) zone.

APPLICANT: TRCF Redondo, LLC  
PROPERTY OWNER: Redondo Industrial Park, City of Redondo Beach, Southern California Edison  
LOCATION: **2410-2420 Marine Avenue**  
CASE NO.: 2012-05-PC-010  
RECOMMENDATION: STAFF RECOMMENDS APPROVAL

#### **VIII. OLD BUSINESS**

*Items continued from previous agendas.*

11. A Public Hearing to consider an Initial Environmental Study and Negative Declaration, Conditional Use Permit, Planning Commission Design Review, and Vesting Tentative Tract Map No. 71639 to allow the construction of a 20-unit residential condominium project on property located within a Low-Density Multiple-Family Residential (R-3) zone.

APPLICANT: Lloyd Anastasi  
PROPERTY OWNER: Same as applicant  
LOCATION: **2809 190<sup>th</sup> Street**  
CASE NO.: 2012-04-PC-005  
RECOMMENDATION: STAFF RECOMMENDS TO TABLE THIS ITEM

#### **IX. NEW BUSINESS**

*Items for discussion prior to action.*

#### **X. 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.*

#### **XI. 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.*

#### **XII. ITEMS FROM STAFF**

#### **XIII. COUNCIL ACTION ON PLANNING COMMISSION MATTERS**

#### **XIV. 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, June 21, 2012 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](http://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](http://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.

May 11, 2012

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 May 17, 2012 Regular Meeting of the City of Redondo Beach Planning Commission on Friday, May 11, 2012, 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  
Planning Technician



CITY OF REDONDO BEACH  
PLANNING COMMISSION

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 May 17, 2012

(agenda date)

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

Posted on: 5/11/2012 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

5/11/12  
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, Mitchell, Sanchez, Biro, Chair Parsons  
Commissioners Absent: Zager, Kim  
Officials Present: Michael W. Webb, City Attorney  
Aaron Jones, Planning Director  
Marianne Gastelum, Assistant Planner  
Alex Plascencia, Assistant Planner  
Diane Cleary, Minutes Secretary

**SALUTE TO THE FLAG**

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

**APPROVAL OF ORDER OF AGENDA**

It was the consensus of the Commission to approve the Order of Agenda as presented.

**CONSENT CALENDAR #4 THROUGH #7**

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

4. **APPROVED AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF April 19, 2012.**
5. **APPROVED THE FOLLOWING MINUTES: Regular Meeting of March 15, 2012.**
6. **RECEIVED AND FILED THE STRATEGIC PLAN UPDATE: PREVIOUSLY RECEIVED AND FILED.**
7. **RECEIVED AND FILED WRITTEN COMMUNICATIONS**

Motion carried unanimously, with Commissioners Zager and Kim 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?

ITEM #5

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

## **EX PARTE COMMUNICATIONS**

None.

## **PUBLIC HEARINGS**

### **8. TO CONSIDER CONSTRUCTION OF A 20-UNIT RESIDENTIAL CONDOMINIUM PROJECT 2809.190<sup>TH</sup> STREET**

Motion by Commissioner Biro, seconded by Commissioner Benning, to open the Public Hearing at 7:06 p.m. regarding Case No. 2012-04-PC-005, the applicant being Lloyd Anastasi, to consider an Initial Environmental Study and Negative Declaration, Conditional Use Permit, Planning Commission Design Review, and Vesting Tentative Tract Map No. 71639 to allow the construction of a 20-unit residential condominium project on property located within a Low-Density Multiple-Family Residential (R-3) Zone at 2809 190<sup>th</sup> Street. Hearing no objections, Chair Parsons so ordered.

Planning Director Aaron Jones stated subsequent to the filing of the application, staff has received information requiring additional investigation regarding environmental conditions and recommending that this item be continued to the May 17, 2012 Planning Commission meeting.

Motion by Commissioner Benning, seconded by Commissioner Sanchez, to continue Item 2012-04-PC-005 to the May 17, 2012 Planning Commission meeting. Motion carried unanimously with Commissioners Zager and Kim absent.

### **9. TO CONSIDER AMENDMENTS FOR CONSTRUCTION OF A 21,285 SQUARE-FOOT RETAIL SHOPPING PLAZA AND ECO-FRIENDLY CAR WASH 901 N. CATALINA AVENUE**

Motion by Commissioner Sanchez, seconded by Commissioner Biro, to open the Public Hearing at 7:08 p.m. regarding Case No. 2012-04-PC-006, the applicant being Greenstreet Development, LLC, to consider amendments to the previously approved Conditional Use Permit, Planning Commission Design Review, and Coastal Development Permit, to allow the construction of a 21,285 square-foot retail shopping plaza and eco-friendly car wash with two levels of subterranean parking on property located within a Commercial (C-5A) Zone in the Coastal Zone at 901 N. Catalina Avenue. Hearing no objections, Chair Parsons so ordered.

Assistant Planner Alex Plascencia gave a staff report and reviewed the revisions of the project. He gave a background on the project and said the project was reassessed to further enhance it in terms of functionality and design. He stated the amendments include building consolidation, relocation of the Catalina Avenue approach further south, reversal of the traffic flow for the auto spa, and reduction of the overall lower basement size and area. He noted all of these changes improved parking, circulation and functionality. He reviewed the original and revised plans and said staff recommends that the final design approval be left up to the Planning Department which is included as a recommended condition of approval. He said the project continues to be an environmentally friendly project, all mitigations required will be maintained during the appeal hearing with City Council and a revised acoustical study will be provided.

Bill Kahale, Director of Development for Greenstreet Developments, LLC, stated they are looking to make improvements to the originally approved design. He also said the access to the lower basement will now have escalator access as well to the lowest level.

In response to Commissioner Sanchez, Mr. Kahale stated the construction estimates are currently at 11 months and hoped to submit to the Building Department by next month and start construction sometime this summer.

Motion by Commissioner Biro, seconded by Commissioner Sanchez, to close the Public Participation Section of the Public Hearing at 7:19 p.m. Hearing no objections, Chair Parsons so ordered.

In response to Chair Parsons, Planning Director Jones clarified that the Planning Commission is reviewing all changes subsequent to Council approval of the drawings. He also clarified that Council's approval included a condition that the Planning Commission review all changes to the project.

Chair Parsons stated it is important to try to avoid the appeal process when possible and believed nothing has changed related to the appeal portion when it went before the City Council.

In response to Commissioner Biro, Planning Director Jones stated the plans are complete in terms of the design proposal and the staff report has a detailed discussion of the specific elements recommended to be enhanced to include adding additional variation to the roof line, corner treatment elements and additional use of high quality materials on the exterior. He stated staff is also very comfortable with the breakup, articulation and massing of the project.

Chair Parsons supported the driveway moving further west to address traffic impacts.

Motion by Commissioner Benning, seconded by Commissioner Sanchez, to approve amendments to the previously approved Conditional Use Permit, Planning Commission Design Review, and Coastal Development Permit to allow the construction of a 21,285 square-foot retail shopping plaza and eco-friendly car wash with two levels of subterranean parking on property located within a Commercial (C-5A) Zone in the Coastal Zone, at 901 N. Catalina Avenue, Case No. 2012-04-PC-006, Greenstreet Development, LLC, applicant, subject to the 9 findings and 30 conditions in the staff report. Motion carried unanimously, with Commissioners Zager and Kim absent.

**10. TO CONSIDER GRADES 9 and 10 WITHIN AN EXISTING PRESCHOOL-8<sup>th</sup> GRADE PRIVATE SCHOOL FACILITY  
525 EARLE LANE**

Motion by Commissioner Sanchez, seconded by Commissioner Benning, to open the Public Hearing at 7:27 p.m. regarding Case No. 2012-04-PC-007, the applicant being Ambassador High School, to consider an Exemption Declaration and amendment to a Conditional Use Permit to allow the operation of grades 9 and 10 within an existing preschool – 8<sup>th</sup> grade private school facility on property located within a Public School Facility (P-SF) Zone at 525 Earle Lane. Hearing no objections, Chair Parsons so ordered.

Assistant Planner Alex Plascencia gave a staff report and reviewed the campus and gave a background on the school. He said Coast Christian has partnered up with Ambassador High School who would like to use two classrooms for 9<sup>th</sup> and 10<sup>th</sup> grades with a maximum of 50 high school students, and to add 11<sup>th</sup> and 12<sup>th</sup> grades next year. He noted this would be a temporary

location only and reviewed the conceptual plan. He said the valet program would be along Rindge and both schools will have a complimentary set of schedules to operate both schools simultaneously. He said Ambassador is not requesting an increase in the enrollment cap of 250, and the proposed 190 student total would still be far below the enrollment cap. He said the 42 parking spaces on site will meet parking requirements for both schools and the high school parking requirement includes a provision for driving high school students but no students will drive to the campus which is a recommended condition of approval. He also said there will be a strict no student driving policy enforced by school administration. He said the proposal will be a very limited high school operation and activities will be held off site. He said the music instruction will happen indoors only and no outdoor performances will be held on campus which has been added as a condition of approval. He said patrolling of the area will take place after school lets out and students will wait in the cafeteria for the parents to pick them up which is also a condition of approval. He said the City has authority to require a Conditional Use Permit and impose mitigating conditions since it is a private school. He said staff recommends approval of the project.

In response to Chair Parsons, Planning Director Aaron Jones referred to Condition #15 which will state, "That the high school operation be a closed campus school with no students permitted to leave campus during school hours without written parent/guardian authorization, or unless accompanied by a parent/guardian."

Dr. Mike Barker, CEO Ambassador High School, stated the location is a start-up site and stated their school is a college prep Christian high school focusing on engineering, science and math. He said they met with the neighbors at meetings sharing their ideas and conditions and presented their code of conduct.

Motion by Commissioner Biro, seconded by Commissioner Sanchez, to receive and file the code of conduct presented by Dr. Barker. Hearing no objections, Chair Parsons so ordered.

Dr. Barker stated they want to be good neighbors and believed a private Christian high school will be great for the neighborhood and City. He also shared their admissions process and criteria.

Jeff Silva, Torrance, Board of Trustees at Coast Christian School, believed that Ambassador would benefit their school and the City. He noted concerns presented by the neighborhood which will be mitigated and no students will be driving to school which will be monitored.

Lisa McCullough, Redondo Beach, supported Ambassador and would like to see it go through 12<sup>th</sup> grade, and believed the school will be a benefit to the community.

True Bella McCullough, supported Ambassador and having a small private Christian school in Redondo Beach.

Steven Barker, son of Dr. Mike Barker, supported Ambassador which will be a great opportunity for the children and cities.

Evan Chase, Gardena, expressed concern with enrollment at Coast Christian dropping and supported Ambassador and Dr. Barker.

Brian Carrico, supported Ambassador which will benefit the community and also supported Dr. Barker and said they will be great neighbors.

Sara Dean, supported Ambassador and attending the school.

Peggy Dean supported the school and special values and noted more choices are needed in the City. She also supported Dr. Barker.

Chris Sheck, Torrance, stated he believes in public education but also supported Dr. Barker and Ambassador High School.

Annie Chase supported Ambassador and Dr. Barker and noted they want to be good neighbors.

Lisa Smocer, Redondo Beach, objected to the application and expressed concern with traffic, noise and loitering. She suggested limited the CUP to a specific timeframe and believed the proposal does not benefit their neighborhood. She also said she lives on the west side of the campus directly behind the two classrooms, directly behind the drop off and pick up.

Dixie Duncan, Redondo Beach, stated she lives on Havemeyer and stated they were told there would be an expiration of the CUP. She also expressed concern with the traffic on Rindge and on Havemeyer as a cut off. She further expressed concern with the children in the 11<sup>th</sup> and 12<sup>th</sup> grades driving and parking in their neighborhood. She supported the idea of the proposal but was unsure if it is compatible in the neighborhood.

Kimberly Oughten, Havemeyer, expressed concern with the traffic and the drop off at Rindge and Blossom and people using Havemeyer should the proposal be granted. She also expressed concern with loitering in the neighborhood.

Richard E. Loutte, Margaret Court, expressed concern with traffic and drivers speeding, and opposed 11<sup>th</sup> and 12<sup>th</sup> grades added to the school.

Mark Slaviin, Earle Court, stated the proposal will impact the area to include traffic and expanding the school to 11<sup>th</sup> and 12<sup>th</sup> grades which will make the area chaotic.

Steven McCullough, Margaret Court, expressed concern with speeding traffic in the area and adding a high school which will create more traffic and more rules to follow. He believed the CUP states no high school and asked that this item to be continued to allow for more public input.

In response to Chair Parsons, Mr. McCullough stated the system is being enforced but the personnel isn't in place and people are rushing dropping off their kids. However, the system is better than it was three years ago but he expressed concern with adding two to four more grades.

Lawrence Dunigan 507 Earle Lane, expressed concern with the traffic on Earle Lane increasing, and dropping off children and picking them up on Rindge which is a very busy street. He said Coast Christian as a been a wonderful neighbor but he did not support adding more impacts to the neighborhood.

Kelly Kessler, 2209 Glick Court, expressed concern with traffic and noise on Earle. She also noted athletic activities will need a shower or locker area, and asked if science labs will be included. She further reviewed toilet requirements and more restrooms will be required for the number of proposed students.

In response to Commissioner Benning, Ms. Kessler stated traffic takes place 8 to 8:15 a.m. and 3 to 3:15 p.m.

Willetta McCullough, Margaret Court, believed the neighborhood would not accommodate a high school and expressed concern with traffic impacts, noise issues and setting a precedent.

Sima Kabari, Havemeyer, opposed the project and expressed concern with it not being temporary and expressed concern with additional traffic.

Dr. Barker stated they applied for 50 students based on the neighborhood's input for 9<sup>th</sup> and 10<sup>th</sup> grade only so there would be no student drivers and this would be monitored. He also clarified that he informed the neighbors at the meetings that his application would be going to the Planning Commission in April.

In response to Chair Parsons, Dr. Barker stated the neighbors were never told there would be a time limit on the CUP.

Kimberly Oughten, stated she was told the Planning Commission meeting was to take place in March.

Councilmember Pat Aust said it was stated at the neighborhood meeting that the Planning Commission meeting would either be in March or April. He also said it was stated that the Planning Commission could put a time limit on the CUP.

In response to Chair Parsons, Planning Director Aaron Jones stated that Rindge is an ideal location for drop off and pickup because of the width to allow for placement of cones for a long and gentle tapering drop off and pickup lane. He also said the traffic engineer is very satisfied with this location. He stated the Commission could bring the CUP up for review at a certain point to determine compliance with conditions or impose further conditions as necessary. He also said, however, putting a specific time limit on the CUP is not a practice.

In response to Commissioner Benning, Planning Director Aaron Jones stated primarily the morning period is the most busy time for a short time. He pointed out that the proposed request is for off hours for 7:30 a.m. and 3:30 p.m. and the other school would be at 8 a.m. and 3 p.m. He also said with the request, there would still be 60 students less than the entitled student capacity for the site.

Commissioner Mitchell, District 3, supported staggering the hours and different groups moving. He also suggested a study showing how many children are riding a bike, skateboard or walking.

In response to Commissioner Sanchez, Dr. Barker stated they would like to be in place for two years at a maximum and said they would like to look for a site with more land for athletic facilities. He said if they have not found a site after three years, they would not be able to increase enrollment and would continue to come back to the Planning Commission to keep their approval status. He also said one room would be dedicated to math and science and the other would be dedicated to English and social science and all activities would take place inside. He said he would be aware of how students were picked up and dropped off and children would not be let out front until their ride arrives. He stated the cafeteria would be used for special lectures or visitors and there would be chapel once a week. He said the school would benefit the neighborhood which would provide another alternative for high school children and the students would do outreach and participate in Sharefest.

In response to Commissioner Sanchez, Assistant Planner Alex Plascencia stated parking would need to be addressed after two years and also noted parking standards are based on staff levels.

In response to Commissioner Biro, Dr. Barker stated Ambassador is a separate 501(c)(3) from Coast and would be paying rent for the use of the classrooms. He said all staff and administration would be separate, sharing the same campus. He also stated the current parking and valet is now working out well for Coast, and Ambassador would also be able to facilitate their students on Rindge.

Commissioner Biro suggested a parking and traffic and enforcement program be provided, educating staff and the parents.

In response to Commissioner Benning, Dr. Barker stated they currently do not have enrollment as of yet until there is a site approved by the City. He also said they eventually want a comprehensive high school.

In response to Chair Parsons, Planning Director Aaron Jones stated 12 to 15 cars would fit in the cueing.

Chair Parsons stated a parking plan should be provided and said there should be someone enforcing the drop off and pick up area. He also expressed concern with secondary traffic impacts with the cueing.

Planning Director Aaron Jones suggested adding Condition #18, to state "that a parking and staging program shall be developed, tested and approved by the City of Redondo Beach and shall be explained and provided to parents in the parent education material."

Chair Parsons also noted concerns have included impacts on the east side of the school because of the 9<sup>th</sup> and 10<sup>th</sup> graders. Planning Director Aaron Jones stated any traffic generated from the small number of additional students is a west side impact and indicated the east side has been solved to the best possible for neighborhood issues.

Chair Parsons also said it is important that no one will cross the street where the gate is located and said there should be something in the guidelines that the school can enforce. He also pointed out a good percentage of the 10<sup>th</sup> graders will turn 16 and will be able to drive and the rules are to be made that they cannot drive to the campus.

In response to Chair Parsons, Planning Director Aaron Jones stated the infrastructure requirements will be reviewed through plan check should the Commission grant the request. He also referred to Condition #16 and said other activities not stated in the condition could take place. He stated the applicant is implying that they are only desiring approval for a two-year period and gives the opportunity for the Planning Commission to consider this based on the applicant's request. He said the CUP could be brought up for review, modification or suspension at anytime, including the day after they commence operations, but a formal review would be recommended by staff annually.

City Attorney Webb stated that CUP's run with the land and the question becomes whether or not there is a vested right. He advised that the Commission could put in a limit but specifically on the representation of the applicant that they intend this to only be a temporary site for two years, giving the maximum authority for the City to be able to revoke it based on changed circumstances or a misrepresentation.

Chair Parsons also believed there are pedestrian traffic issues which may be a bigger concern on the east side of the campus and said it is important to have a manned system.

Dr. Barker stated that two years is their goal for 9<sup>th</sup> and 10<sup>th</sup> grades and said he needs a place to start his school, and agreed with a two-year limit.

Commissioner Mitchell supported strict rules for pick up and drop off and not to use the cul-de-sac for turning around. He also would like the neighbors to have the rules as well in addition to the parents.

Chair Parsons referred to Condition #8 and suggested that "high school" be replaced with "9<sup>th</sup> and 10<sup>th</sup> grades." He also said the CUP runs with the land and said the Commission needs to be really rigorous with the conditions and rules. He also stated he would like to see enforcement aspects added to the parking plan, and stated he would like to see the plan when it's completed.

Planning Director Jones suggested any plan could be submitted to the City Traffic Engineer for review and approval and could be submitted to the Commission as an item of information which could be placed on the agenda if requested.

Motion by Commissioner Sanchez, seconded by Commissioner Benning, to close the Public Participation Section of the Public Hearing at 9:23 p.m. Motion carried unanimously, with Commissioners Zager and Kim absent.

Commissioner Biro suggested putting something together, do another meeting with the neighbors and then bring something back that can be presented as a plan that can be rolled into the application that addresses some of the key items.

Planning Director Aaron Jones suggested that the applicant develop the program, test the program, have staff review it with adjustments and suggested a three-month time frame, following commencement of operation.

Chair Parsons suggested a review of the CUP in December, and that the neighbors, staff and Commission receive a copy of the plan by the end of summer.

Commissioner Benning referred to Condition Nos. 8 and 16 and suggested removing the wording "high school....." and replace it with "grades 9 and 10....."

Planning Director Aaron Jones recommended Condition 17 to state, "That an actively managed parking and staging program shall be developed, submitted for review and approval, and tested by the City of Redondo Beach. The program shall be explained and provided to parents and all neighbors and shall be presented to the Planning Commission prior to implementation. Thereafter, the Planning Commission shall review the parking operation three months from commencement of operations or in December 2013." He also recommended Condition 18 to state, "That the CUP shall be reviewed by the Planning Commission July of each year thereafter when the Planning Commission will consider the performance of the school and may modify or adjust conditions as necessary."

Motion by Commissioner Benning, seconded by Commissioner Biro, to approve an Exemption Declaration and amendment to a Conditional Use Permit to allow the operation of grades 9 and 10 within an existing preschool – 8<sup>th</sup> grade private school facility, on property located within a Public School Facility (P-SF) Zone, at 525 Earle Lane, Case No. 2012-04-PC-007, Ambassador High School, applicant, subject to the 5 findings and 18 conditions as follows:

Conditions 14, 15 and 16 - As stated in the staff report to be added to the existing resolution.

Condition Nos. 8 and 16 - Removing the wording "high school....." and replace it with "grades 9 and 10....."

Condition No. 17 - To state, "That an actively managed parking and staging program shall be developed, submitted for review and approval, and tested by the City of Redondo Beach. The program shall be explained and provided to parents and all neighbors and shall be presented to the Planning Commission prior to implementation. Thereafter, the Planning Commission shall review the parking operation three months from commencement of operations or in December 2013."

Condition No. 18 - To state, "That the CUP shall be reviewed by the Planning Commission July of each year thereafter when the Planning Commission will consider the performance of the school and may modify or adjust conditions as necessary."

Motion carried, with Commissioner Sanchez opposed, and Commissioners Zager and Kim absent.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

None.

### **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

None.

### **COMMISSION ITEMS AND REFERRALS TO STAFF**

Commissioner Biro spoke on his trip to China and said there will be 24 students coming to the City on July 20 with 6 members from the City.

Commissioner Mitchell spoke on April 19, 1775 which was the start of democracy and suggested paying tribute to the Battle of Lexington.

Commissioner Biro stated he attended the APA National Conference and said a key question was to focus on actual planning when things are currently slow.

Planning Director Aaron Jones stated staff could provide a list of upcoming projects.

Chair Parsons suggested looking at projects that already have been approved.

### **ITEMS FROM STAFF**

None.

## **COUNCIL ACTION ON PLANNING COMMISSION MATTERS**

Planning Director Aaron Jones stated Council held a meeting last Tuesday regarding the AES generating station and Mayor Gin suggested that Council proceed with steps to investigate, rezone and redesignate the power plant site. He said staff will be reporting back to Council on May 1 on this process, timeline and costs involved in proceeding with rezoning of the property. He also said this project will be a substantial share of staff's workload for the next 7 to 12 months.

Chair Parsons suggested that Planning Director Aaron Jones email the Mayor's 2-page proposal to the Commissioners.

### **ADJOURNMENT: 9:48 P.M.**

There being no further business to come before the Commission, Commissioner Sanchez moved, seconded by Commissioner Benning, to adjourn the meeting at 9:48 p.m. to a Regular Meeting to be held at 7:00 p.m. on Thursday, May 17, 2012 in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California. Motion carried unanimously, with Commissioner Zager and Kim absent.

Respectfully submitted,

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Aaron Jones  
Planning Director



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# Administrative Report

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Council Action Date: April 17, 2012

**To: MAYOR AND CITY COUNCIL**

**From: WILLIAM P. WORKMAN, CITY MANAGER**

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

## **RECOMMENDATION**

Receive and file the monthly updates to: 1) the six-month strategic objectives established at the Strategic Planning Retreat held on March 1, 2012; 2) the Water Quality Implementation Matrix; 3) the Green Task Force Priority Matrix; and 4) the Major City Facilities Priority List.

## **EXECUTIVE SUMMARY**

On March 1, 2012, the City Council held a Strategic Planning Workshop to establish six-month objectives. Monthly updates are provided to the Mayor and Council to enable them to monitor the City's progress. Updates to the Water Quality Implementation Matrix, the Green Task Force Priority Matrix and the Major City Facilities Priority List are also provided. This current update is the first of the March 1, 2012 Strategic Planning session's six-month objectives. The next Strategic Planning Retreat will be held on September 13, 2012.

## **BACKGROUND**

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

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

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2007, the fourth three-year plan was developed with new goals and objectives. Finally, on March 3, 2010, the fifth three-year strategic plan was developed. The following are the five strategic plan goals for 2010-2013. They are not in priority order:

- Improve financial viability and expand economic opportunities;
- Improve public facilities and the infrastructure;
- Increase organizational effectiveness and efficiency;
- Maintain a high level of public safety; and
- Vitalize the Waterfront and Artesia Corridor.

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

#### Water Quality Implementation Matrix

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

#### Green Task Force Priority Matrix

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

#### Major City Facilities Priority List

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

April 17, 2012

**COORDINATION**

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

**FISCAL IMPACT**

The total cost for this activity is included in the Mayor and City Council's portion of the FY 2011-2012 Adopted Annual Budget.

Submitted by:



William P. Workman, City Manager

**Attachments:**

- Strategic Plan Update - Six-Month Objectives dated April 17, 2012
- Water Quality Implementation Matrix dated April 17, 2012
- Green Task Force Implementation Matrix dated April 17, 2012
- Major City Facilities Priority List dated June 2007

# CITY OF REDONDO BEACH STRATEGIC OBJECTIVES

March 1, 2012 – August 15, 2012

ACM=Assistant City Manager    FS = Financial Services    HBT=Harbor, Business and Transit    PWT=Public Works    RCS= Recreation and Community Services

## THREE-YEAR GOAL: VITALIZE THE WATERFRONT AND ARTESIA CORRIDOR

WHEN	WHO	WHAT	STATUS		COMMENTS
			DONE	ON TARGET / REVISED	
1. By May 1, 2012	City Manager	Obtain a Financial Advisory to advise the City Council by July 1, 2012 on financing options for a Harbor Area Park.		X	Presentation to the City Council being developed
2. By June 30, 2012	City Manager	Present to the City Council for action a license agreement for the temporary use of Mole B by Chevron Corp permitting transport of refinery equipment.			
3. By June 30, 2012	HBT Director	Develop a RFP for a Master Developer for the Waterfront Revitalization Project and present to the City Council for action.			
4. By June 30, 2012	City Engineer	Present a budget response report to the City Council for funding options for renaming Artesia Boulevard.			
5. By July 1, 2012	City Manager	Present to the City Council for consideration a March 2013 ballot measure to fund a Harbor Area Park.			
6. By August 15, 2012	City Manager, working with the Artesia Blvd Working Group	Complete and present to the City Council for action a Mini Strategic Plan for Artesia Boulevard.			
7. By August 15, 2012	HBT Director, working with the City Council	Complete Phase I of the selection process for a Master Developer for the Waterfront Revitalization Project.			
8. By August 15, 2012	HBT Director	Present to the City Council an update on implementation of the Harbor Enterprise Business Plan and Waterfront Revitalization.			

<p>FUTURE: By December 31, 2012</p>	<p>HBT</p>	<p>Recommend to the City Council for action a Master Developer for the Waterfront Revitalization Project.</p>					
<p>FUTURE: By _____</p>	<p>City Engineer</p>	<p>Present to the City Council for direction a preliminary plan and cost for the renaming of Torrance Boulevard.</p>					

**THREE-YEAR GOAL: IMPROVE FINANCIAL VIABILITY AND EXPAND ECONOMIC OPPORTUNITIES**

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the April 3, 2012 City Council meeting	City Attorney	Provide legal advice to the Mayor and City Council regarding legal ramifications of the Council and/or individual Council members advocating specific positions to State agencies and the general public regarding AES re-powering.				
2. On April 10, 2012	City Council	Hold a workshop with State regulators and Edison Corporation to review the State application process for re-powering the AES facility and to consider policy direction.	X			
3. At the April 17, 2012 City Council meeting	ACM	Present to the City Council for action a revised hotel lease, with financing, for the Marine Avenue site.			X	Transaction documents in development.
4. By May 1, 2012	ACM	Complete Phase I of the Galleria Opportunities Progress Report and present a report to the City Council.				
5. By June 30, 2012	ACM	Recommend to the City Council for action implementation of PERS contract amendments for second tier retirement benefits.		X		Ordinance introduced April 3, 2012. Second tier will take effect June 28, 2012

### THREE-YEAR GOAL: IMPROVE PUBLIC FACILITIES AND INFRASTRUCTURE

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the March 20, 2012 City Council meeting	RCS Director, working with the City Attorney	Present to the City Council for consideration agreements for the use of the Edison Rights-of-Way.		X		North RB Bike Path Agreement Approved Other Edison agreements pending
2. At the April 3, 2012 City Council meeting	PW Director and City Engineer	Report to the City Council on an interagency organization to handle outstanding issues with Southern California Edison.				
3. By May 1, 2012	RCS Director, working with the Redondo Beach Chamber of Commerce (Leadership Redondo 2010)	Present to the City Council for consideration the MOU and plans and specifications for construction of the new Veterans Park events facility.		X		Status Report Provided at April 3, 2012 City Council Meeting
4. By August 15, 2012	City Engineer, working with the PW Director	Present to the City Council for consideration options for low impact stormwater development ordinance(s) pending Water Board approval of new NPDES permit.		X		Meeting with Stormwater Committee to take place in May 2012.
5. By August 15, 2012	ACM, working with the Police Chief and City Engineer	Present to the City Council for consideration preliminary cost estimates and financing options for construction of a new Police Station.				

**THREE-YEAR GOAL: INCREASE ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY**

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By March 31, 2012	FS Director	Distribute to each employee the full cost of their City position.	X			
2. At the April 3, 2012 City Council meeting	City Clerk (lead), IT Director and City Engineer	Develop plans for Phase II of Council Chambers improvements, including automation of the agenda process.				
3. By May 1, 2012	PW Director, working with Redondo Beach Unified School District	Present to the City Council for action a mowing agreement for RBUSD-owned athletic playing fields.				
4. On May 15, 2012, for one hour prior to the City Council meeting	City Council and Redondo Beach Unified School District Board	Discuss joint use agreement for sewer fees, all athletic fields, parking near the schools, and use of school facilities.				
5. By May 15, 2012	Planning Director, with the Police Chief and RCS Director	Recommend to the City Council for consideration a policy regarding the use of food trucks during special events and TUP (Temporary Use Permit) activities.				
6. By May 15, 2012	City Manager, with the Beach Cities Health District	Participate in Phase II of the Vitality City Program and provide an update to the City Council.				
7. By May 15, 2012	Assistant to the City Manager	Recommend to the City Council for action leases with the Redondo Beach Unified School District for 200 N. PCH and Franklin Park.				

8. By June 30, 2012	Assistant to the City Manager	Recommend to the City Council for action the completion of a property transaction with Redondo Beach Unified School District involving the Senior Center and parking lot at Lincoln School and the City parking lot at 182 <sup>nd</sup> and Felton.			
9. By July 1, 2012	Assistant to the City Manager	Develop and present to the Department Directors at least three additional tools to communicate with employees and develop at least three employee recognition opportunities.			
10. At the July 3, 2012 City Council meeting	ACM	Develop and recommend to the City Council for action a revised Employee Training Plan consistent with the Succession Plan.			
11. By July 15, 2012	PW Director, working with Redondo Beach Unified School District staff	Complete the electrical project at Alta Vista and Anderson Parks.			
12. At the August 7, 2012 City Council meeting	City Clerk	Prepare and present to the City Council for consideration a measure for the March 2013 ballot to revise purchasing and contracting limits.			
13. By August 15, 2012	IT Director and FS Director	Update the MUNIS financial system to the most current version and implement the enhancements included in the fourth contract amendment.			

**THREE YEAR GOAL: MAINTAIN A HIGH LEVEL OF PUBLIC SAFETY**

WHEN	WHO	WHAT	STATUS	COMMENTS
			ON TARGET	
1. At the April 17, 2012 City Council meeting	Planning Director and City Attorney	Present to the City Council for consideration options for regulation of short-term vacation rentals.		
2. By July 15, 2012	Fire Chief, working with the City Manager	Conduct an evacuation drill of the City Hall campus for evacuation procedures and critical incidents that may occur inside City buildings.	X	The Special Services, Division Chief is currently reviewing & revising existing plans for relevancy.
3. By July 15, 2012	Fire Chief (lead), HBT Director and Building Engineer	Facilitate final stakeholder meeting regarding moorings and implementation of a proposed management plan and make a recommendation(s) to the City Council for action.	X	A third meeting was held in February with the Harbor stakeholders. Solicited final input and last Stakeholder meeting is scheduled for April 12 <sup>th</sup> 2012. Final input will be incorporated and presented to City Council for adoption.
4. By August 15, 2012	Police Chief, working with the City Attorney	Present to the City Council for consideration an update to the 1987 Redondo Beach Bail Schedule.		
5. By August 15, 2012	Police Chief, working with the Planning Director, City Attorney and City Prosecutor	Make recommendations to the City Council for action to revise the City's Animal Control Codes.		
6. By August 15, 2012, contingent upon Federal authorization	Police Chief (lead), Fire Chief, Library Director and City Engineer	Coordinate and have installed an emergency generator at the Main Library for EOC (Emergency Operations Center) expansion.		
7. By August 15, 2012	Police Chief, working with the IT Director and PW Director	Ensure installation of the jail surveillance video camera system.		

8.	By August 15, 2012	Fire Chief	Develop and implement a "Managing Volunteers" component for the CERT Program and CERT Alumni.	X				The Fire Dept. Special Services, Division Chief along with our Area G Disaster Manager have developed this program and is scheduled for Program delivery on April 14, 2012.
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Green Task Force  
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
1 <b>Sustainability:</b> Add sustainability as one of Redondo Beach's Core Values listed in its Annual Reports and Strategic Plans.	ACM		X				"Enhance the livability and environmental sustainability of our community" revised in the March 25, 2009 Strategic Planning workshop.
2 <b>Full-Time Employee:</b> Designate a full-time, on-going staff position dedicated to implementing and researching all Green Task Force Initiatives, including grant writing.	ENG			X			Next opportunity to be evaluated is as part of the 2012-13 Budget Cycle
3 <b>Public Education Program:</b> Support a comprehensive public education program to promote green living and building ideas, energy and resource conservation, and other environmental concepts such as "teaching Green" or "Sustainable Works."	PW			X			"Green Building" consumer education materials received and available at the Building counter.
4 <b>Cool City Classification:</b> The City Council should sign the U.S. Mayors Climate Protection Agreement and establish a Cool Cities program for the City of Redondo Beach.	ENG		X				Baseline inventory presented to CC - March 16, 2010.
5 <b>Eco-Friendly Business Initiatives:</b> As part of the Economic Development Council, the City should identify a representative to implement eco-friendly initiatives within the business community.	HBT				X		
6 <b>Support for RBUSD Environmental Programs:</b> Direct staff to reach out to the Redondo Beach Unified School District (RBUSD) in promoting, supporting, and implementing green initiatives.	ACM				X		
7 <b>Green Building Incentives:</b> Develop a set of incentives in the form of rebates, space offset programs, and recognition programs for green/sustainable building practices.	BLDG		X				City Council adopted Green Building Code on 12/07/10.
8 <b>Fee Structure:</b> Balance fee structure to accommodate rebate incentives given for green homeowners, and builders.	BLDG		X				City Council approved Tier 1 & Tier 2 rebate programs on 12/07/10.

Green Task Force  
Recommendations Implementation Matrix

04-17-12

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
9 LEED Standards: Adopt LEED standards for all city buildings.	BLDG			X			North Branch Library certified as LEED GOLD building - presented @ SOTC on 02/22/11.
10 Ordinance Update: Review and update ordinances to support LEED compliant measures.	BLDG/ENG				X		
11 Staff Training: Train appropriate city staff and acquire LEED certification to eliminate need for hiring LEED consultants.	ENG			X			Staff attended fall 2011 CALBO green workshops.
12 Educational Plan: Implement an educational plan, including web access and distribution of green vendors and services, for all constituents – homeowners, developers, builders, Chamber of Commerce, regional networks, etc.	PW				X		Public Works to coordinate an energy efficiency / water conservation workshop w/ SBESC.
13 Urban Forest Ordinance: Pass an Urban Forest Ordinance that solidifies and codifies current practices regarding trees in the city.	PW				X		
14 Pursue Tree City USA Designation: The City Council should seek designation as a Tree City USA that provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs.	PW				X		
15 Land Use Policy, Zoning Regulation, and Associated Fee Amendments: Amend land use policies, zoning regulations and associated fees to provide an incentive for maintaining existing and/or creating new non-public open space.	Planning				X		
16 Historical and Specimen Tree Protection: Revise relevant preservation ordinances to include Specimen Trees and revise a complete list of trees on public and private land that are, or can be, landmarked or designated as specimen trees.	Planning / PW / RCS		X				Existing code provides for applications to designate trees as historic landmarks.

Green Task Force  
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
17 <b>High Profile City Projects:</b> Implement two or three specific high-profile energy and resource projects that would help showcase the City's efforts to become a beacon of Green adaptation.	ENG			X			LED streetlight fixtures installation complete along Artesia Blvd., the Esplanade, and in Riviera Village.
18 <b>Renewable Energy Project Financing:</b> Establish a relationship with a third party financing company to provide funding for both City and private projects involving conversion or adaptation to green energy.	HBT			X			06-22-10 - CC Adopted Resolution to participate in LA CO AB-811 program.
19 <b>Inter-departmental Staff Resource Utilization Committee:</b> Establish an inter-departmental staff committee whose purpose it is to create and maintain a Long-Term Resource Utilization Policy that would include a prioritized list of energy conservation and generation projects aimed at reducing city-wide energy consumption.	ACM				X		
20 <b>Shop &amp; Dine Redondo Program:</b> Collaborate with the Redondo Beach Chamber of Commerce & Visitors Bureau to develop a "Shop & Dine Redondo" Program specifically designed to build a stronger local economy, healthier environment and reduce the total vehicle miles driven by those living and/or working in the community.	HBT				X		NRBBA 'Dine Around Artesia' held May 19, 2011.
21 <b>Strategic School Traffic Reduction Plan:</b> Collaborate with the Redondo Beach Unified School District (RBUSD) and local residents to develop a Strategic Traffic Reduction Plan.	ENG			X			Staff coordinated implementation of pilot "Walking School Bus" programs in conjunction with Vitality City focus.
22 <b>Residential Development Rights Transfer System:</b> Research the feasibility of developing and implementing new density neutral land policies, zoning regulations and legal mechanisms that would allow owners of residentially-zoned properties to sell permitted development rights for transference to other properties located within specified public transit zones that also provide an ample amount of local shopping and dining opportunities.	Planning				X		

Green Task Force  
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
<p><b>Strategic New Parkland Development Plan: Develop a Strategic New Parkland Development Plan specifically focused on creating more neighborhood oriented parkland in the park-poorest areas in the city.</b></p> <p>23</p>	RCS			X			
<p><b>Beach Cities Transit &amp; Visitor Information Kiosks:</b> Collaborate with the Redondo Beach Chamber of Commerce to create one or more Beach Cities Transit (BCT) &amp; Visitor Information Kiosks at high traffic locations near transit stops in the city.</p> <p>24</p>	HBT			X			
<p><b>Beach Cities Transit Wi-Fi Service Pilot Program:</b> Perform a feasibility study on implementing a Beach Cities Transit (BCT) Wi-Fi Service Pilot Program.</p> <p>25</p>	HBT			X			
<p><b>Integrated Bicycle Master Plan: Expand the Local Bikeway Plan into an Integrated Bicycle Master Plan, including bike racks, which will transform Redondo Beach into a premier bicycle friendly city.</b></p> <p>26</p>	ENG		X				The City's adopted Bicycle Master Plan submitted to Metro's "Call for Projects" to implement the class 2 and class 3 bicycle facilities, approved by Metro board - 10-22-09.

Water Quality Task Force  
Recommendations Implementation Matrix

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

Water Quality Task Force  
Recommendations Implementation Matrix

04-17-12

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
7 <b>Harbor Circulation Improvement (9b)</b> <b>(Marina Aeration - 9a)</b> Investigate installation of facilities to increase circulation in the Harbor.	Engineering	Preliminary design done - pending funding source			X	TBD	For Budget Consideration Funding from Federal Government being requested FY 2012-13
8 <b>Commercial Best Management Practices (9a)</b> Establish a volunteer program for implementing BMPs at commercial establishments at the Harbor / Pier / Waterfront areas.	Harbor / Engineering	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
9 <b>Hazardous Waste Drop (9a)</b> Expand hazardous waste drop-off program. <i>Especially at water areas south of the Redondo Municipal Pier</i>	Public Works / Fire	No action at this time.			X	TBD	For Budget Consideration FY 2012-13
10 <b>Parking Lot Debris Catchers (9a)</b> Initiate pilot program for small catch basin debris filters. <i>Implement Harbor Leasee parking lot sweeping program</i>	Engineering	Plans and specification design work	X			Jan-10	Project completed.
11 <b>Harbor Trash Skimmers (9a)</b> Initiate alternate methods for removing floating harbor materials.	Engineering	Plans and specification design work					Maintenance agreement in progress.
12 <b>Oil spill clean-up (9a)</b> Purchase oil absorbing snakes for use in oil spill clean-up.	Fire	400 feet of snake absorbent purchased and stored at Harbor Patrol. Task Completed.	X				Project completed.
13 <b>Laws &amp; Regulations (9a)</b> Review existing State & Federal laws as pertains to water quality.	Engineering		X			Mar-11	Project completed.
14 <b>Watershed Management Program (9a)</b> Establish urban watershed program similar to Santa Monica.	Engineering				X	TBD	For Budget Consideration FY 2012-13

Water Quality Task Force  
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
15 <b>Pet Waste (9a)</b> Install 'doggie poles' with waste bags in public areas.	Engineering / Public Works	Presented to CC - 10 containers installed on Esplanade / Harbor Drive	X				Project Completed.
16 <b>Sprinkler Standards (9a)</b> Develop a Certification program for commercial & residential properties with installed water-wise irrigation systems and landscaping. Coordinate with West Basin Water District's existing program	Engineering				X	TBD	For Budget Consideration FY 2012-13
17 <b>Hot Line (9a)</b> Establish a Water Quality Hot Line for public reporting of concerns. Establish a web link to the WQTF Plan and matrix	Engineering		X			Jul-08	Project completed. (PW investigating marketing of hotline)
18 <b>Ongoing Water Quality Task Force (9a)</b> Staff report needed to determine how to continue the WQTF through either the Harbor Commission or Public Works Commission	Harbor / Engineering	No new progress			X	TBD	Planning Stage
19 <b>Continuous Deflection Separation Units (9a)</b> Evaluate possibility of installing additional CDS units on all waterfront discharge storm drains. Photos of annual cleaning will be posted	Engineering				X	TBD	For Budget Consideration FY 2012-13
20 <b>Non-profit formation (9a)</b> Consider creation of a 501(c)3 organization to assist in grant funding development.	City Manager / City Attorney		X			Jun-08	For Budget Consideration 501(c)3 created, website - www.cleanwaterfrontredondo.org
21 <b>Develop Clean Waterfront Plan (9b)</b> Plans could include improvements based on successes in Santa Monica & Newport.	Harbor	Sample plans collected. Adopted BMPs will be key component of plan.					For Budget Consideration FY 2012-13
22 <b>Develop Clean Marina Program (9b)</b> Establish program and recognition standards.	Harbor	All 4 RB marinas participate in a recognized program or have committed to do so. Staff providing assistance and monitoring progress.			X	TBD	For Budget Consideration FY 2012-13

Water Quality Task Force  
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
23 Develop & Implement BMPs for Bait Barges (9b)  Ensure that bait barges are properly disposing of waste.	Fire / Harbor / Planning / Engineering / Public Works	Inspections completed. BMPs drafted and will be presented to Harbor Commission. Fire Completed physical inspection of barge. No hazardous storage or processes noted. Barge operates seasonally, per hazmat tech. No disclosure manifest warranted.	X				Project Completed
24 Develop & Implement BMPs for Fuel Dock (9b)  Ensure that fuel docks within King Harbor employ BMPs while conducting business.	Harbor / Fire	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
25 Develop & Implement BMPs for Boaters (9b)  Encourage and educate boaters in BMPS for boating.	Harbor	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
26 Develop & Implement BMPs for Boat Yards & Maintenance Facilities (9b)  Adopt CASQA's BMPs and ensure they are followed.	Harbor	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
27 Design & Construct Harbor Circulation Improvements (9b)  Study improving circulation methods and utilize power plant intake lines.	Engineering					TBD	For Budget Consideration FY 2012-13
28 Develop & Implement a program to insure that BMPs applicable to the beach and pier area are fully utilized (9b)  Aggressively adhere to all LARWQCB TMDLs	Public Works		X			Jul-07	Project Completed

**Water Quality Task Force  
Recommendations Implementation Matrix**

04-17-12

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
29 <b>Pier Fish Cleaning Station, Boaters and Charter Boats (9b)</b> Ensure sink wastes are diverted to the sewer system, educate boaters.	Harbor / Public Works	Confirmed that sink wastes are diverted to the sewer system.	X				Project Completed
30 <b>Watershed Runoff (9b)</b> Investigate permeable surfaces for rainstorm waters.	Engineering						
31 <b>Develop &amp; Implement a Community Outreach Plan (9c)</b> Utilize volunteer forces to educate the community at large.	Harbor / Engineering	Sample plans from other jurisdictions being collected.				TBD	For Budget Consideration FY 2012-13
32 <b>Explore funding opportunities at the Federal, State, County, Local, Corporate, and Private levels</b> Increase City visibility and funding for water quality tasks.	Engineering / City Manager					TBD	For Budget Consideration FY 2012-13 Prop 84 RFP from State due in September 2012.
33 <b>Harbor Emergency Response Volunteer Team (9e)</b> Immediate mitigation of red tide forces through volunteer teams.	Harbor / Fire Public Works			X			Ongoing
34 <b>Street &amp; Harbor Lease Hold Sweeping **</b> Coordinate with businesses for sweeping	Harbor	PW, Harbor, & Fire held a Red Tide Response Drill for City crews & volunteers September 27, 2007.  Policies and ordinances from other jurisdictions being collected. Staff discussing current practices with leaseholders.	X				Project Completed
35 <b>Web Page Update **</b> Monthly updated posting to the City website	Engineering			X			Ongoing

\*Note - Details of timeline and a breakdown of steps will be provided for each task on the matrix as implementation progresses.  
\*\* By City Council direction from 11/21/06 CC meeting

## Major City Facilities Priority List

June, 2007

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

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

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

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

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

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

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

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

### Relationship to Statements of Financial Principles

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

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

These Financial Principles were considered in establishing the recommended prioritization.

### Relationship to 2006 Community Opinion Survey

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

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

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

## Project Descriptions

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

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

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

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

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

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

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

**New Corporation Yard** - The City's existing Corporation Yard on Gertruda is physically inadequate and limits the City's ability to ensure public works services are provided in the most operationally efficient manner. The existing facility is situated on two separate parcels (approximately 1.71 acres) on opposite sides of Gertruda. The City purchased a 5.36 acre parcel of land along Kingsdale Avenue in north Redondo Beach as a possible site to relocate the Corporation Yard. While this site could allow for the development of a more adequate replacement facility, the site is not centrally located and may be more valuable from an economic development perspective given its adjacency to the South Bay Galleria. An alternative concept which would provide economies of scale is the co-location of the Corporation Yard with the Parks Yard on Beryl. This more intensive scope of development on an existing City owned site would still allow for the sale and/or reuse of the Gertruda and Kingsdale sites. The westerly Gertruda parcels have already been rezoned to Residential Medium Density (RMD) and R-3. The Beryl site may not be sufficient in size to allow the Police Firing Range to continue to operate on this site, requiring relocation of the range.

**North Branch Library/Hayward Center** - A conceptual design has been completed for a replacement facility for the existing North Branch Library and Hayward Community Center located on Artesia Boulevard. This new facility would replace an aged and inadequate existing facility, built in 1949, as well as serve as a catalyst for the on-going revitalization of Artesia Boulevard. The estimated cost of this new 12,000 square foot facility is \$5,800,000. The City Council has set-aside \$1,895,000 of the amount needed. The Library Foundation's fundraising efforts have raised approximately \$620,000 to date. The City has also been pursuing other funding sources, including a County-related source. The recent failure of a statewide Library Bond issue has eliminated one possible outside funding source for the near future.

**Police Building** - The current Police Facility, built in 1959, is overcrowded and does not provide a working environment that meets contemporary standards for law enforcement. The Police Department's Investigations Division is housed in leased facilities across the street. The Parking Enforcement Unit is located within City Hall. The Property and Evidence Unit's warehouse is located on property across from the City Yard and the officer's report writing room is located within a trailer in the police department's rear parking lot. The existing station in the Civic Center does not meet current standards for elements of life safety, including seismic safety, and falls short of the desirable standards for a critical response facility necessary to address the needs of the community in the event of a natural or other disaster. Main deficiencies include a non-conforming jail, inefficiencies due to non-consolidation of staff and facilities, a lack of customer and employee parking, an inefficient layout that does not promote public accessibility, and inadequate facilities. Past needs assessments have suggested that approximately 75,000 square feet would provide for an efficient and contemporary facility. The estimated cost of such a facility is approximately \$30,000,000. The majority of the funding would have to be generated from existing or new City resources such as a voter-approved bond issue. One option would be the City's possible acquisition of the Redondo Beach Unified School District property at 200 PCH which currently houses the Police Investigations Division as a site for a new Police Facility. This 2.49 acre site is in close proximity to the existing Civic Center. Building a new facility at a new site would eliminate the attendant costs and impacts on existing police operations during construction.

**Transit Center** – Possible development of a new Transit Center to replace the inadequate facility at the South Bay Galleria has been on the drawing board for some time. A new Transit Center located off Catalina was a key component of the failed Heart of the City Plan, and at that time the City was successful in securing a Federal Earmark of funds totaling \$2,240,317 for its development. The City Council recently engaged the City's Federal lobbyist to secure an extension while the City explores alternative locations for a new Transit Center. One option is the existing City-owned parcel on Kingsdale. However, use of that parcel is dependent on the City's final determination of the new Corporation Yard and the finalization of expansion plans for the Galleria. The scope of a new Transit Center at minimum would be 14 bus bays instead of the 8 currently at the Galleria. Other elements of the project would include parking, layover areas, landscaping, lighting, shelters, and benches at an estimated cost of \$3,000,000. While a portion of this would be federally funded, there would be a local match of 20% required, though this could possibly be secured from MTA or another local source. This cost estimate does not include land cost with a 3 to 3.5 acre site needed for a stand-alone facility.

**Relationship to Existing Five Year Capital Improvement Program**

The adopted Five Year Capital Improvement Program for 2006 to 2011 includes partial funding for two projects: the North Branch Library and Hayward Center, and the Aquatics Center & Events Plaza. For the North Branch Library, of the \$5,789,530 in estimated cost, only \$1,895,000 in City funds set-aside and \$620,000 of the \$700,000 in funds to be raised by the Library Foundation are currently available. The remaining \$3,194,530 was anticipated to have been made available through the Statewide Library Bond. There is \$412,460 in Tideland Funds budgeted for planning and design of a Boat Launch. The Aquatics Center & Events Plaza has carryover funds available from 2005/06 totalling \$1,045,439 as follows: \$117,000 for Seaside Lagoon Outfall Improvements, \$288,493 for Seaside Lagoon Restroom Improvement, and \$640,000 for Seaside Lagoon Water Recirculation.

Three other facility projects as summarized below are on the Unfunded and Underfunded CIP Projects List:

Project	Estimated Cost	Funding Source
Corporation Yard	\$8,000,000	Capital Projects Fund (General Fund)
Police Facility	\$29,398,450	Bonds
Combination Headquarters Fire & Harbor Patrol	\$10,425,000	Grants

(Pages xviii and xix of 2006-2011 CIP)

### Evaluation Factors

In order to prioritize facility needs, staff developed evaluation factors against which each proposed facility was reviewed. These factors were as follows:

**Health & Safety** – Facility improvements which would enhance the City's ability to improve public health or safety directly or which would enhance public health and safety services would have highest priority. This would include facilities which have an emergency services/operational role designated as "Essential Facilities." Elimination of hazards such as buildings which do not meet seismic standards or other critical functionality requirements should also rank high. Physical security of City facilities was also not a factor in their original design to the level needed in today's post 9/11 world.

**Operational Efficiency** - Projects rank high in this area if one result would be significant operating savings and/or reduced maintenance costs. Addressing federal or state mandates would be a positive factor. This would include replacing buildings with inefficient layouts or space usage with more efficient structures.

**Financial Feasibility** – Facilities which have identifiable funding streams, especially from outside sources such as fees or grants, would rate higher. Reduced operating or maintenance costs would also be a factor to consider. An ability for a portion of the facility development costs to be self-financed through better utilization of an existing property would also result in a higher rating.

**Employee Welfare** - Providing employees with a safe and healthy workplace is not only a federal and state mandate, but it also a best practice in order to assist the City in becoming an employer of choice with related productivity enhancements and an ability to provide enhanced services.

**Economic Development Benefit** – Projects which would have a direct economic development benefit such as serving as a catalyst for other reinvestment in an area or which would result in another public asset being freed-up for direct economic development purposes would be viewed more favorably.

**Revenue Generation** - Future City facilities may provide an opportunity for direct or indirect revenue generation. For example, commercial lease space could be developed as part of a facility, or elements of a facility may be used on a contract basis by another agency. Alternatively, development or relocation of a facility may free-up an existing site for a revenue generating use.

**Customer Service Enhancement** - The City's ability to provide one-stop or more efficient customer service is limited due to the age and design of City facilities. Some operations are in completely separate structures thereby frustrating customers who may have to visit more than one place in the conduct of business.

**City Facilities Needs List**

<i>Facility</i>	<i>Square Footage</i>	<i>Cost Est.</i>	<i>Proposed Location</i>	<i>Financing Opportunities</i>	<i>Current Status</i>	<i>Factors</i>
Aquatics Center & Events Plaza	TBD	\$8,000,000 to \$15,000,000	Redondo Beach Marina Leasehold	Tidelands Uplands	Conceptual design effort underway	Health & Safety Operational Efficiency Financial Feasibility Economic Development Benefit Revenue Generation
Anderson Park Community Center	8,365 current	\$4,000,000	Anderson Park	General Fund Grants Quimby Fees	Prior conceptual plans developed; new needs assessment underway	Customer Service Enhancement Operational Efficiency Health & Safety
City Hall Replacement	38,186 current 50,000 proposed	\$10,000,000	Current Site	General Fund Enterprise Funds Bonds	No activity	Health & Safety Operational Efficiency Employee Welfare Customer Service Enhancement
Dominguez Park Community Center	2,000 proposed	\$600,000	Heritage Court area	General Fund Grants Quimby Fees	Master plan approved in 1992, no activity since	Customer Service Enhancement
Fire Station One/ Administration	10,506 current 7,000 addition	\$2,500,000	Current Site or Fire Admin co-located with Police	General Fund Grants Bonds	Alternative concepts developed as part of Heart of the City effort; no current activity	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Customer Service Enhancement

<i>Facility</i>	<i>Square Footage</i>	<i>Cost Est.</i>	<i>Proposed Location</i>	<i>Financing Opportunities</i>	<i>Current Status</i>	<i>Factors</i>
Harbor Patrol Building	1,400 current 1,500 proposed	\$750,000	Mole B	Tidelands Grants	Conceptual facility scoped as part of Heart of the City; no current activity	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Customer Service Enhancement
New Corporation Yard	6,800 current	\$8,000,000	Consolidated with City Parks Yard	General Fund Enterprise Funds	Conceptual design developed for Beryl site	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Economic Development Benefit Revenue Generation Customer Service Enhancement
North Branch Library and Hayward Center	4,284 current 12,000 proposed	\$5,800,000	Current Site	General Fund Foundation Funds Grants Library Bond	Conceptual design completed; Foundation fundraising underway	Operational Efficiency Financial Feasibility Employee Welfare Economic Development Benefit Customer Service Enhancement
Police Building	25,453 current 5,500 current leased 75,000 proposed	\$30,000,000	Current Location or Alternate to be Identified	General Fund Grants	Multiple needs assessments completed, last update in 2004	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Economic Development Revenue Generation Customer Service Enhancement

<b>Facility</b>	<b>Square Footage</b>	<b>Cost Est.</b>	<b>Proposed Location</b>	<b>Financing Opportunities</b>	<b>Current Status</b>	<b>Factors</b>
Transit Center	TBD	\$3,000,000 (not including land acquisition)	To be Determined	Grants Transit Funds	Federal earmarks need to be extended; concept developed for Kingsdale site	Operational Efficiency Customer Service Enhancement

### Conclusions

Opportunities exist for the City to invest in the upgrading of its major public facilities over time. Currently, the City does not have resources available in the operating budget, especially the General Fund, to adequately maintain and repair the diverse number of existing City facilities. As such, adding new facilities, especially those which do not have a dedicated source of funding for on-going maintenance and repair, is not advised. However, replacement of existing facilities, which will result in improved operational efficiencies and can be financed in a manner which enhances the City's bottom line should be pursued. Those facilities critical to providing the highest priority services should be considered first. This initial effort to provide a major City Facilities Priority List establishes a framework for setting out which projects should be pursued based upon evaluation factors which address broader City goals. Again, this general prioritization will ultimately be influenced by many external and internal factors, such as the availability of outside funding. It is anticipated that multiple projects can be pursued to certain preliminary levels depending upon staff and financial resources in order for the City to be positioned to move forward with a project when circumstances are best. For example, having facilities conceptually designed, or even investing in the development of working drawing so that you have a shelf ready project, could mean that outside funding is more likely to be secured in a competitive process.

Given the need to maintain a flexible approach to the prioritization of major public facilities, a tiered listing with projects listed alphabetically in each tier has been developed. The priority list resulting from this analysis and the evaluation factors identified is as follows:

#### Tier One

Aquatics Center & Events Plaza  
New Corporation Yard  
North Branch Library  
Police Building

#### Tier Two

City Hall Replacement  
Harbor Patrol Building  
Fire Station One/Administration

#### Tier Three

Anderson Park Community Center  
Dominguez Park Community Center  
Transit Center



# Administrative Report

Planning Commission Hearing Date:

May 17, 2012

**AGENDA ITEM:** 8 (PUBLIC HEARING)  
**PROJECT LOCATION:** 811 NORTH CATALINA AVENUE  
**APPLICATION TYPE:** EXEMPTION DECLARATION,  
CONDITIONAL USE PERMIT AND  
COASTAL DEVELOPMENT PERMIT  
**CASE NUMBER:** 2012-05-PC-008, 20120-05-CDP-003  
**APPLICANT'S NAME:** SOUTH BAY MOBILE TOURS

**APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of an Exemption Declaration, Conditional Use Permit, and Coastal Development Permit to allow the operation of a business providing local, guided Segway tours in an existing commercial building on property located within a Commercial (C-5A) zone in the Coastal Zone.

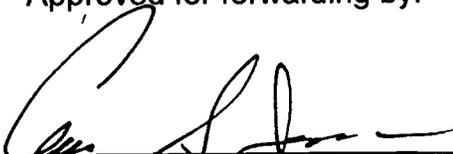
**DEPARTMENT'S RECOMMENDATION:**

The Planning Department recommends that this item be removed from the Planning Commission Agenda based on the receipt of more information and a closer examination of the proposed use, received after the public hearing was posted and publicized, that concluded in a determination that the use is permitted and does not require discretionary permits.

Submitted by:

  
\_\_\_\_\_  
Anita Kroeger  
Associate Planner

Approved for forwarding by:

  
\_\_\_\_\_  
Aaron Jones  
Planning Director

ITEM #8

## Lina Portolese

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**From:** Anita Kroeger  
**Sent:** Thursday, May 10, 2012 2:08 PM  
**To:** Lina Portolese  
**Subject:** FW: South Bay Mobile Tours withdraws CUP and Coastal Permit Application

Lina, please see the ATTACHED EMAIL to Aaron.

Best Regards,

*Anita Kroeger*

Planning Department  
City of Redondo Beach  
415 Diamond Street  
Redondo Beach, CA 90277  
[anita.kroeger@redondo.org](mailto:anita.kroeger@redondo.org)  
Tel 310.318.0637 x1 x2248  
Fax 310.372.8021

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**From:** Doug Christensen [mailto:[doug@sbsegwaytours.com](mailto:doug@sbsegwaytours.com)]  
**Sent:** Thursday, May 10, 2012 12:10 PM  
**To:** Aaron Jones  
**Cc:** Anita Kroeger  
**Subject:** South Bay Mobile Tours withdraws CUP and Coastal Permit Application

To: Aaron Jones  
Planning Director for the City of Redondo Beach

Dear Aaron,

Please withdraw my application for a Conditional Use Permit and a Coastal Development Permit regarding South Bay Mobile Tours and our service to provide guided Segway tours in Redondo Beach. If you have any questions please feel free to call or email me.

Best,

Doug Christensen  
Owner  
South Bay Mobile Tours  
811 N. Catalina Avenue  
Suite 1312  
Redondo Beach, CA 90277  
310-809-1762 cell  
[www.sbsegwaytours.com](http://www.sbsegwaytours.com)

Best,

Doug Christensen  
Owner  
South Bay Mobile Tours  
811 N. Catalina Avenue



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# Administrative Report

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Planning Commission Hearing Date:

May 17, 2012

**AGENDA ITEM:** 9 (PUBLIC HEARING)  
**PROJECT LOCATION:** 1300 SOUTH PACIFIC COAST HIGHWAY  
**APPLICATION TYPE:** EXEMPTION DECLARATION AND  
CONDITIONAL USE PERMIT  
**CASE NUMBER:** 2012-05-PC-009  
**APPLICANT'S NAME:** CARDIO BARRE

**APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of an Exemption Declaration and a Conditional Use Permit to allow the operation of a personal improvement service consisting of an aerobic training studio in an existing commercial building on property located within a Pedestrian-Oriented Commercial (C-2-PD) zone.

**DEPARTMENT'S RECOMMENDATION:**

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

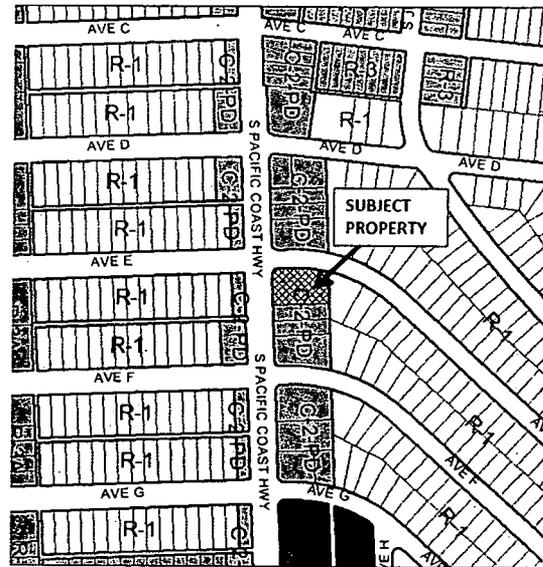
**DEPARTMENT'S ANALYSIS OF REQUEST:**

**BACKGROUND/EXISTING CONDITIONS:**

The subject property is developed with a two-story L-shaped shopping center that was constructed in 1977 and recently remodeled. The center is located on a lot that is 22,200 square feet in size and has approximately 11,220 square of building floor area. The center currently has nine (9) tenant spaces that are occupied by a variety of retail, personal service and convenience businesses as well as offices. The center is located on a corner lot that has vehicular access both from Pacific Coast Highway and Avenue E. There are a total of 41 parking spaces on the site including handicap parking spaces.

**ITEM #9**

The zoning of the property is Commercial (C-2-PD) as is the zoning of the properties adjacent to the site on Pacific Coast Highway. Land uses include a variety of offices, retail and service businesses as well as food and beverage establishments. Properties adjacent to the east are zoned single-family residential (R-1) and developed with residential homes.



There are forty-one (41) parking spaces available on-site. Twenty-one (21) parking spaces are located on the ground level in front of the L-shaped tenant spaces off of South Pacific Coast Highway. Another twenty (20) parking spaces are located on the second story level at the rear, accessible off of Avenue E.

Businesses operating in the center are as follows:

#101	2060 SF Vacant	Retail	8 spaces
#103	820 SF Dry Cleaning	Retail	3 spaces
#105	920 SF Fitness Training	CUP	4 spaces
#107	1252 SF Vacant	Retail	5 spaces
#108	807 SF Coffee Shop	Retail	3 spaces
#109	807 SF Nail Salon	Retail	3 spaces
#110	807 SF Body Works Spa	Retail	3 spaces
#201	1705 SF Chiropractor	Chiropractor	6 spaces
#205	2012 SF Vacant	Office	7 spaces
		<u>Total</u>	<u>42 spaces</u>

The commercial center was originally developed with forty-four (44) parking spaces. However, three (3) spaces have been lost as a result of the requirement to provide ADA parking spaces based on the provision contained in Section 10.2.1702 (e) of the City's parking requirements which states that "a reduction in the total number of required parking spaces may be approved, subject to Administrative Design Review (Section 10-2.2500), as necessary to upgrade existing parking facilities to comply with Title 24 of the California Building Code."

**CURRENT REQUEST:**

The applicant is proposing to operate a personal improvement business, to be known as "Cardio Barre", consisting of no-impact, ballet-based aerobic fitness training and the retail sales of clothing and other merchandise that supports the fitness training

business. Barre fitness classes are one of the latest workout trends wherein a ballet barre serves as a prop along with other equipment to provide a total-body workout that burns calories and tones your body. The word "barre" originates from the French language and means a horizontal handrail held onto while doing ballet exercises. Much like other aerobic classes, music accompanies the cardio barre exercises.

The applicant proposes to occupy a 2,060 square-foot corner tenant space located on the ground floor. The space is currently an open area with the exception of a restroom and three structural posts. The existing bathroom is to be removed. Two (2) new ADA bathrooms and a storage space are to be constructed along the south-facing wall on the west side of the tenant space of what is to become the office/retail portion of the business. A new interior wall is to be constructed bisecting the floor area to create the retail/office area on the west side and a fitness area on the east side. A double door will allow access between the fitness area and the sales/office area. Ballet barres are to be installed in the fitness area. Contemporary music will be provided by a portable stereo system located in the fitness area.

Additionally, the fitness area will be sound-proofed by adding varying combinations of metal resilient channel (STC 46), sound board (STC 60), Quiet-rock (STC 47) and insulation to the ceiling and the walls of the fitness area. Based on information obtained from STCratings.com, which is a collaborative arm of [Acoustic.com](http://Acoustic.com), a partition such as a door or a wall is given a STC rating by measuring the transmission loss of the sound as it moves from the source room to the receiving room.

The proposed hours of operation are to be: Mondays, Wednesdays and Fridays: 8:00 to 12:00 p.m. and 5:00 p.m. to 9:00 p.m., Tuesdays and Thursdays: 7:00 a.m. to 12:00 p.m. and 5:00 p.m. to 9:00 p.m. and Saturdays and Sundays: 8:00 a.m. to 1:00 p.m. The classes will be 60 minutes in length. The classes are to consist of a maximum of 14 students and one instructor.

#### **EVALUATION OF REQUEST:**

The applicant's request is for the approval of a Conditional Use Permit to allow the operation of a fitness training business with ancillary retail sales in a vacant tenant space 2,060 square feet in size. It is a corner space located on the ground floor adjacent to on-site parking.

Pursuant to Section 10-2.620 of the City's Zoning Ordinance, personal improvement services 2,001 square feet or larger, such a fitness training business, located in a Commercial (C-2-PD) zone requires the approval of a Conditional Use Permit. The purpose of the Conditional Use Permit is to ensure that the operation of a fitness training business does not have a negative impact on the surrounding uses and

properties. Potential issues related to such a business include noise and parking problems.

No exterior improvements are planned with the exception of the installation of two (2) wall signs, as illustrated on the photographs of the exterior elevations of the tenant space. More detailed and dimensioned sign specifications will need to be submitted prior to the issuance of sign permits.

The proposed hours of operation are Mondays, Wednesdays and Fridays: 8:00 to 12:00 p.m. and 5:00 p.m. to 9:00 p.m., Tuesdays and Thursdays: 7:00 a.m. to 12:00 p.m. and 5:00 p.m. to 9:00 p.m. and Saturdays and Sundays: 8:00 a.m. to 1:00 p.m. These are typical business hours. The other businesses in the center have the following hours of operation:

Green Roast Coffee:	Monday - Saturday 7:00:00 a.m. – 7:00:00 p.m. Sunday 7:00 a.m. - 6:00 p.m.
Dipped Nail Salon:	Tuesday - Friday 10:00 a.m. - 7:00 p.m. Saturday 10:00 a.m. - 6:00 p.m. Sunday 9:00 a.m. – 2 p.m.
Blue Sky Cleaners:	Monday - Friday 7:00:00 a.m. - 7:00 a.m. Saturday 8:00 a.m. - 5:30 p.m. Sunday 9:00 a.m. – 2:00 p.m.
White House Pilates:	Monday - Friday 6:00A.M. - 9:00 P.M. Saturday - Sunday 8A.M. - 2P.M.
Goodlife Chiropractic:	By appointment
Nana Thai Massage:	By appointment
Siren Pole Dancing:	Classes on Monday 7:45 p.m., Tuesday 9:00 a.m., 6:00 p.m., 7:15 p.m., Wednesday 6:00 p.m. to 7:45 p.m., Thursday: 9:30 a.m. to 6:00 p.m., Friday 7:00 p.m., Saturday 12:30 p.m. Sunday 12:30 p.m., 3:00 p.m. and 5:00 p.m.

The proposed hours of operation for Cardio Barre are consistent with the hours of operation for the existing businesses. Staff recommends that the proposed business be allowed to operate Mondays to Fridays 7:00 a.m. to 9:00 p.m. and Saturday and Sundays 8:00 a.m. to 6:00 p.m. to allow the business to expand its hours of operation without returning to the Planning Commission if it is successful and wants to provide more hours of instruction.

Sound transmission and its impact on surrounding businesses and neighbors is an issue that often arises when assessing fitness businesses. Sound generated by fitness classes includes the music that is played during the classes, the instructor's voice, which is often amplified electronically and the sounds the students make while they are exercising including their physical impact on the floor and their audible expressions of exertion. Noise described as "very loud" or equivalent to factory noise or police whistles is generally in the range of 80 to 100 decibels (dB, a measurement of sound level pressure). If the noise generated by the class were "very loud", the installation of the

proposed soundproofing ceiling and wall assemblies in the fitness area with a STC rating of 60 would result in the transmission of sound at 20 to 40 dBs into the neighboring businesses which is described as "faint" or equivalent to quiet conversation. This should be sufficient to prevent the sound from impacting the business located beside them that shares an interior wall and the business located above them that shares the ceiling/floor surface. Given the proposed sound-proofing, it is also unlikely that the sound will permeate to the exterior of the tenant space. However, even if it did, there would be minimal impact given the location of the tenant space adjacent to Pacific Coast Highway, a major thoroughfare that generates substantial noise as a result of the continuous daytime and evening traffic flow.

The commercial center complies with the parking requirements even though it is short one parking space given that three spaces were lost to allow for the provision of the required number of ADA parking spaces. Unit #101, which is 2,060 square feet in size, would require eight (8) parking spaces if it was occupied by a retail business. As a personal improvement business, the parking requirement is one space for every two (2) students and one (1) space for every instructor. Therefore, the proposed Cardio Barre business would be allowed to have a maximum of fourteen (14) students and one (1) instructor based on the availability of on-site parking.

Based on a review of the application, business summary and profile, plans and photographs, along with the approval of a number of recommended conditions below, the proposed personal improvement business is appropriate for the subject property.

**FINDINGS:**

1. In accordance with Section 10-2.910 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 personal improvement service business is conditionally permitted in the land use district in which the site is located, the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 2, Title 10 of the Redondo Beach Municipal Code.
  - b) The site of the proposed personal improvement service business has adequate access to a public street, which is of adequate width to carry the kind and quantity of traffic generated by the use that it serves.
  - c) The proposed personal improvement service business is consistent with the Comprehensive General Plan of the City, which allows for the development of a variety of small scale, pedestrian-oriented commercial businesses to be located at the subject property.

2. The plans, specifications and drawings submitted with the applications have been reviewed and approved by the Planning Commission.
3. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).
4. The Planning Commission hereby finds that the proposed project will have no impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

**CONDITIONS:**

1. That the approval granted herein is for the operation of a personal improvement business as is reflected on the plans reviewed and approved by the Planning Commission at its meeting on May 17, 2012.
2. That the proposed personal improvement business shall operate in a tenant space approximately 2,060 square feet in size as is reflected on the plans reviewed and approved by the Planning Commission at its meeting on May 17, 2012 is approved.
3. That the personal improvement business shall be allowed to operate with a maximum number of fourteen (14) students and one (1) teacher on site at any one time.
4. That a personal improvement service business shall be permitted to operate from 7:00 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday and Sunday.
5. That the ceiling and walls of the fitness area be soundproofed with an assembly that has a minimum STC rating of 60.
6. That no signs shall be installed without the issuance of a Building permit and prior approval of the Planning Department.
7. That all 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.
8. That the Planning Department shall be authorized to approve minor changes.

**May 17, 2012**

9. That the proposed personal improvement business shall comply with all applicable codes and regulations implemented by the Building Division and any other agencies with jurisdiction over the project.
10. 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 any required permits. The decision of the Planning Commission shall be final.
11. That the Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.

Submitted by:



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Anita Kroeger  
Associate Planner

Approved for forwarding by:



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Aaron Jones  
Planning Director



## CITY OF REDONDO BEACH

### EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**DATE:** May 17, 2012

**PROJECT ADDRESS:** 1300 South Pacific Coast Highway

**PROPOSED PROJECT:** Consideration of an Exemption Declaration for a Conditional Use Permit to allow the operation of a personal improvement service consisting of an aerobic training studio in an existing commercial building on property located within a Commercial (C-2-PD) zone.

Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that projects involving the leasing of existing facilities and involving negligible or no expansion of use, are categorically exempt from the preparation of environmental documents. This finding is supported by the fact that the proposed project allows the operation of a personal improvement service consisting of an aerobic training studio in an existing commercial building on property located within a Commercial (C-2-PD) zone.

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Anita Kroeger  
Associate Planner

CITY OF REDONDO BEACH  
 PLANNING DEPARTMENT

PLANNING DEPT. REVIEWED BY:
DATE REVIEWED: 4/9/12

20120034

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	<b>APPLICANT INFORMATION</b>	
	STREET ADDRESS OF PROPERTY: 1300 SOUTH PACIFIC COAST HIGHWAY	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 10 and 11    BLOCK: 1    TRACT: 12836	ZONING: C2-PD
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)	
	SITE SIZE (SQ. FT.):	GROSS FLOOR AREA (SQ. FT.)
	FLOOR AREA RATIO:	
	RECORDED OWNER'S NAME: LHMMAI LLC	AUTHORIZED AGENT'S NAME:
	MAILING ADDRESS: 738 PHILLIPS, CITY OF INDUSTRY CA 91748-1146	MAILING ADDRESS:
	TELEPHONE:	TELEPHONE:
	APPLICANT'S NAME: NANCY MONTGOMERY	PROJECT ARCHITECT/FIRM/PRINCIPAL:
MAILING ADDRESS: 4133 REDWOOD AVE # 3015 LOS ANGELES CA 90066	MAILING ADDRESS:	
TELEPHONE: 213 841 0156	TELEPHONE:                      LICENSE NO.	
B	<b>REQUEST</b>	
	<p>The applicant requests a Conditional Use Permit to use the above described property for the following purposes:</p> <p>Personal improvement services in the form of no impact, ballet-based aerobic training</p> <p>Retail area includes clothing and merchandise supporting this service.</p>	

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.

Tennent space is vacant at this time. It is an empty, ground floor unit with accessible parking and ADA access into the space.

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.) <sup>AS IS</sup> Setbacks and landscaping

No major construction would be needed to accommodate this business. The space is 2060 sqft and demolition is confined to removal of one existing bathroom. Construction includes relocation of the plumbing to build (2) ADA compliant unisex bathrooms and one storage area located in the 810 sqft retail space and one drywall partition wall to separate the studio area (aprox 1250 sqft) from the retail area. Access to the retail area requires the addition of an exterior entrance door that is a window now.

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

The space (site) is located on the East side of Pacific Coast Highway between Avenues E and F. Major arterial access is provided by both a double wide entrance to the parking lot immediately adjacent to the space and the ability to turn into Avenue E to gain access to the overflow parking on the second level of the center.





## STORM WATER PLANNING PROGRAM PRIORITY PROJECT CHECKLIST

Project Name <b>CARDIO BARRE</b>	Owner Name <b>LHMMAI LLC/TIM SO</b>	Developer Name
Project address <b>1300 PACIFIC COAST HIGHWAY</b>	Owner Address <b>738 PHILLIPS</b>	Developer Address
<b>REDONDO BEACH 90277</b>	<b>CITY OF INDUSTRY 91748</b>	
Check/Tract Number <b>12836</b>	Owner Phone	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?		✓
Part A – Proposed Project (1) is:	Yes	No
1.. A 43,560 square foot commercial/industrial development		✓
2. An automotive repair shop (SIC 5013, 5014, 5541, 7532-7534, 7536-7539 and 7549)		✓
3. A retail gasoline outlet		✓
4. A restaurant (SIC 5812) or food handling establishment, liquor stores exempt		✓
5. A 10 or more unit homes (including single family, multifamily homes, condominiums and apartments)		✓
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		✓
7. Parking lots with 25 or more spaces?		✓
8. Redevelopment projects in subject categories that meet redevelopment thresholds		✓
9. A single family dwelling located in the Hillside Zone ( ≥25% slope)		✓
Part B – Project (1) Characteristics:	Yes	No
1. Vehicle or equipment fueling areas?		✓
2. Vehicle or equipment maintenance areas, including washing?		✓
3. Commercial or industrial waste handling or storage, excluding typical office or household waste?		✓
4. Outdoor handling or storage of hazardous materials or wastes?		✓
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.?		✓
6. Outdoor animal care confinement (kennels, stables, etc.) or slaughter?		✓
7. Outdoor food handling or processing?		✓
8. Outdoor horticulture activities?		✓
9. Locate in the Coastal Zone and not exempt from the requirement to obtain Coastal Development Permit?		✓

- 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.

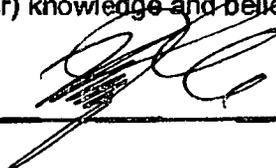
Nancy Montgomery    
 Nancy Montgomery    
 business owner    
 4.4.2012  
 Applicant Signature     Printed Name     Title     Date

**OWNER'S AFFIDAVIT**

Project address: 1300 S. Pacific Coast Highway

Project description: Cosmetic changes to accomodate  
personal improvement services

I (We) Timothy So, 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):  \_\_\_\_\_

Address: \_\_\_\_\_

Phone No. (Res.) \_\_\_\_\_

(Bus.) \_\_\_\_\_

Subscribed and sworn to (or affirmed) before me this 23<sup>rd</sup> day of April, 2012 by Timothy So, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

  
\_\_\_\_\_  
FILING CLERK OR NOTARY PUBLIC

State of California )  
County of Los Angeles ) SS

Seal

Dear Planning Department:

We are applying for a Conditional Use Permit for space in a retail mall located at 1300 Pacific Coast Highway in Redondo Beach. Our proposed use includes a dance studio area for personal improvement services in the form of a ballet-based aerobic exercise class and a retail space to merchandise products that support our classes including DVD's, portable ballet barres, clothing and towels.

We are sisters and business partners, and native Californians from Woodland Hills. A healthy lifestyle that includes exercise several times a week has always been an integral part of our daily lives. Studies show that a large population of women embrace and adopt exercise as part of their healthy lifestyle routine. We feel that offering the opportunity to burn calories and release stress, especially in this current economic climate, will be a great way to draw clients into our studio.

Nancy recently moved to the beach area and we feel that Redondo Beach has the perfect demographic community to bring our unique, ballet-based aerobic training program to the neighborhood. This workout is for everyone from 14 years and up. It provides a non-competitive, no-impact routine that increases muscle strength and tone. It is designed to engage the core for better posture and increased flexibility through small muscle exercise. It's great for pregnant women, people re-engaging in exercise after injuries or with chronic disabilities such as bad back and joint issues. It increases circulation and balance and is a great adjunct to a weight loss program.

While other studio classes including Yoga and Pilates are available in the general area the closest barre based studio is 2 miles to the North along PCH. None of these potential competitors include the no impact cardio element that our program does. Besides the workout itself, our instructors are one of our biggest assets. They are highly trained dancers, many with physical therapy and/or personal training certification. Their comprehensive training combined with our routine makes our program a favorite. As a result, our clientele will enjoy a professional yet extremely comfortable, non-competitive experience designed to benefit almost any physical condition.

Being in a ground level glass storefront will maximize our visibility and street presence. We hope to feed from many of the surrounding beach communities as well as Redondo and Palos Verdes. We plan to use social media sites to market our business. We will poll our clients to find out how they became aware of us – whether word of mouth, drive by or social media, and will use Facebook and Twitter to increase awareness of our location and business. Initially we will blanket the surrounding community with printed material and based on the response from that approach will decide on future print advertising. We hope to

be able to also market on local television and radio campaigns.

We would be delighted to open this business in Redondo Beach and look forward to introducing Cardio Barre to the community.

Thank you for your consideration.

Very truly yours,

Nancy Montgomery  
Suzanne Caffey

Hours of Operation – Training and Retail

Monday, Wednesday, Friday

8:00 am to 12:00 noon, 5:00 pm to 9:00 pm

Tuesday, Thursday

7:00 am to 12:00 noon, 5:00 pm to 9:00 pm

Saturday, Sunday

8:00 am to 1:00 pm

Class Duration

Classes are 60 minutes long and may be jogged on the half hour depending on client requests

Plans Enclosed

Site Plan  
Existing Floor Plan  
Exterior of building showing proposed signage  
Photographs of building facade



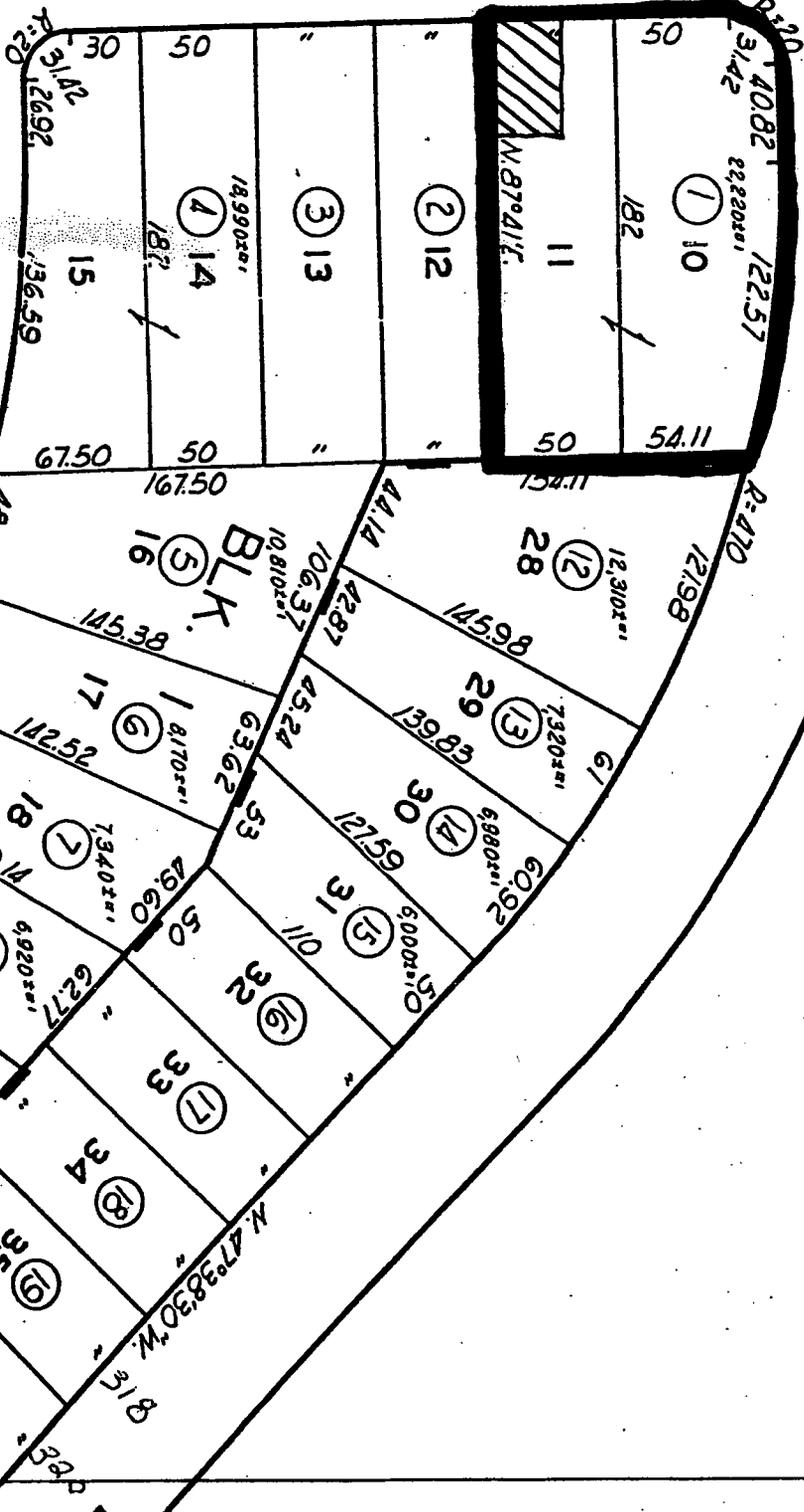
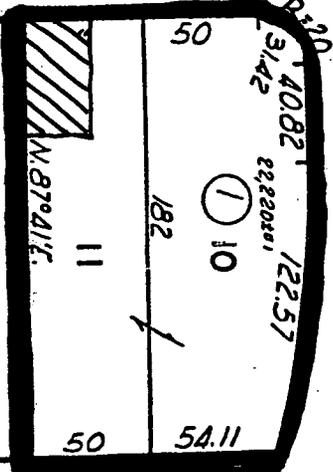
PACIFIC COAST HWY.

90

90

9 AVE. E

9 AVE. F



# 1300 PCH VICINITY MAP

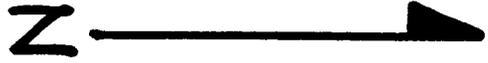
TRACT NO. 12841

TRACT NO. 12836

M. B. 295-1-2

M. B. 254-25-28

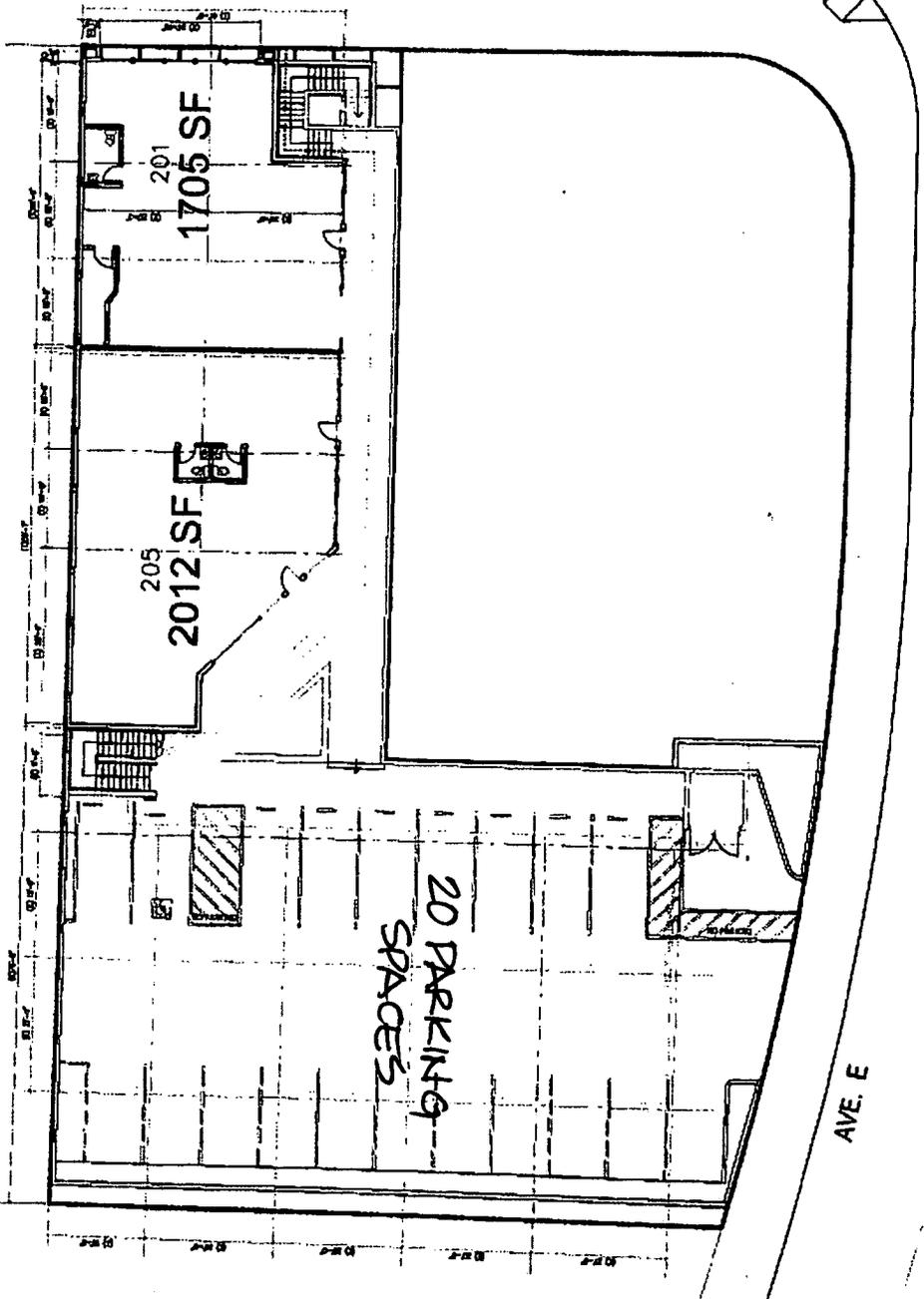




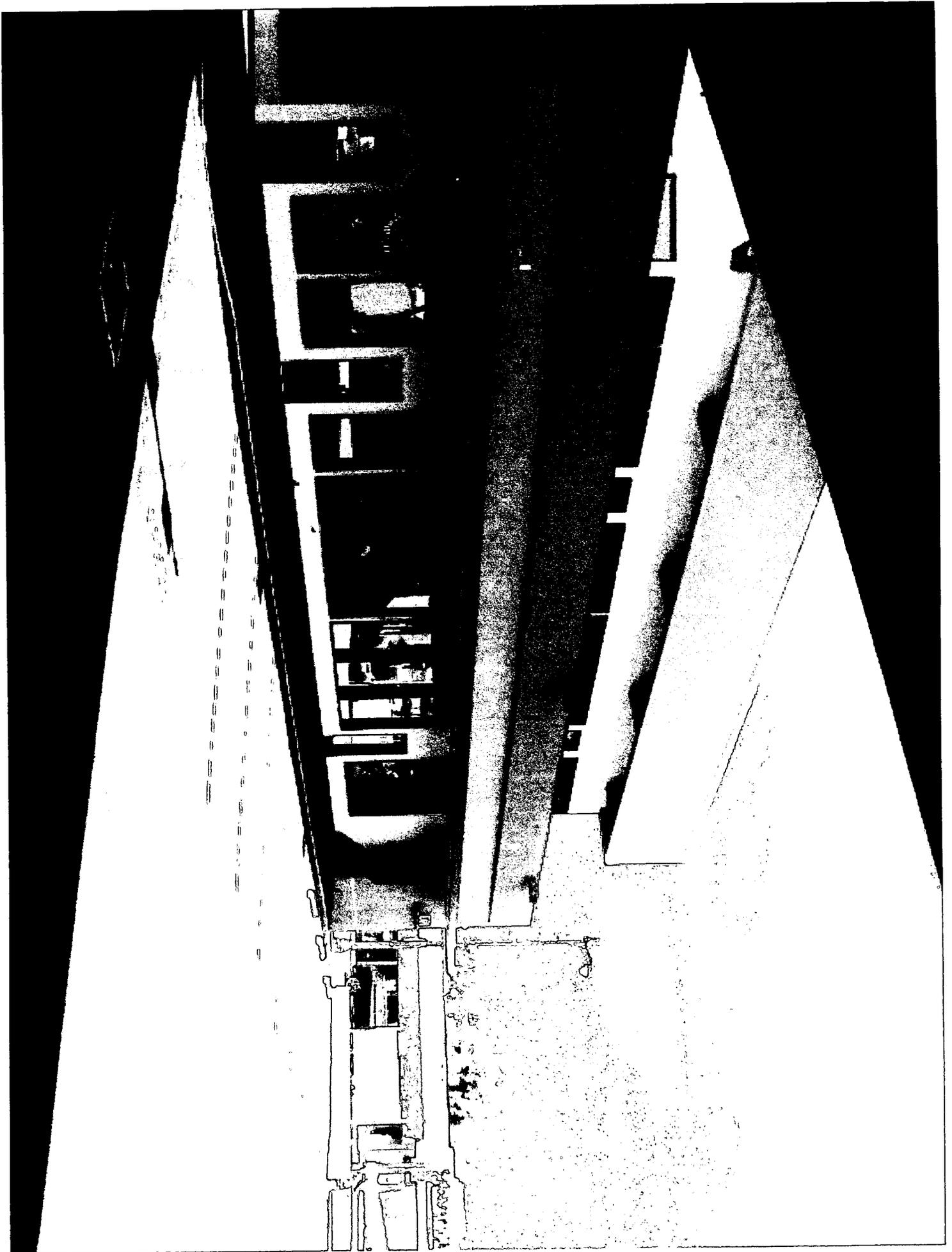
PACIFIC COAST HWY.



1300 PACIFIC COAST HIGHWAY  
SECOND FLOOR

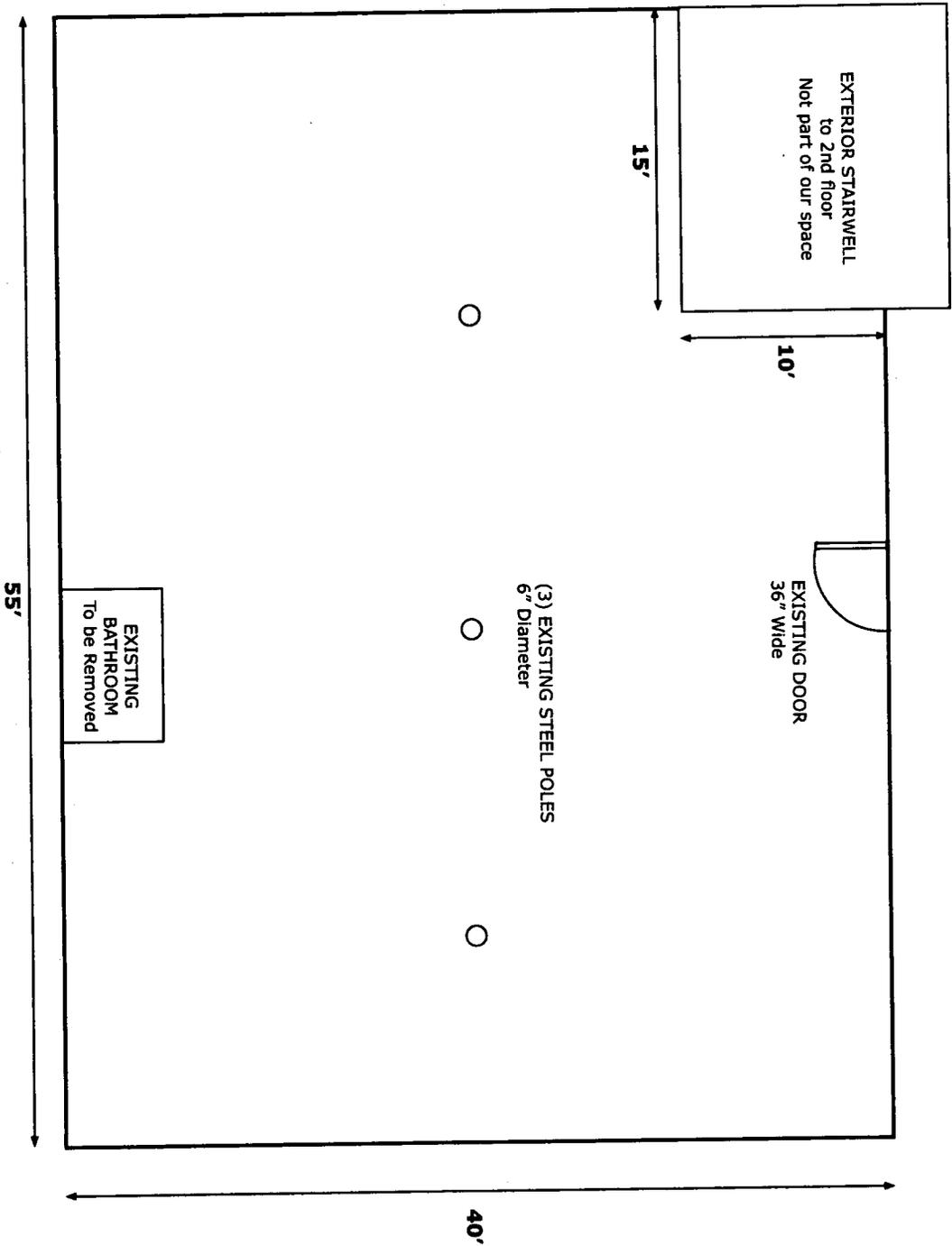


AVE. E



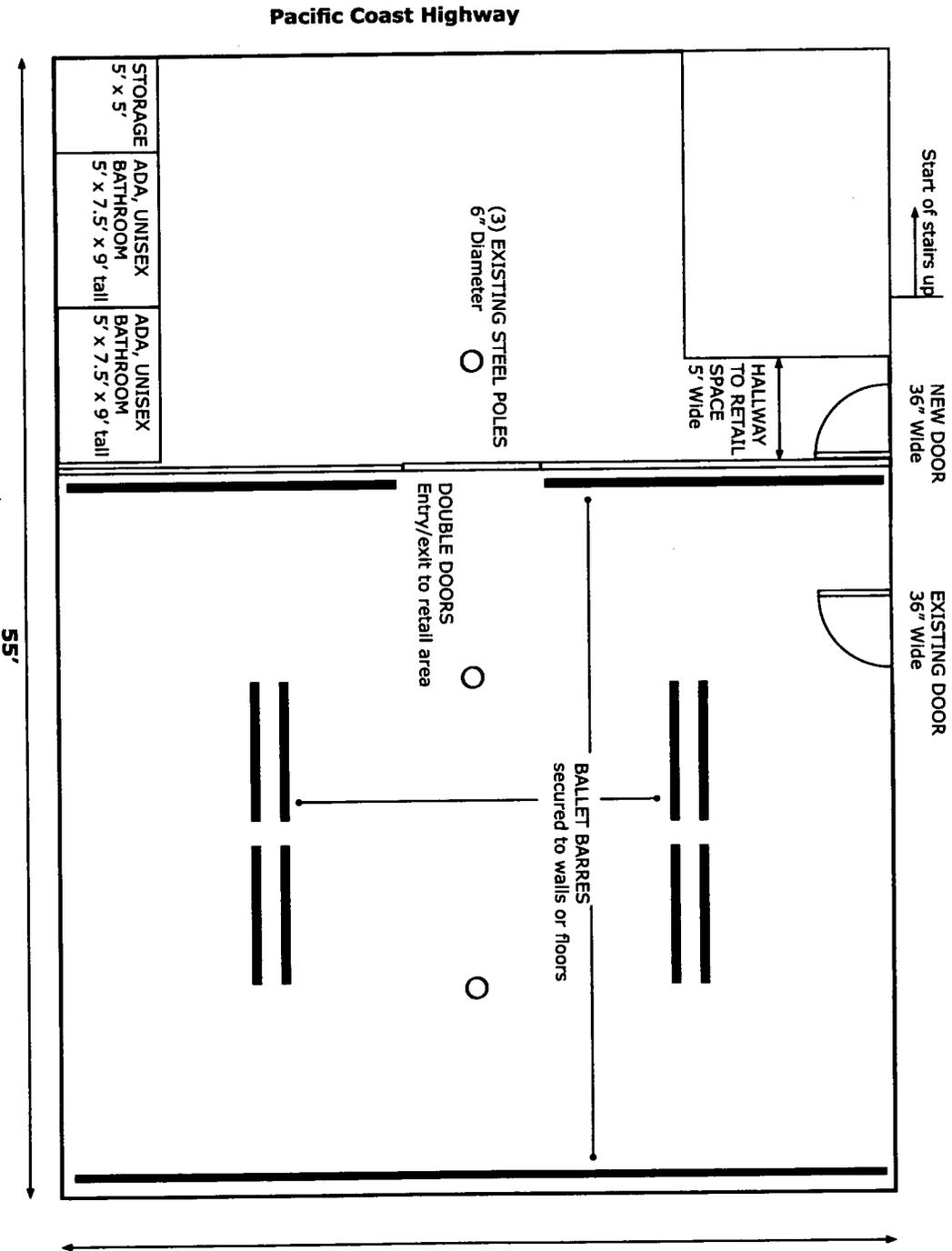
Pacific Coast Highway

EXISTING FLOOR PLAN - 1300 Pacific Coast Highway



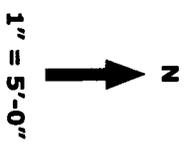
N  
1" = 5'-0"

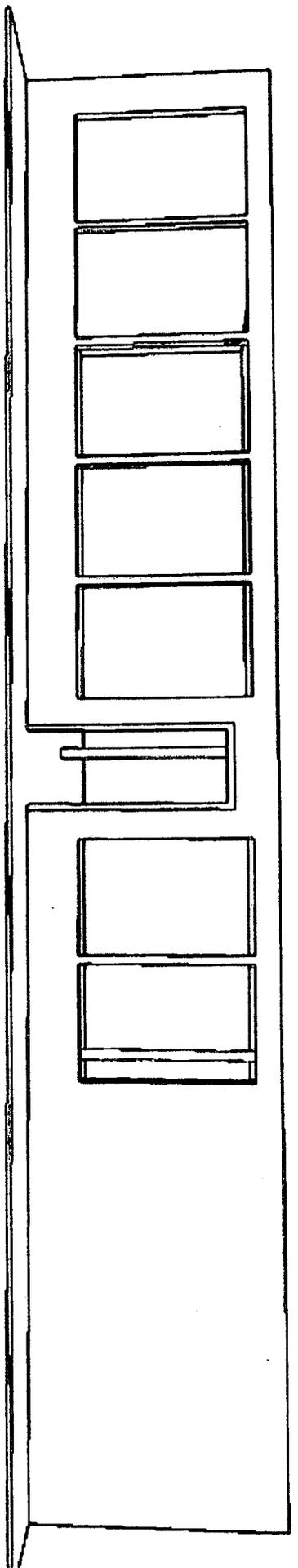
**PROPOSED FLOOR PLAN - 1300 Pacific Coast Highway**



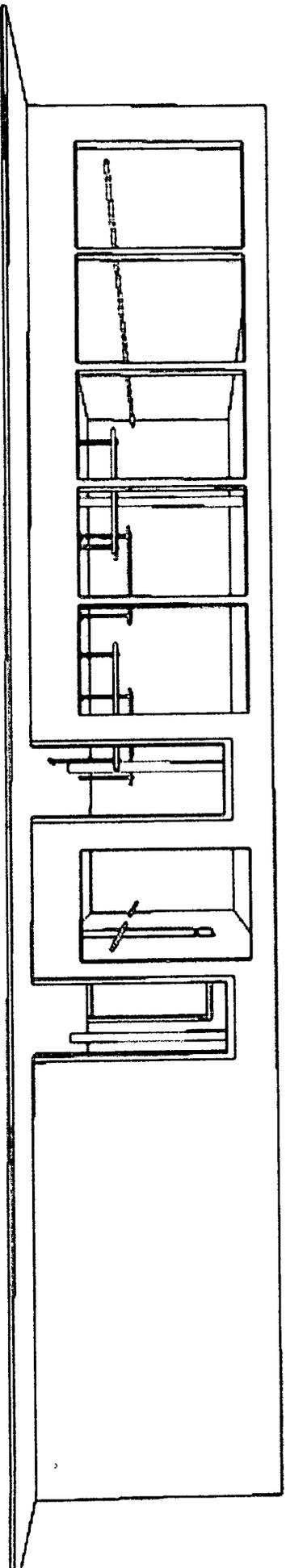
**DESCRIPTION OF ADDITIONS AND CONSTRUCTION:**

- Typical drywall partition separating the studio from retail area
- Opening in Drywall partition for (2) 36" wide x 7' tall wood framed doors with lights and (1) 12" tall x 72" wide light (enclosed glass) above doors.
- Entrance hall way 5' wide less dimension thickness of drywall partition wall with 36" wide x 7' door from exterior to retail space.
- Ballet Barres: All barres are 1-1/2" diameter. (3) 10' and (1) 8' barre along EAST WALL. (4) 8' barres separated by studio entrance on along drywall wall. Barres anchor to walls and stand away 1'. (4) 6' barres in middle of room approx. 16" apart.





**NORTH ELEVATION - Existing**



**NORTH ELEVATION - Proposed**



PROPOSED SIGNAGE - TO MATCH SIZE AND LOCATION OF TYPICAL FOR CENTER

PROPOSED SIGNAGE - TO MATCH TYPICAL FOR SIZE AND LOCATION OF CENTER





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# Administrative Report

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**Planning Commission Hearing Date:**

**May 17, 2012**

**AGENDA ITEM:** 10 (ROUTINE PUBLIC HEARING)

**PROJECT LOCATION:** 2410 – 2420 MARINE AVENUE

**APPLICATION TYPE:** VESTING TENTATIVE PARCEL MAP AND AN EXEMPTION DECLARATION

**CASE NUMBER:** 2012-05-PC-010

**APPLICANT'S NAME:** TRCF Redondo, LLC

**APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of a Vesting Tentative Parcel Map and an Exemption Declaration to allow for the subdivision of one of the four (4) parcels of land on property located at 2410 – 2420 Marine Avenue situated within an Industrial (I-1B) zone.

**EXECUTIVE SUMMARY:**

This case considers a request for a Vesting Tentative Parcel Map to subdivide one of four (4) parcels that are tied together for development purposes. Specifically, this request is for the subdivision of Parcel 1 into Parcel 1A and Parcel 1B. The current configuration of the four (4) existing parcels was approved by the Planning Commission on November 17, 2011 as a Lot Line Adjustment because it involved re-configuring existing parcels and did not include creating a new or additional parcel, as this request does. (The drawings improperly label the November 17, 2011 Planning Commission action as the approval of a Parcel Map, the approval was for a Lot Line Adjustment.)

**BACKGROUND/EXISTING CONDITIONS:**

On June 17, 2010, the Planning Commission adopted Resolution No. 2010-06-PCR-015 approving Mitigated Negative Declaration, Conditional Use Permit and Planning Commission Design Review to allow the construction and operation of two new hotels and a recreational vehicle parking and storage area, on the subject property. Since that time the project applicant has been developing a financing structure for the project.

**ITEM #10**

**DETAILED DESCRIPTION OF REQUEST:**

This request consists of the subdivision of Parcel 1, which was configured so as to include the vehicular access and designated parking areas for both hotels. The subdivision of Parcel 1 into 1A and 1B would segregate the parking for the hotels into two parcels with the parking on Parcel 1A being assigned to the hotel on Parcel 3A and the parking on Parcel 1B being assigned to the hotel on Parcel 3A.

The individual parcels will still be legally tied together through utilities, covenants and reciprocal agreements and for the purposes of zoning, building and safety codes and regulations.

**EVALUATION OF REQUEST:**

Pursuant to the State of California Subdivision Map Act and the City's Zoning Ordinance the creation of an additional parcel of land requires the approval of a Vesting Tentative Parcel Map. Approval for the requested subdivision of the land may be granted when it is shown to be in the best interest of the public health, safety and welfare, and when such a subdivision will result in boundary lines, which allows the properties to be developed according to the property standards for that zone.

The subdivision of Parcel 1 into Parcels 1A and 2A will assist in making the project code compliant in relation to all City and State-mandated zoning codes as well as building, health and safety regulations. It will also assist in the economic feasibility of the project as a whole, which will benefit the general welfare of the City.

**ENVIRONMENTAL STATUS:**

The proposed Vesting Tentative Parcel Map is Categorically Exempt from further environmental analysis, pursuant to Section 15315 of the Guidelines to the California Environmental Quality Act (CEQA).

**DEPARTMENT'S RECOMMENDATION:**

The Planning Department recommends that the Planning Commission make the findings as set forth in the staff report, approve the Vesting Tentative Parcel Map and adopt the Exemption Declaration subject to the plans and applications submitted.

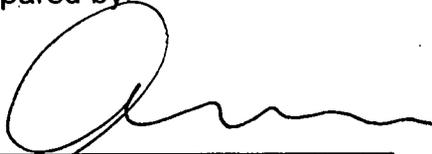
**FINDINGS:**

1. That the proposed Vesting Tentative Parcel Map conforms to the City of Redondo Beach zoning, building and engineering ordinances and is consistent with the Comprehensive General Plan.

May 17, 2012

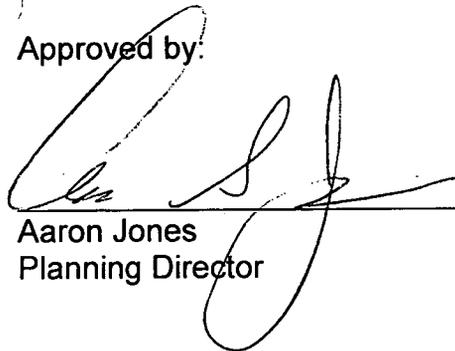
2. The project is Categorically Exempt from the preparation of environmental documents, pursuant to Section 15315 of the Guidelines of the California Environmental Quality Act (CEQA).
3. The Planning Commission hereby finds that the proposed project will have no effect on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.
4. The Planning Commission hereby finds and determines that the proposed project will not have a significant effect on the environment.

Prepared by:



Anita Kroeger  
Associate Planner

Approved by:



Aaron Jones  
Planning Director



## CITY OF REDONDO BEACH

### EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**DATE:** May 17, 2012

**PROJECT ADDRESS:** 2410 – 2420 Marine Avenue

**PROPOSED PROJECT:** Consideration of a request to approve a Parcel Map to subdivide one (1) parcel into (2) parcels within an Industrial (I-1B) 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 15315 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer properties when the division is in conformance with the General Plan and zoning, where no variances or exceptions are required and all services and access are provided does not have an impact on the environment. This finding is supported by the fact that the proposed project is the approval a Parcel Map to subdivide one (1) parcel into (2) parcels within an Industrial (I-1B) zone.

Prepared By:

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Anita Krøeger  
Associate Planner

**CITY OF REDONDO BEACH  
PLANNING DEPARTMENT**

RECEIVED BY:
DATE RECEIVED:

**APPLICATION FOR MINOR SUBDIVISION**

*Application is hereby made to the Planning Commission of the City of Redondo Beach, pursuant to the provisions of, Title 10 of the Redondo Beach Municipal Code, for a public hearing for a Minor Subdivision on the property described below.*

**PART I - GENERAL INFORMATION**

<b>A APPLICANT INFORMATION</b>	
<b>STREET ADDRESS OF PROPERTY:</b> 2410/2420 Marine Avenue, Redondo Beach, CA 90277	
<b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b> LOT: See Attached      BLOCK:      TRACT:	<b>ZONING:</b> I-1B
<b>RECORDED OWNER'S NAME:</b> See Attached Ownership Information	<b>AUTHORIZED AGENT'S NAME:</b> TRCF Redondo, LLC Bradley Wagstaff – Managing Partner
<b>MAILING ADDRESS:</b>	<b>MAILING ADDRESS:</b> 210 E. Main St – Suite 109 Midway, UT 84049
<b>TELEPHONE:</b>	<b>TELEPHONE:</b> 435-654-5030

<b>B CONFORMANCE TO MINOR SUBDIVISION CRITERIA: Give full and complete answers:</b>
<p><b>1. Indicate the present use of the property and buildings thereon (if any) and the expected future use of the parcels which would be created by the Minor Subdivision.</b></p> <p>Property is currently vacant with an abandoned Miniature golf course and recycling area.</p> <p>Future use includes 319 hotel rooms in two separate hotels and plans to develop approximately 150 Boat/RV parking spaces at the rear (South) end of the property in a second phase. The hotel flags include one upscale Select Service hotel with approximately 147 rooms and one upscale Extended Stay hotel with approximately 172 rooms.</p> <p><u>Previously approved Lot Line Adjustment</u> adjusted the lot lines to reflect the approved usage of the site through re-aligning the lots such that each hotel and the rear Boat/RV storage area/TOD area would each reside on its own parcel.</p> <p><u>Proposed Vesting Tentative Parcel Map</u> would create a new parcel (1B) that would allow designated parking for each hotel on its own parcel (i.e. 1A will be the parking for the front hotel parcel and 1B would be the parking for the back hotel parcel)</p>

**B. CONFORMANCE TO MINOR SUBDIVISION CRITERIA: Give full and complete answers:**

2. Indicate how the proposed parcel(s) will front on or have adequate access to a public street (not alley) of adequate width to carry the quantity and kind of traffic generated by the uses allowed in the zone in which they are located.

Proposed Vesting Tentative Parcel map will have the same amount of access as currently provided along Marine Avenue. The proposed access is 25' wide and sufficient to carry the quantity and kind of traffic generated by the uses allowed and proposed.

3. Indicate how the proposed Minor Subdivision will not be detrimental to the surrounding lot pattern and will not create lots smaller than the prevailing lot size in the area where they would be located.

Proposed Vesting Tentative Parcel Map more accurately reflects the proposed usage of the parcels and the creation of the new parcel ties the parking for each hotel to its designated parking. Currently there are four parcels that have been re-aligned through a previously approved lot-line adjustment (approved in November 2011) on the project area and the proposed Vesting Tentative Parcel map results in five parcels. The parcels are still significant in size and more accurately reflect the usage of the property. The new parcel is simply dividing the Parcel 1 into Parcel 1A and Parcel 1B to allow for the parking for each hotel to reside on its own individual parcel.

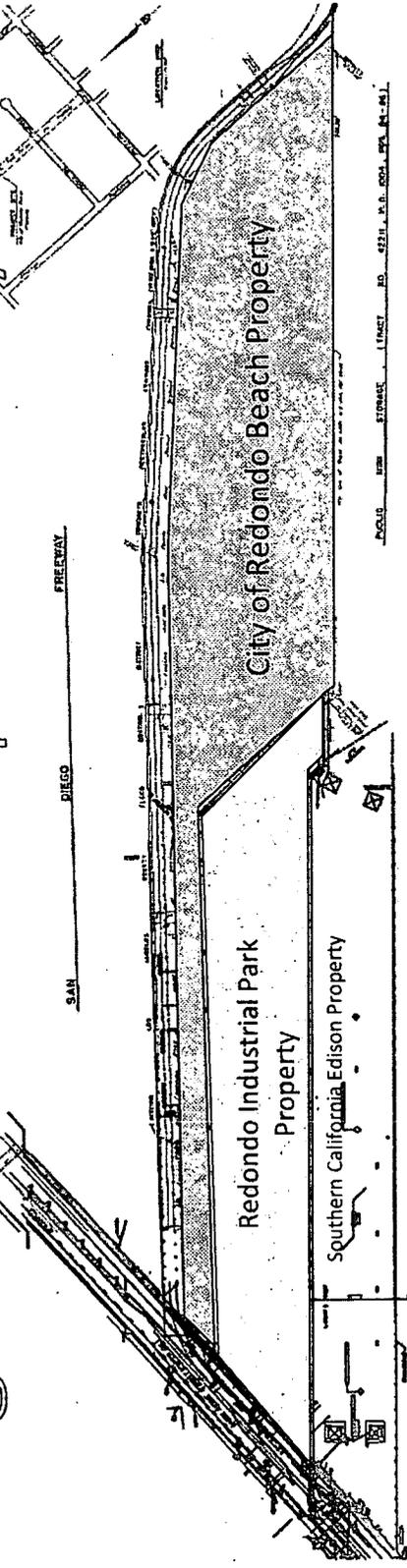
4. Indicate how the proposed Minor Subdivision would be in conformance with the intent and purpose of the General Plan for the City of Redondo Beach.

The proposed Vesting Tentative Parcel Map simply aligns the parcels with the independent use of the parcels. The currently approved CUP for this project required a lot-tie agreement or hold-as-one agreement as a condition of use. This has been documented and approved by the property owners. This new Proposed Vesting Tentative Parcel Map will not change the approved usage of the property at all and simply divides Parcel 1 into two parcels (1A and 1B) to tie in with the approved development plan for the project. The proposed development fits very well with the intent and purpose of the Redondo Beach General Plan, especially the creation of a Transit district given the proximity to the Marine Avenue Metro Green line transit stop.





# Original Ownership Summary Table



**BOUNDARY SURVEY MAP**

RESURVEYED  
 THIS MAP WAS PREPARED BY THE CITY OF REDONDO BEACH, CALIFORNIA, IN 1981. IT IS A RE-SURVEY OF THE ORIGINAL SURVEY MAP OF THE CITY OF REDONDO BEACH, CALIFORNIA, DATED 1951. THE ORIGINAL SURVEY MAP WAS PREPARED BY THE CITY OF REDONDO BEACH, CALIFORNIA, IN 1951. THE ORIGINAL SURVEY MAP WAS PREPARED BY THE CITY OF REDONDO BEACH, CALIFORNIA, IN 1951.

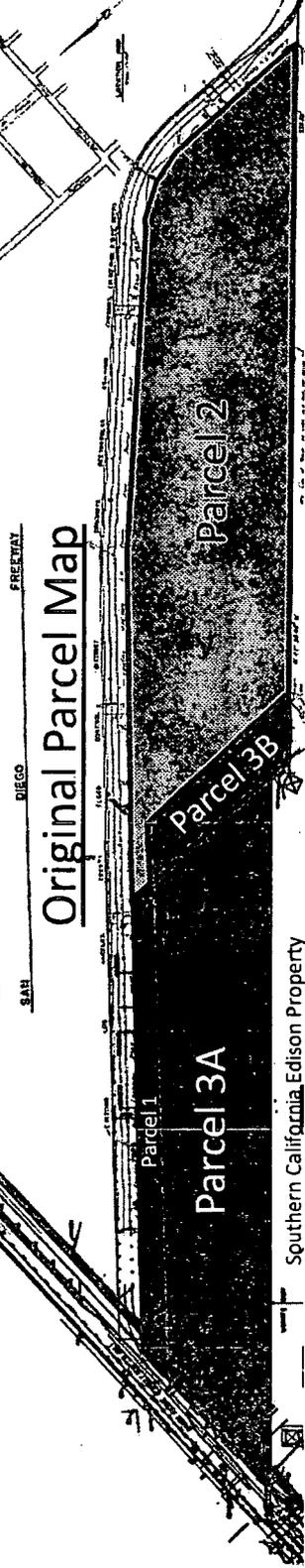
**NOTE: above map is for visual representation and the denoted boundaries are an approximation ONLY!!**

	Redondo Industrial Park	City of Redondo Beach
Property Area (acreage/SF)	3.16 ac. / 137,650 SF	5.16 ac. / 224,770 SF
Property Owner	Redondo Industrial Park	City of Redondo Beach
Primary Contact	Steve Claman 1900 Avenue of the Stars 21 <sup>st</sup> Floor Los Angeles, CA 90067 310-553-3610	Peter Grant Assistant City Manager 415 Diamond Street Redondo Beach, CA 310-372-1171 – ext 2730

# Approved Lot Line Adjustment

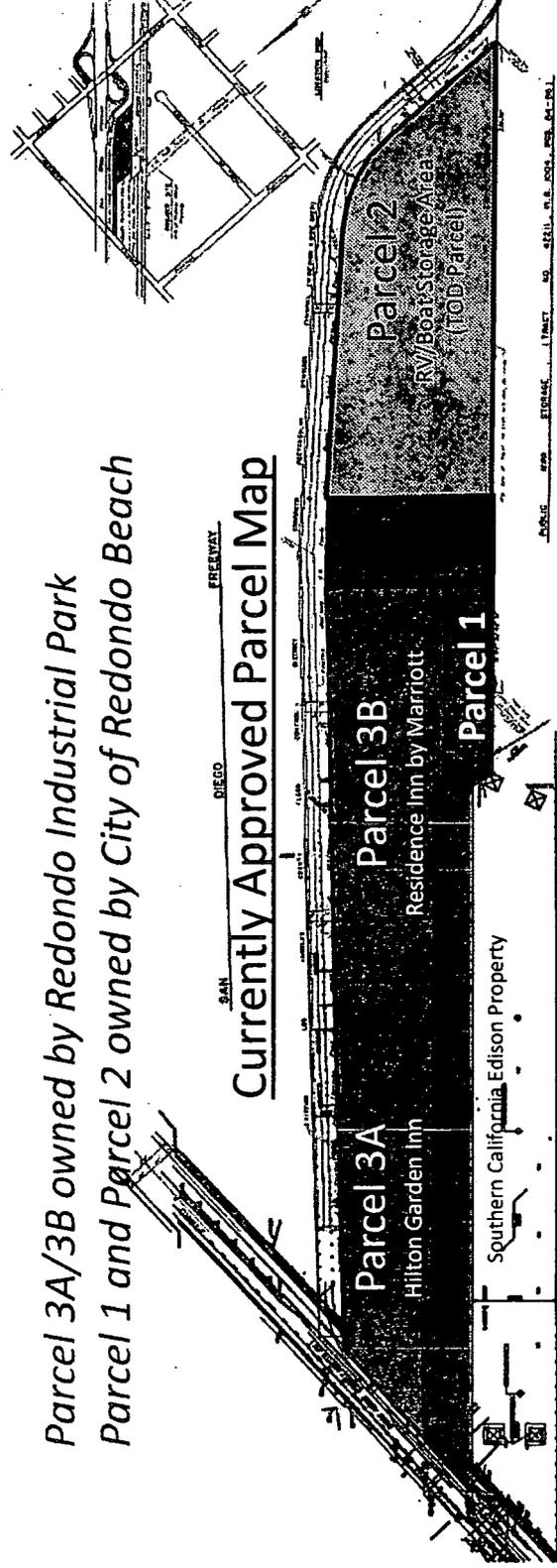
By Planning Commission - Nov 2011

Original Parcel Map



Parcel 3A/3B owned by Redondo Industrial Park  
Parcel 1 and Parcel 2 owned by City of Redondo Beach

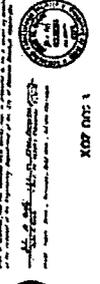
Currently Approved Parcel Map



NOTE: above map is for visual representation and the denoted boundaries are an approximation ONLY!!

BOUNDARY SURVEY MAP

APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 15, 2011.  
 THE CITY ENGINEER HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE ZONING ORDINANCE.  
 THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
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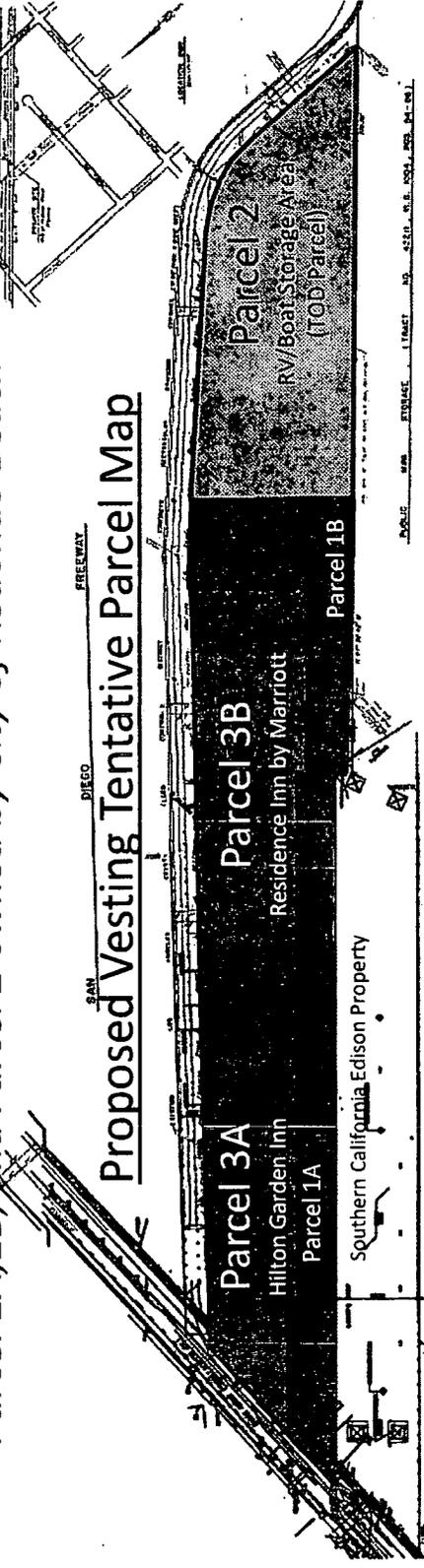
# Proposed Vesting Tentative Parcel Map

## Currently Approved Parcel Map



Parcel 3A/3B owned by Redondo Industrial Park  
Parcel 1A, 1B, and Parcel 2 owned by City of Redondo Beach

## Proposed Vesting Tentative Parcel Map



NOTE: above map is for visual representation and the denoted boundaries are an approximation ONLY!!

### BOUNDARY SURVEY MAP

THIS MAP IS A PRELIMINARY SURVEY MAP AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE BOUNDARIES SHOWN ON THIS MAP ARE APPROXIMATE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE BOUNDARIES SHOWN ON THIS MAP ARE APPROXIMATE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE: 11/15/2011  
BY: [Signature]

SCALE: 1" = 100'

PROJECT: [Project Name]

DATE: 11/15/2011







