

**AGENDA – REGULAR MEETING
PLANNING COMMISSION
CITY OF REDONDO BEACH
THURSDAY DECEMBER 19, 2013 – 7:00 P.M.
CITY COUNCIL CHAMBERS
415 DIAMOND STREET**

I. OPENING SESSION

**CITY CLERK
(Packet for scanning)**

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

II. APPROVAL OF ORDER OF AGENDA

III. CONSENT CALENDAR

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

4. Approval of Affidavit of Posting for the Planning Commission meeting of December 19, 2013.
5. Approval of the following minutes: Regular Meeting of November 21, 2013.
6. Receive and file the Strategic Plan Update of December 3, 2013.
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. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Chairman or any Commissioner 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 under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chairman will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

VII. EXCLUDED CONSENT CALENDAR ITEMS

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

Items continued from previous agendas.

8. A Public Hearing to consider an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit, and Vesting Tentative Tract Map No. 72541 to allow the construction of a 9-unit residential condominium development on property located within a Medium-Density Multiple-Family Residential (RMD) zone, in the Coastal Zone.

APPLICANT:	JW Powers Construction, Inc.
PROPERTY OWNER:	Esplanade 1500 Real Property LLC Esplanade 1502 Real Property LLC
LOCATION:	1500 - 1502 Esplanade
CASE NO.:	2013-11-PC-020
RECOMMENDATION:	Approve with conditions

X. NEW BUSINESS

Items for discussion prior to action.

XI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

XII. COMMISSION ITEMS AND REFERRALS TO STAFF

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

XIII. ITEMS FROM STAFF

Best wishes to Commissioners and family for healthy, happy, and prosperous holidays and New Year.

XIV. COUNCIL ACTION ON PLANNING COMMISSION MATTERS

XV. ADJOURNMENT

The next meeting of the Planning Commission of the City of Redondo Beach will be a Regular Meeting to be held at 7:00 p.m. on Thursday, January 16, 2014 in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California.

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

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

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

CONSENT CALENDAR

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 Consent Calendar section of the agenda. Any member of the Planning Commission may request that any item on the Consent Calendar be removed and heard, subject to a formal public hearing procedure, following the procedures adopted by the Planning Commission.

All cases remaining on the Consent Calendar 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 Consent Calendar will be heard immediately following approval of the remaining Consent 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 appeal fee shall be required for an appeal of a decision on a Coastal Development Permit application.

December 12, 2013

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 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 on Thursday, December 12, 2013, the agenda for the December 19, 2013 Regular Meeting of the City of Redondo Beach Planning Commission 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
PROOF OF POSTING
PLANNING COMMISSION MEETING AGENDA

I, Lina Portolese hereby declare, under penalty of perjury, that I am over the age of 18 years and am employed by the City of Redondo Beach, and that the following document: Planning Commission Regular Meeting Agenda of December 19, 2013 was posted by me at the following location(s) on the date and hour noted below:

Posted on: 12/12/2013 at 4:00 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

12/12/13
Date

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Biro, Diehl, Gaian, Goodman, Rodriguez, Sanchez
Commissioners Absent: Mitchell
Officials Present: Aaron Jones, Community Development Director
 Alex Plascencia, Assistant Planner
 Marianne Gastelum, Assistant Planner
 Diane Cleary, Minutes Secretary

SALUTE TO THE FLAG

Commissioner Rodriguez led the Commissioners and audience in a Salute to the Flag.

APPROVAL OF ORDER OF AGENDA

Motion by Commissioner Biro, seconded by Commissioner Diehl, to approve the Order of the Agenda as presented. Motion carried unanimously.

CONSENT CALENDAR #4 THROUGH #7

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

4. **APPROVED AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF**
November 21, 2013.
5. **APPROVED THE FOLLOWING MINUTES:** Regular Meeting of October 17, 2013.
6. **RECEIVED AND FILED THE STRATEGIC PLAN UPDATE:** October 15, 2013.
7. **RECEIVED AND FILED WRITTEN COMMUNICATIONS**

Motion carried unanimously.

AUDIENCE OATH

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

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

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

EX PARTE COMMUNICATIONS

None.

EXCLUDED CONSENT CALENDAR ITEMS

None.

PUBLIC HEARINGS

8. APPROVE A FITNESS FACILITY 2101 ARTESIA BOULEVARD

Motion by Commissioner Rodriguez, seconded by Commissioner Diehl, to open the Public Hearing at 7:03 p.m. regarding Case No. 2013-11-PC-019, the applicant being Kurt Baker, to consider an Exemption Declaration and Conditional Use Permit to allow the operation of a fitness facility on property located within a Commercial (C-2) zone, at 2101 Artesia Boulevard. Hearing no objections, Chair Sanchez so ordered.

Assistant Planner Alex Plascencia gave a staff report and reviewed the request and location of the business. He said the project is greater than 2,000 square feet in size requiring a CUP. He discussed the proposal which includes a variety of new and modern equipment for exercise and health at all levels of fitness. He said the proposal will require 24 parking spaces in total, with 27 currently on site. He also said there will be a condition to require all equipment and exercise be located inside the building as well as to have the doors closed during exercise to address any noise concerns. He stated the tenant space is on the corner, far away from residential uses to the north of the property. He also said the hours requested are reasonable. He reviewed photos of the site and floor plan and stated the building will be close to Artesia Boulevard and Blossom. He stated staff recommends approval.

Kurt Baker, applicant, stated he has been involved in the fitness business for over 25 years and worked with all ages and abilities. He stated the facility will not be a general membership or numbers facility and his goal is to have science and technology to help an individual succeed, as a service based business. He said he provides a full education of fitness and wellness, allowing a person to become independent over time. He also said many tools have come about over the years helping him help his clients become successful. He reviewed his equipment and tools and said everything will be individualized, safely progressing people to get to their goals. He said everything will have a purpose with staff available working with him. He also would like to provide a positive impact as well as doing fundraisers.

In response to Commissioner Gaian, Mr. Baker stated he is not involved with Cross Fit and noted the quality control of Cross Fit's programs and instructors is dismal with a large injury occurrence. He said he does not follow their training model and everything will be conducted inside. He also pointed out huge liability issues conducting business outside.

In response to Commissioner Diehl, Mr. Baker stated the turf will be synthetic, bringing the outside to the inside, which is why he is getting a larger facility.

In response to Commissioner Rodriguez, Mr. Baker stated he will have two receptionists answering the phone along with independent contractors working at the facility. He said there will be three primary trainers who will be assigned based upon the client's ability level, starting one-on-one, to one per four and then a larger group of up to ten. He said there will be 20 individuals at most at any one time, including all employees and trainers. He further explained that the weights will all be rubber coated.

In response to Chair Sanchez, Mr. Baker stated the nutrition area will include supplements to be sold which will be a very small area. He also reviewed My Fit Foods which will include a nutritionist, but stated he will not be selling shakes as a substitute. He also said there will be followups and seminars regarding nutrition.

In response to Chair Sanchez, Community Director Aaron Jones stated a snack bar, packaged food or a minor incidental retail sales area are all allowed at the location.

Motion by Commissioner Biro, seconded by Commissioner Diehl, to close the Public Participation Section at 7:20 p.m. Motion carried unanimously.

Motion by Commissioner Diehl, seconded by Commissioner Rodriguez, to approve an Exemption Declaration and Conditional Use Permit to allow the operation of a fitness facility on property located within a Commercial (C-2) zone, at 2101 Artesia Boulevard, Case No. 2013-11-PC-019, Kurt Baker, applicant, subject to the 5 findings and 9 conditions in the staff report. Motion carried unanimously.

**9. APPROVE A 9-UNIT CONDOMINIUM DEVELOPMENT
1500-1502 ESPLANADE**

Motion by Commissioner Diehl, seconded by Commissioner Rodriguez, to open the Public Hearing at 7:23 p.m. regarding Case No. 2013-11-PC-020, the applicant being JW Powers Construction, Inc., to consider an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit, and Vesting Tentative Tract Map No. 72541 to allow the construction of a 9-unit residential condominium development on property located within a Medium-Density Multiple-Family Residential (RMD) Zone, in the Coastal Zone, at 1500-1502 Esplanade. Hearing no objections, Chair Sanchez so ordered.

Assistant Planner Marianne Gastelum gave a staff report and reviewed the land use map, and existing two lots which will be combined into one lot for a total 18,700 square feet. She said there are four existing buildings and she also reviewed a side view on Avenue G. She reviewed the existing site information, and stated 10 units could be built but the developer has opted to build only 9 units with 6 units facing the Esplanade and 3 units at the rear. She reviewed an Esplanade rendering and said the architectural style is considered California Coastal. She reviewed the height at 29 feet 11 inches measured from the center line of the lot. She said vehicle access will be off of Avenue G, providing 21 parking spaces to include guest parking spaces. She reviewed the west elevation facing The Esplanade and glass elevators will be included for access. She said the 6 front units are 3,000 to 3,500 square feet and the 3 rear units are under 2700 square feet. She also reviewed the east elevation and required approvals, and said the projects meets all residential medium density development standards and is compatible with the neighborhood. A Planning Commissioner Design Review is required for compatibility and a Coastal Development Permit is required since the project is west of Pacific Coast Highway. She reviewed views down Avenue G and said there will be minor impacts on public views and no impact on the 80 foot wide public view corridor down Avenue G. She also said the project will not obstruct ocean views from The Esplanade. She said the project is already on a lot that has been developed and is similar to other residential developments along The Esplanade and throughout the area. She also reviewed the Avenue G rendering and stated staff recommends approval.

Elizabeth Srour, Srour and Associates, representing the applicant, said the applicant and architect are both present who are recognized for their high quality design and construction. She said staff analyzed the proposal and concluded that the plans comply with all development standards and are in full compliance with the Local Coastal Plan and said the applicant accepts all conditions. She said only 9 units are being proposed rather than 10, and all units have ocean views, with 6 facing the west elevation and 3 units on the east elevation. All units have private open space through decks and balconies as well as some yard areas. She said the site is unique and is sensitive to the neighborhood and the plan respects this sensitivity. She said the neighborhood is very eclectic and she reviewed the variety of housing in the area. She said the project is contemporary with clean lines which adds interest to help enhance the modulation of the building. All of the infrastructure will be contained within the building and the existing curb cut on the corner will be moved east to help with access concerns. She said the trash

area and other elements are contained within the garage, removing it from the streets. She reviewed the relationship of the building to The Esplanade and setbacks being beneficial from the streetscape, removing building mass from the street, accentuated with the use of glass which brings in the view. She said the lighting will change throughout the day and will be enhanced, mitigating or diminishing building mass from the street. She said the setback on the north side is 7 feet which is wider than normal, and the building incorporates rough stone and wood as well, helping to emphasize the modulation. She said the City parkway on Esplanade and Avenue G is about 20 feet and the building is setback quite a distance from the curb face. She addressed the view which is well established and protected, and the City maintains an 80 foot wide public right-of-way along Avenue G. She said the public view has very little impact on the corridor with construction of this building, and the corner is glass and clear with setbacks, removing building mass from the corner, enhancing the existing view today. She also said staff has found that the building would be compatible with the neighborhood in terms of the units and design and is in full compliance.

Jeanette Lisner, Avenue H and Catalina, supported the project which will be a wonderful addition to the neighborhood and The Village which will provide revenue for the City. She also said the rendering is beautiful.

Maury Gentile, 104 Avenue G, east of the development, stated he did not agree with the project being of value to the neighborhood. He said he would like to see the existing structures renovated, maximizing the landscape and views. He said the project is large and square, obstructing the view, and diminishing the view looking down Avenue G towards the water, looking from Catalina. He noted 4 units per lot (8 units versus 9) support the land use regulations and he suggested evaluating the project further in terms of what is existing. He also pointed out there is a grade and the property is escalated up 4 or 5 feet, and suggested reviewing the grade level and sidewalk versus what is proposed.

Marcie Guillermo, District 1, stated the proposal of 10 units allowed to 9 units is misleading, since the square footage currently is 6,000 square feet compared to what is proposed. She asked about air conditioning units and where they would be located, and if roof views would block the views of the other residents. She also said the glass elevators are unique for a two story building and questioned if they would be needed. She questioned why the developer is looking for exceptions, and asked if the existing residents in the nearby area would be affected such as from noise, setbacks, etc. She suggested single unit residential rather than condos, and she also did not support the architecture which doesn't add sophistication to the area.

Linda McColley, 104 Avenue G, requested clarification regarding the setbacks from the property line and the height limits of 29 feet 11 inches and if this includes the rooftop deck area. She also asked if there will be any equipment on the roof top area which would impact the view corridors.

Mary Tuscony said she is a current renter at the residence and said there are 12 small units and one house providing housing for singles and couples and two small houses next door. She expressed concern with changing the feel of the area and believed the project isn't in the same continuity of the street. She suggested not as many units and stated the people behind her would be affected as well.

In response to Commissioner Rodriguez, Ms. Sroul stated the side yards setbacks are 7 feet, the front is 19 feet at the corners and 15 feet in the back.

Ms. Sroul also clarified there is no request for exception to the code in the application and the intention is to build fully within the code including any infrastructure on the roof.

In response to Commissioner Diehl, Ms. Sroul stated the code requirement includes that the air conditioning units will be screened and within the height limit. She also said there is a natural slope and there will be excavation to achieve the semi-subterranean basement level.

Assistant Planner Gastelum explained that the setback for the two sides are 7 feet which is based on the lot width and the front is required at an average of 18 feet and the back is required at 15 feet.

In response to Commissioner Gaian, Community Development Director Jones referred to Sheet 1.1 of the drawings which shows a detailed calculation showing how the 18 foot average is met and what portions are to the minimum. He said the code is an 18 foot average with a 14 foot minimum. He explained that the actual calculation for the front yard area provides 2,011.5 square feet which is greater than the 1,998 square feet required for the front yard of the property. He also explained that the grade is measured from existing natural grade at the center line of the lot and is measured continuously along that line, with a floating plane running from the existing height of the property stepping up about 3 to 4 feet off the street and runs front to rear down the site, with a limit that follows that grade. He also clarified that the grade has always been measured in this manner.

Commissioner Gaian questioned why the medium grade would not be the lowest point, the highest point and the number in the middle.

Community Development Director Jones explained that some sites have irregularities or an abrupt slope at the front or rear. He said the height limit is a 30 foot plane above the existing lot, and the building will be 29 feet 11 inches as measured from that line.

Assistant Planner Gastelum stated that page 6 of the plans shows the side elevation which notes the center line and the 30 foot trace line drawn above it, looking at the north elevation.

Commissioner Gaian questioned if the roof decks are legal and asked about the exact height of the roof deck without umbrellas, furniture, barbecues, etc., noting residents currently are extending the height of the building from 30 to 40 feet with equipment on the roof decks.

Community Development Director Jones stated roof decks are prohibited only in the R1 zone south of the Avenues area, and are allowed at the proposed development. He said they are limited to a maximum of 500 square feet and the actual 42 inch minimum railing along the roof deck needs to be within the allowed height of the zone.

In response to Commissioner Gaian, Community Development Director Jones stated there are no regulations as far as patio furniture or barbecues on a roof deck.

Commissioner Gaian expressed concern with the measurements used for the height, noting the neighbors will not get any advantage over the low point of the lot. He said by taking the average, the building would be substantially lower than what is being proposed.

Community Development Director Jones explained that the finished grade has nothing to do with the height of the building and using the existing grade avoids artificial filling or building up a lot to obtain a view. He also explained that by using existing grade and using it continuously across the lot will account for the existing site conditions.

In response to Commissioner Gaian, Community Development Director Jones explained that lots have not been built up and the road was lowered. He also said the true elevation is the existing grade of the property without any disruption.

In response to Chair Sanchez, Community Development Director Jones stated the project proposed is lower than the allowable maximum density by a full unit.

In response to Commissioner Gaian, Assistant Planner Gastelum explained that a condominium project of 4 or more units would have to come to a Planning Commission meeting and anything under 4 units are handled administratively.

In response to Commissioner Diehl, Assistant Planner Gastelum stated the parking proposed is required for the number of units.

In response to Chair Sanchez, Community Development Director Jones stated there will be additional square footage constructed, but the project is lower density than the existing development of the site. He also said the codes are trending more towards ADA accessibility for the units and elevators are being proposed. He said there will be no exceptions for the developer, and noted the City can only regulate noise of construction. He further said the utilities and equipment at roof level will be properly screened and will meet the height requirements.

Commissioner Gaian asked how much of the existing building site is taken up by buildings versus the new building.

In response to Commissioner Gaian, Community Development Director Jones stated the setbacks for the property are the same as the setbacks utilized for the project on Avenue B, noting they are the same as all properties along The Esplanade. He also pointed out that the setbacks required today are greater than in the past. He also noted the height limit has gone from 100 feet to 30 feet over the years as well as significant downzoning over the years.

Commissioner Rodriguez clarified that the current lot area is 18,750 square feet and the lot coverage is 12,973 square feet which is approximately 69% and the landscaped area is 2,823 square feet which is approximately 15%, leaving about 16% for sidewalks, stairs, etc.

In response to Commissioner Gaian, Community Development Director Jones stated the project consists of private open space and public space and setbacks.

Commissioner Gaian supported the setback on the second floor being further back but expressed concern with the roof deck issues.

Community Development Director Jones stated permanent structures require a building permit and become an enforceable situation.

In response to Commissioner Rodriguez, Ms. Srour stated each garage will have a garage door and will be open which is important for the guest parking spot.

Ms. Srour clarified that the minimum front setback in the averaging process is 14 feet, 19 feet on the north and south ends of the building on Esplanade, and the middle unit is 16 feet. She said this is why there is more open space with the use of the site due to expanded setbacks on The Esplanade which addresses the sensitivity of the location.

In response to Chair Sanchez, Assistant Planner Gastelum stated Sheet 2 shows the trash and recyclable area which is immediately on the left hand side next to the guest parking spot, and the refuse and recycling storage area will be determined by the homeowners association.

Motion by Commissioner Rodriguez, seconded by Commissioner Diehl, to close the Public Participation Section at 8:20 p.m. Motion carried unanimously.

In response to Commissioner Goodman, Community Development Director Jones explained that the project having equal or better finish does not require coming back to the Commission, but any substantive changes would come back to the Planning Commission which is addressed in Condition No. 5.

In response to Commissioner Biro, Community Development Director Jones stated there will be a minimum of two 36 inch box trees required along with a full landscape plan and irrigation plan per Condition No. 10, and stated the materials were described in the report. He said he did not anticipate any changes with the materials, but noted material boards can be brought forward with any new project in the future.

Commissioner Biro suggested having a placeholder, rendering and materials board to determine an architecture review.

Assistant Planner Gastelum indicated all materials are noted on the elevations.

Commissioner Gaian agreed with having material boards in the future.

In response to Commissioner Biro, Community Development Director Jones referred to Condition No. 14 which is a standard condition of all condos.

In response to Commissioner Biro, Assistant Planner Gastelum stated Condition No. 4 will take place during the plan check process and Condition No. 24 will take place during construction, noting the conditions are broken down into plan check, construction and final.

In response to Commissioner Biro, Community Development Director Jones stated the project is categorically exempt and the exempt declaration is attached. Assistant Planner Gastelum indicated that this ties with the CEQA.

In response to Commissioner Biro, Community Development Director Jones stated since 2010, the City has been certified citywide to have a Certified Coastal Land Use Plan and coastal permit authority throughout area except in Tidelands, and the project is fully consistent with the Coastal Act. He also said a full certified Coastal Plan is becoming more common but many cities don't want to take this extra step.

In response to Commissioner Gaian, Assistant Planner Gastelum referred to Condition No. 36 which states that the applicant shall remove all paved areas within the public right-of-way areas along Esplanade to be replaced with grass.

In response to Commissioner Goodman, Community Development Director Jones referred to the exemption declaration which specifies under Section 15332 of the CEQA guidelines that a development on a site that is already previously developed in full compliance with zoning and all utilities available to the site is categorically exempt and falls into a category which is exempt.

In response to Commissioner Biro, Community Development Director Jones stated the project needs to meet the water efficient model landscape requirements of the state, and spray sprinklers are no longer used in a design which is bad on turf. He said the condition reads with turf or grass but there may be an alternative to grass.

In response to Commissioner Gaian, Community Development Director Jones stating landscaping will be used rather than paving.

Chair Sanchez believed there are unknowns with this project and requested a materials board and landscaping plan.

Commissioner Goodman stated it would have been helpful for the Commission to have the photos earlier.

Commissioner Biro expressed concern with lack of information on this project for review.

Motion by Commissioner Gaian, seconded by Commissioner Diehl, to continue this item to the next regular Planning Commission meeting, and that staff bring back further information and clarification to include a landscaping plan and building materials board. Motion carried, with Commissioner Rodriguez voting no.

OLD BUSINESS

None.

NEW BUSINESS

10. PLANNING COMMISSION NOMINATIONS AND ELECTION OF CHAIR, VICE-CHAIR AND SECRETARY

Chair Sanchez opened nominations for the positions of Chairperson and Vice-Chair.

Motion by Commissioner Biro, seconded by Commissioner Goodman, to nominate Chair Sanchez to continue as Chair. Chair Sanchez accepted the nomination. Motion carried unanimously.

Motion by Commissioner Diehl, seconded by Commissioner Rodriguez, to nominate Commissioner Biro to continue as Vice-Chair. Commissioner Biro accepted the nomination. Motion carried unanimously.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Biro believed information provided for the last item was slightly weak and agreed more information was needed.

Commissioner Diehl thanked the experienced Commissioners for pointing out more information should have been provided.

Commissioner Rodriguez informed that he voted no on the last item since he is familiar with these type of plans and noted the applicant would build a top notch project in order to get top dollar and the Planning Department would hold them accountable as well.

In response to Commissioner Biro, Community Development Director Jones stated staff was just providing information to the Commission on the last item which was requested earlier, and some of the photographs were just received today.

Assistant Planner Gastelum informed that sometimes the reports are not completed until very late due to staffing and workload.

Chair Sanchez supported the Commission's decision on the last item, and said it is important that the Commission is comfortable as to what is being approved.

ITEMS FROM STAFF

None.

COUNCIL ACTION ON PLANNING COMMISSION MATTERS

Community Development Director Jones stated the City Council last Tuesday adopted a 4-1 vote for a second amendment to the MOU with CenterCal development to move to the next step to commence the EIR at approximately \$900,000. He also said a public scoping meeting has been scheduled for the EIR for the Knob Hill project the second week in December and will come to the Commission before going to a Measure DD vote.

ADJOURNMENT: 8:53 P.M.

There being no further business to come before the Commission, Commissioner Diehl moved, seconded by Commissioner Goodman, to adjourn the meeting at 8:53 p.m. to a Regular Meeting to be held at 7:00 p.m. on Thursday, December 19, 2013 in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California. Motion carried unanimously.

Respectfully submitted,

Aaron Jones
Community Development Director



Administrative Report

Council Action Date: December 3, 2013

To: MAYOR AND CITY COUNCIL

From: WILLIAM P. WORKMAN, CITY MANAGER

Subject: STRATEGIC PLAN UPDATE ON SIX-MONTH OBJECTIVES, WATER QUALITY IMPLEMENTATION MATRIX, SUSTAINABILITY/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 September 12, 2013; 2) the Water Quality Implementation Matrix; 3) the Sustainability/Green Task Force Priority Matrix; and 4) the Major City Facilities Priority List.

EXECUTIVE SUMMARY

On September 12, 2013, 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 Sustainability/ Green Task Force Priority Matrix and the Major City Facilities Priority List are also provided. This current update is the first of the September 12, 2013 Strategic Planning session's six-month objectives. The next Strategic Planning Retreat will be held on March 27, 2014.

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 2007, the fourth three-year plan was developed with new goals and objectives. A fifth three-year plan was developed on March 3, 2010. Finally, the sixth three-year strategic plan was developed on September 12, 2013. The following are the five strategic plan goals for 2013-2016. They are not in priority order:

- Vitalize the waterfront, Artesia Corridor, Riviera Village and Space Park
- Improve public infrastructure and facilities
- Increase organizational effectiveness and efficiency
- Build an economically vital and financially sustainable city
- Maintain a high level of public safety with public engagement

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.

Sustainability/ 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 Sustainability/ 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

Administrative Report

Strategic Plan, Water Quality Matrix,
Sustainability/Green Task Force Matrix,
Facilities Priority Update
Page 3

November 19, 2013

the City Council during adoption of the Fiscal Year 2007-2008 Budget on June 19, 2007.

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, Sustainability/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 2013-2014 Adopted Annual Budget.

Submitted by:

William P. Workman, City Manager

Attachments:

- Strategic Plan Update - Six-Month Objectives dated November 19, 2013
- Water Quality Implementation Matrix dated July 16, 2013
- Sustainability/ Green Task Force Implementation Matrix dated November 19, 2013
- Major City Facilities Priority List dated June 2007

CITY OF REDONDO BEACH R SIX-MONTH STRATEGIC OBJECTIVES
 September 12, 2013 – March 1, 2014

ACM=Assistant City Mgr CD=Community Development PW=Public Works WED=Waterfront and Economic Development CS=Community Services

THREE-YEAR GOAL: VITALIZE THE WATERFRONT, ARTESIA CORRIDOR, RIVIERA VILLAGE AND SPACE PARK						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. Oct. 31, 2013	WED Dir. and Planning Dir.	Present to the City Council for consideration a revised MOU and contract for an Environmental Impact Report (EIR) for the Center Cal Development.	X			
2. Feb. 1, 2014	City Manager, CD Dir., and PW Dir.	Complete the planning, including staffing, for the three Artesia Mini-Strategic Plan tasks: the renaming of Artesia Blvd., the Specific Plan for Artesia Blvd, and the potential formation of a Business Improvement District (BID).		X		
3. Feb. 1, 2014	Harbor Master – lead, PW Dir. and WED Dir.,	Present to the City Council for review plans and specs for transient vessel moorings.		X		Currently on target, but configuration of harbor bottom may require a change in the mooring anchor, which may alter the timeline. CCC is being consulted.
4. Mar. 1, 2014	City Manager – lead, Mayor and City Council	Engage in advocacy efforts to retain funds for contracts and R&D for Northrup at Space Park and report the results to the City Council.		X		
5. March 15, 2014	PW Dir. – lead, WED Dir., Harbor Master, CS Dir.	Present to the City Council for review an updated plan and schedule for the Moonstone Park.		X		
6. March 15, 2014	PW Dir. working with the CD Dir. and the Riviera Village BID	Evaluate the feasibility of implementing streetscape design changes to increase outdoor dining opportunities in Riviera Village and report results to the City Council.		X		
7. March 15, 2014	PW Dir., with input from the Harbor Commission and business community	Recommend to the City Council for action a new name for Torrance Blvd.		X		

8. FUTURE OBJECTIVE	Harbor Master and City Attorney	Present to the City Council for review regulations for paddle sports in King Harbor.		X		No change; Staff limits prevent moving this matter forward for now.
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THREE-YEAR GOAL: *IMPROVE PUBLIC INFRASTRUCTURE AND FACILITIES*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. Jan. 1, 2014	CS Dir., working with the PW Dir.	Present to the City Council a report on the results of Seaside Lagoon water quality monitoring during the past two operating seasons and make recommendations to the City Council for action regarding summer 2014 operations.		X		
2. Jan. 1, 2014	PW Dir., working with the City Attorney and neighboring cities	Prepare and present to the City Council for consideration an MOU for the cost sharing and development of an enhanced Watershed Management Plan for compliance with the new Municipal Storm Water Permit.		X		
3. Mar. 15, 2014	PW Dir., working with the Police Chief and CD Dir.	Complete security improvements at selected city facilities.		X		
4. Mar. 15, 2014	PW Dir.	Report to the City Council regarding the feasibility of replacing city parking structure lights at the library with LED lights.		X		
5. FUTURE OBJECTIVE	CS Dir., working with the City Attorney and CD Dir	Present to the City Council for consideration an ordinance for funding public arts project in Redondo Beach.				

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the Sept. 17, 2013 City Council meeting	HR Dir. and ACM	Present to the City Council for consideration new medical insurance plans for employees with an effective date of Nov. 1, 2013 if approved.	X			
2. Nov. 1, 2013	HR Dir.	Implement an Employee Orientation Program for new employees.		X		
3. Dec. 1, 2013	City Clerk	Complete implementation of the automated agenda system and voting module.		X		
4. Dec. 1, 2013	City Manager and HR Dir.	Hire a new Library Director.		X		
5. Jan. 1, 2014	City Manager, working with the IT Dir.	Update the City Customer Service and Communication Plan to include the use of social media tools.		X		
6. Jan. 1, 2014	Treasurer, working with the Finance Dir.	Complete an audit of the revenue and collection process for compliance and performance.		X		
7. Feb. 1, 2014	City Clerk, working with the City Manager and IT Dir.	Prepare a budget decision package to fund a city website upgrade and present to the City Council for action.		X		
8. March 1, 2014	City Clerk – lead, Treasurer and City Attorney	Recommend to the City Council for action charter changes for Treasurer reform and election issues (e.g., eliminating multiple runoffs).				
9. March 15, 2014	City Manager and Library Dir.	Complete a community assessment to align library services with community needs and provide a report to the City Council and Library Commission.		X		
10. March 15, 2014	IT Dir., working with the HR Dir.	Complete staff cybersecurity awareness training for all staff.		X		
11. FUTURE OBJECTIVE	Finance Director – lead, City Attorney, City Mgr., City Clerk	Recommend to the City Council for consideration an ordinance change to revise the restrictive purchasing limits.				No activity – future objective

THREE-YEAR GOAL: *BUILD AN ECONOMICALLY VITAL AND FINANCIALLY SUSTAINABILITY CITY*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. 'Oct.1, 2013	City Attorney	File the application for the City of Redondo Beach with California Energy Commission (CEC) to be an intervener on the AES application for repowering.	X			
2. Dec. 1, 2013	PW Dir., working with the City Attorney and City Manager	Present to the City Council for consideration a franchise amendment to contract with Athens Disposal for street sweeping.			X	Rescheduled for January 15, 2014 Council Meeting
3. At the Dec. 17, 2013 City Council meeting	City Attorney, as the representative of the city as a party in the California PUC Power Procurement Process	Report on the progress to the City Council.		X		
4. Feb. 1, 2014	City Manager	Present to the City Council for consideration a new three-year City-Chamber of Commerce Service Agreement.		X		
5. March 15, 2014	City Manager and Finance Dir.	Present to the City Council for consideration revenue enhancement options (i.e., UUT, TOT LLD, Business License Tax) for voter consideration in 2015		X		
6. March 15, 2014	ACM, working with Forrest City Development	Develop and present to the City Council for consideration a strategy for the future of the South Bay Galleria.		X		

THREE-YEAR GOAL: MAINTAIN A HIGH LEVEL OF PUBLIC SAFETY WITH PUBLIC ENGAGEMENT

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By the Nov. 19, 2013 City Council meeting	City Manager, working with the Fire Chief, Police Chief, CS Director	Appoint the members of a Homeless Task Force Working Group.			X	Rescheduled for the December 17, 2013 Council Meeting
2. At the Dec. 20, 2013 City Council meeting	Police Chief, working with the IT Dir. and PW Dir.	Provide training and fully implement the jail surveillance video camera system.		X		
3. At the Feb. 18, 2014 City Council meeting	Police Chief, working with the City Attorney	Present to the City Council for consideration an update to the Redondo Beach Bail Schedule.		X		
4. March 15, 2014	Police Chief, working with the HR Dir. and with the Mayor who is assisting with recruiting	Hire sworn personnel to reach the budgeted 96 positions.		X		Currently, there are 87 sworn personnel (-9). One lateral and two pre-service applicants are in various stages of background. There are approx. 100 police recruit applicants that will be invited to an oral interview process 1 st week of December.
5. March 15, 2014	ACM, working with the Police Chief and Fire Chief	Present to the City Council for consideration a plan for the development and funding of a new Police facility and renovation of Fire Dept. facilities.		X		
6. FUTURE OBJECTIVE	Police Chief, working with the PW Dir.	Present to the City Council for consideration a plan for the replacement of the city's parking meters.				



Administrative Report

Planning Commission Hearing Date:

December 19, 2013

AGENDA ITEM: 8 (PUBLIC HEARING)

PROJECT LOCATION: 1500 – 1502 ESPLANADE

APPLICATION TYPE: EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, COASTAL DEVELOPMENT PERMIT AND VESTING TENTATIVE TRACT MAP NO. 72541

CASE NUMBER: 2013-11-PC-020

COASTAL DEVELOPMENT PERMIT NUMBER: 2013-11-CDP-012

APPLICANT'S NAME: J. W. POWERS CONSTRUCTION, INC.

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit and Vesting Tentative Tract Map No. 72541 to permit the construction of a nine (9) unit condominium project, on property located within a Medium Density Multiple-Family Residential (RMD) zone, at 1500 - 1502 Esplanade.

DEPARTMENT'S RECOMMENDATION:

The Community Development Department recommends that the Planning Commission take the following three actions:

1. Reconvene the public hearing and accept any additional testimony;
2. Consider the new and additional information provided in this report;
3. Make the findings as set forth in the staff report, adopt the Exemption Declaration and approve the Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit and Vesting Tentative Tract Map No. 72541 subject to the plans and applications submitted and the findings and conditions as contained in the staff report.

BACKGROUND:

On November 21, 2013 the Planning Commission conducted a public hearing to consider the development of a 9-unit residential condominium project at 1500-1502 Esplanade. During the public hearing questions were raised by the Planning Commission that warranted additional information from the applicant including a landscape plan and materials board. The Commission also requested clarification and additional information on the specific application of property development standards including the measurement of building height, and any requirements for floor area ratio and lot coverage. The adjoining property owner to the east also inquired as to how the project might affect private views.

Following testimony the case was continued to allow staff and the applicant to provide the additional information requested by the Planning Commission. The following provides a detailed response to the questions raised during the hearing:

1. The Planning Commission requested more detailed information on the proposed landscape and hardscape plan

Given the Commission's request for more detail than provided in the conceptual landscape plan and in particular questions about the treatment of the public parkway, the applicant has prepared a plan showing the specific type, size and location of proposed landscaping. The Commission will note that the plan calls for the removal of all hardscape from the parkway and for the installation of trees and turf. Requirements to install trees within the public right of way are subject to the City's Public Works and Engineering Department. The final determination on tree requirements will be subject to their authority.

In staff's review of the landscape plan, the plant selections are appropriate given the front line coastal exposure of the site and the need to comply with water efficiency requirements. The mix of natives, woody ornamentals and other accent shrubs is well thought out and designed. The landscape plan notes the size, type and location of various types of landscape including trees, shrubs, and groundcover. All of the landscape material will complement the proposed Coastal Contemporary style of architecture and the surrounding neighborhood.

Should the Commission approve the conceptual landscape plan, final landscape and irrigation plans will be prepared for review of the Community Development Department and the Public Works Department prior to the issuance of Building Permits. Conformance with the approved plan is required.

2. The Planning Commission requested specific information on exterior materials and a materials board.

The applicant has prepared a materials board that provides samples of proposed exterior materials. Staff has reviewed the materials and found them to be of high architectural quality and excellent durability. The selection of materials is critically important to the design of this Coastal Contemporary structure, and it is staff's opinion that the applicant has proposed an excellent design solution for this project.

All exterior materials will complement the architectural style and the surrounding neighborhood. The applicant will present actual sample boards for all listed materials at the Planning Commission meeting.

3. The Planning Commission questioned how the overall height of the building is measured.

The subject property is a corner lot. The lot frontage is determined by looking at the lot width along both street frontages. The street frontage along Esplanade is approximately 125 feet and the street frontage along Avenue G is approximately 150 feet. The narrower street side is the Esplanade; therefore the Esplanade is the front of the property.

The maximum allowable building height is specifically tied to the existing grade down the center line of the lot from Esplanade to the alley. As shown on the attached site section, the existing grade down the centerline of the lot rises from front to rear by 5 to 7 feet. All existing grades are taken directly from the survey that was provided by the licensed land surveyor. This drawing also shows the height of the existing two-story building in comparison to the proposed building height. The Planning Commission will note that the roofline of the proposed project is almost identical in height to that of the existing two-story apartment structure on the rear of this property. The proposed roof deck railing is also within the allowable 30 foot height limit. It also appears that the property to the rear of the project has a roof deck of nearly identical elevation and that their building is constructed at or near the maximum height.

The measurement of height from existing grade has been an important tool to ensure that all property owners are treated equitably for many years. Existing grades are established by survey prior to site disruption and a fixed benchmark for future height verification is established. No amount of grading or site reconfiguration will change the allowable maximum height of a structure. For example, if an owner were to raise the existing elevation of the site by bringing in 2.5 feet of fill dirt or if they were to remove the same amount of dirt from the site, the allowable maximum height of the structure would be unaffected.

The use of existing grade also forces buildings on both down sloping and up sloping lots to step the ridgeline of the building in relationship to the existing lot elevations. An example of the value of using this approach as required by code is attached to this report.

4. The neighbor to the east expressed concern about the potential loss of their private view.

While the City of Redondo Beach does not have a private view protection ordinance and all properties are treated identically with respect to height measurement, staff understands that the adjacent neighbor may have concerns. As a result of additional surveying, it has been determined that the roof deck of the proposed project at elevation +233.36 is only .27 feet (approximately 3 inches) taller than the two-story apartment building that currently exists on the site with a current existing ridge elevation of +233.09. The neighboring condominium development to the east has a roof deck with an elevation of approximately +236.80. The overall height of the proposed development including the required 42 inch safety railing will be approximately +237.36.

In strict adherence with the city's policy regarding height verification, any project proposing to construct within two feet of the 30 foot height limit (above 28 feet) must monitor the exact floor elevations during construction and must submit a height survey during the framing stage of construction to verify that the project is being constructed in accordance with the approved plans. Projects are not allowed to proceed past the roof sheathing inspection without such verification.

In this case the applicant will be required to verify the exact height of all elements of the building design prior to being permitted to move to the next stage in construction.

5. The Planning Commission was interested in the existing and proposed lot coverage.

The Medium Density Multiple-Family Residential (RMD) zone in which the project is located does not prescribe specific limits on lot coverage or floor area ratio (lot square footage to building square footage). In this case the limitation on lot coverage is created by imposition of the required building setbacks for front, side and rear yards as well as requirements for parking and outdoor living space. The limitation on floor area ratio (FAR) is imposed by the two story limit that may include basements or semi-subterranean levels and mezzanines or lofts.

The decision to not place FAR or lot coverage limitations in multi-family zones was made in conjunction with the enactment of residential design guidelines that were adopted on October 7, 2003. At this time it was determined that FAR limits should apply in R-1 Single-Family Residential zones where the existing height and setback standards were determined insufficient to regulate the total allowable mass, scale and bulk of single family residences.

6. The Planning Commission inquired about how the city regulates roof decks or monitors what can be put on a roof deck.

The city regulates the height of the structure. The overall height includes the roof deck, safety railing and all finishing materials. The city does not regulate roof deck umbrellas, furniture or barbeques which are considered temporary, and subject to an individual owner's wishes and desires. These items do not require a Building Permit. Any permanent structures that require attachment to the building such as a trellis, gazebo, arbor or pergola do require a building permit and would typically be prohibited due to height limitations.

The proposed project complies with all the development standards of the RMD zone in terms of the number of units, building height, required setbacks, outdoor living space and parking. The mass, size, scale and design of the proposed project is appropriate and will be complimentary in the eclectic neighborhood with developments of varying sizes and architectural styles.

FINDINGS:

1. In accordance with Section 10-5.2506(b) of the Redondo Beach Municipal Code, a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
 - a) The proposed use is permitted in the RMD land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 5, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.
 - b) The site has adequate access to public streets of adequate width to carry the kind and quantity of traffic generated by the proposed use.
 - c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval.
 - d) The proposed project conforms to all of the requirements of the Zoning Ordinance.

- e) The proposed project is consistent with the Comprehensive General Plan of the City.
2. In accordance with Section 10-5.2502(b) of the Redondo Beach Municipal Code, the applicant's request for Planning Commission Design Review is consistent with the criteria set forth therein for the following reasons:
- a) The design of the project considers the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns.
 - b) The location of the structure respects the natural terrain of the site and is functionally integrated with natural features of the landscape.
 - c) The design of the project is harmonious and consistent within the proposed architectural style regarding roofing, materials, windows, doors, openings, textures, colors, and exterior treatment.
 - d) The design of the project is integrated and compatible with the eclectic nature of the neighborhood and is in harmony with the variety in scale and bulk of surrounding properties.
 - e) The design of the project provides innovation, variety, and creativity in the proposed design solution and serves to minimize the appearance of flat facades and box-like construction.
3. In accordance with Section 10-5.2218(c) of the Redondo Beach Municipal Code, the applicant's request for a Coastal Development Permit is consistent with the findings set forth therein for the following reasons:
- a) That the project is consistent with the Certified Local Coastal Program because it is consistent with the Medium-Density Multiple-Family Residential (RMD) zone and associated development standards.
 - b) That the project is not located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea, and is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code (commencing with Section 30200).

- c) That the Planning Commission has complied with any CEQA responsibilities it may have in connection with the project, and that, in approving the proposed development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available.
 - d) That the project minimizes impacts to public views to and along the coastline.
 - e) That the project is sited and designed to protect views to and along the coastline.
4. The proposed project conforms to all of the requirements of the Zoning Ordinance, Title 10 of the Redondo Beach Municipal Code.
 5. The Vesting Tentative Tract Map 72541 is consistent with the Comprehensive General Plan of the City.
 6. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.
 7. The project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15332 of the Guidelines of the California Environmental Quality Act (CEQA).
 8. 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.
 9. The Planning Commission further finds that in reviewing the Exemption Declaration it has exercised its own independent judgment.

CONDITIONS:

1. That the approval granted herein is for the construction of nine (9) residential condominium units and shall be in substantial compliance with the plans reviewed in conjunction with the applications at a public hearing conducted by the Planning Commission on November 21, 2013 and continued on December 19, 2013.
2. That the project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Building Division, Engineering Division and Fire Department.

3. That the project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.
4. The applicant and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.
5. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.

Plan Check

6. The precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to Planning Division approval prior to issuance of a building permit.
7. Color and material samples shall be submitted for review and approval of the Planning Division prior to the issuance of Building Permits.
8. The Planning Division shall be authorized to approve minor changes.
9. Details of the proposed fencing, retaining walls and property line walls shall be submitted and reviewed prior to the issuance of building permits.
10. The applicant shall work with Planning Division and Public Works staff on the final design of the landscape and irrigation plans for the subject property and the adjacent parkways. Said plans shall be reviewed and approved prior to issuance of Building Permits.
11. The plans shall note that a minimum of two (2) 36-inch box trees (not a palm) shall be planted within the front yard of the project, subject to Planning Division approval.
12. The applicant shall submit a landscape and sprinkler plan, including a clock-operated sprinkler control, for approval prior to issuance of building permits.
13. The applicant shall work with the Public Works Department, Urban Forestry Manager, regarding the requirement and planting of any required public right-of-way trees along Esplanade and Avenue G. Trees shall be noted on the approved set of plans.

14. If the selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to Planning Division approval.
15. The garage doors shall be equipped with remotely operated automatic door openers and maintain a minimum vertical clearance of 7-feet, 4-inches with the door in the open position.
16. No plastic drain pipes shall be utilized in common walls.
17. The project shall adhere to all requirements as stated in the Zoning Ordinance regarding Condominium construction for noise and sound insulation.
18. The applicant shall finish all new property line walls equally on both sides wherever possible.
19. That a minimum of 15% decorative material will be utilized for all driveways that are visible from the public right-of-way.

Construction

20. The applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Department.
21. The plans and project shall be prepared in accordance with the approved Low Impact Development (LID), prepared for the subject site by Victor J. Piai, dated October 10, 2013. All conditions shall be included on the final plans and implemented during construction and the operation of the project.
22. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
23. The site shall be fully fenced prior to the start of construction.
24. All on-site litter and debris shall be collected daily.
25. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, with no work occurring on Sunday and holidays.
26. Material storage on public streets shall not exceed 48-hours per load.

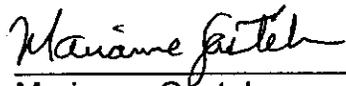
27. The applicant and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
28. Streets and sidewalks adjacent to job site shall be clean and free of debris.

Final Inspection

29. That the exterior elevations including the proposed colors and building finishes shall comply with the plans and materials reviewed in conjunction with the applications approved by the Planning Commission on December 19, 2013.
30. That an automatic fire sprinkler system is required and installation shall comply with Redondo Beach Fire Department regulations.
31. Subject to approval of the Fire Department, a horn/strobe fire alarm may be installed on the exterior of the units.
32. Fire sprinkler protection shall be required that will meet design requirements of enhanced NFPA 13-R-2002, per PDCO 2894-02.
33. If the entire fire protection system has over 20 heads, a fire alarm (offsite monitoring) system shall be required per CFC1003.3.
34. The landscaping and sprinklers shall be installed per the approved plan, prior to final inspection.
35. The sidewalk, curb, gutter and driveway throughout the street frontage along Esplanade and Avenue G shall be replaced, as necessary, to the satisfaction of the Engineering Division and be noted on the plans.
36. The applicant shall remove all paved areas within public right-of-way areas along Esplanade and Avenue G and replace all public right-of-way areas with grass.
37. The Vesting Tentative Tract Map shall be recorded within 36-months of the effective date of this approval, unless an extension is granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.
38. Any future exterior or interior alterations shall require the approval of the Home Owner's Association and the Planning Division.

December 19, 2013

Prepared by:



Marianne Gastelum
Assistant Planner

Approved by:



Aaron Jones
Community Development Director

Attachments:

- Proposed Rendering, Landscape Plan and Materials Packet
- November 21, 2013 Planning Commission Staff Report
- Plans



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: December 19, 2013

PROJECT ADDRESS: 1500 – 1502 Esplanade

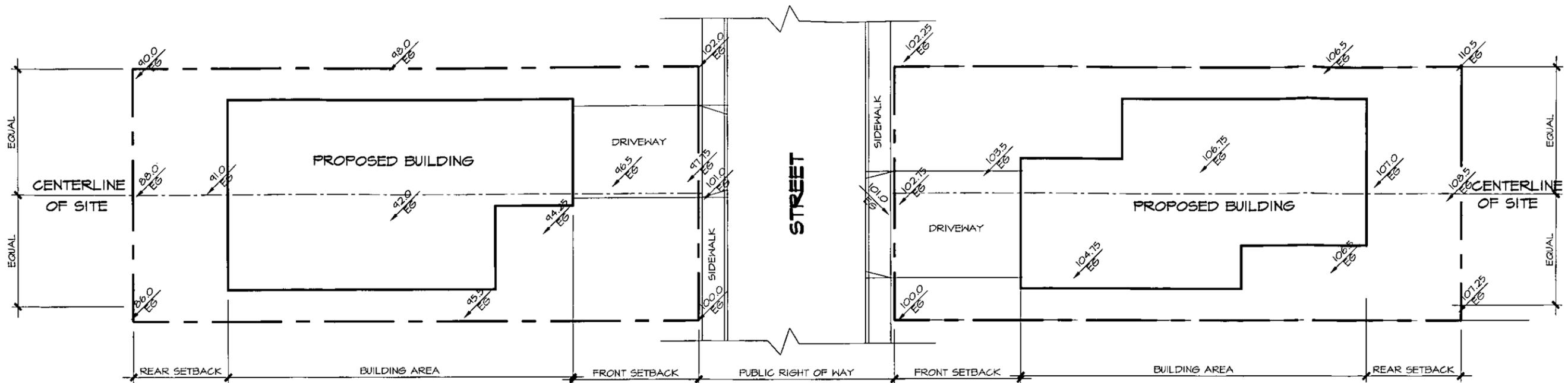
PROPOSED PROJECT: Construction of a 9-unit residential condominium development on property located within a Medium-Density Multiple-Family Residential (RMD) zone.

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

Section 15332 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that projects characterized as in-fill development do not require further environmental study. This finding is supported by the fact that the proposed project consists of the construction of a nine-unit, two-story residential condominium project located in a Medium Density Multi-Family Residential (RMD) zone that meets all the applicable zoning regulations, occurs within city limits on a site no more than five acres in size, is on a site with no value as habitat for endangered, rare or threatened species, does not result in significant effects on traffic, noise, air quality or water quality, and is adequately served by all required utilities and public services.

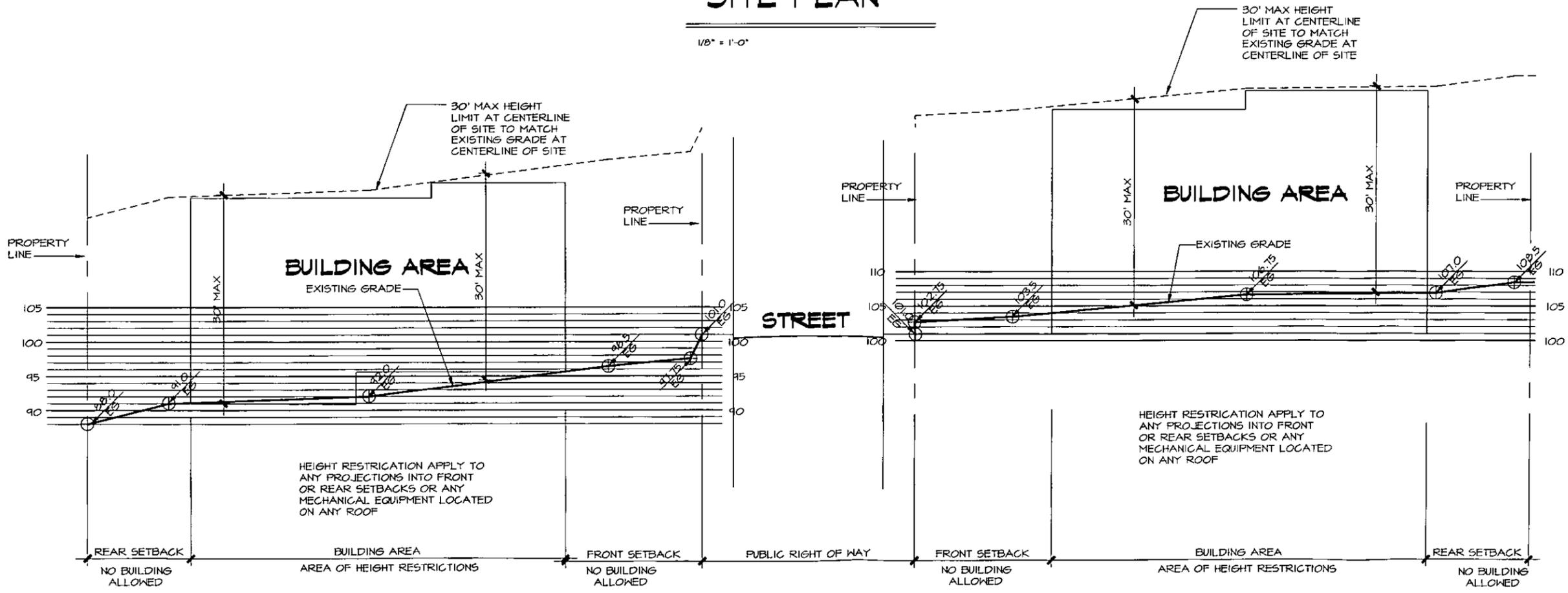
A handwritten signature in black ink that reads "Marianne Gastelum". The signature is written in a cursive style and is positioned above a horizontal line.

Marianne Gastelum
Assistant Planner



SITE PLAN

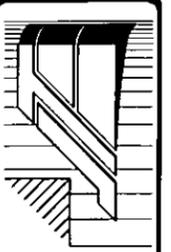
1/8" = 1'-0"



SITE SECTION

1/8" = 1'-0"

REVISIONS	BY

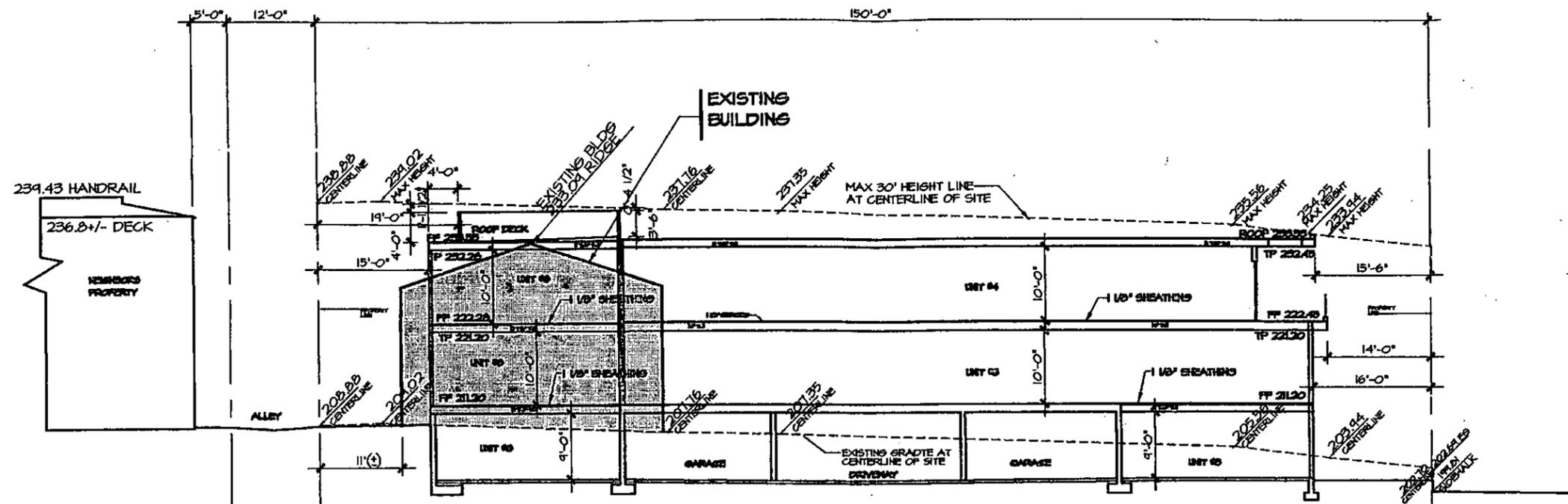


JAN TROBAUGH AND ASSOCIATES
 ARCHITECTURE AND PLANNING
 2420 CARSON STREET, SUITE 225
 TORRANCE, CALIFORNIA 90501
 310-328-1210 FAX 310-328-6461

SHEET DESCRIPTION
HEIGHT DRAWING
 ALL ELEVATIONS AND DIMENSIONS SHOWN ON THIS DRAWING ARE UNLESS OTHERWISE NOTED BY THE CONTRACTOR TO BE IN ACCORDANCE WITH THE CITY OF TORRANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TORRANCE. © JAN TROBAUGH 2003

PROJECT DESCRIPTION

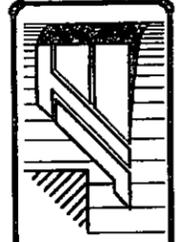
DATE	12-13
SCALE	NOTED
BY	JT
SHEET	0
SHEETS	



SITE/BUILDING SECTION WITH HEIGHT LINE

1/8" = 1'-0"

REVISIONS	BY



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**SHEET DESCRIPTION
SITE SECTION**

ALL DATA CONTAINED HEREIN IS UNLESS OTHERWISE SPECIFIED TO BE THE PROPERTY OF JAN TROBAUGH AND ASSOCIATES. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JAN TROBAUGH AND ASSOCIATES.

PROJECT DESCRIPTION

DATE	12-13
SCALE	NOTED
JOB NO.	13-116
SHEET	8





Administrative Report

Planning Commission Hearing Date:

November 21, 2013

AGENDA ITEM: 9 (PUBLIC HEARING)

PROJECT LOCATION: 1500 – 1502 ESPLANADE

APPLICATION TYPE: EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, COASTAL DEVELOPMENT PERMIT AND VESTING TENTATIVE TRACT MAP NO. 72541

CASE NUMBER: 2013-11-PC-020

COASTAL DEVELOPMENT PERMIT NUMBER: 2013-11-CDP-012

APPLICANT'S NAME: J. W. POWERS CONSTRUCTION, INC.

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit and Vesting Tentative Tract Map No. 72541 to permit the construction of a nine (9) unit condominium project, on property located within a Medium Density Multiple-Family Residential (RMD) zone, at 1500 - 1502 Esplanade.

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 Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit and Vesting Tentative Tract Map No. 72541 subject to the plans and applications submitted and the findings and conditions as contained in the staff report.

EXISTING CONDITIONS:

The subject property is zoned RMD (Medium Density, Multiple-Family Residential). It is located at the southeast corner of Esplanade and Avenue G and backs onto an alley. The two lots combined are 125 feet in width and 150 feet in depth; approximately 18,758 square feet in size. The lots slope upward from the street to the rear alley

approximately five to seven feet. The two lots were developed during the late 1940s and early 1950s with four buildings containing 12 multi-family residential units.

All of the properties along the Esplanade are zoned RMD and are a mixture of multi-family and single-family residential units. The multi-family property to the north across the street at the northeast corner of Esplanade and Avenue G is an 18 unit apartment building constructed during the 1950s; the adjacent property immediately south is a duplex constructed during the 1950s; and the property to the east across the alley that fronts out onto Avenue G is a two unit condominium project that was built in 2007.

DESCRIPTION OF THE REQUEST:

The project proposes to demolish the 12 existing residential units and construct nine (9) condominium units. Each of the units has a unique floor plan with six units along the front of the lot and three units along the back of the lot. All six front units will have front facing entrances. The three lower level units will have front entrances facing the street on the basement level and interior stairs that provide access to the first level that contains their primary living area. The three units on the second floor will have glass front elevators facing the street as well as stair access off of Avenue G. The three units at the rear will have stair access from Avenue G and elevators adjacent to their garages. All units will have a primary and secondary entrance/exit as shown on the plans.

Based on the development standards for the RMD zone, 10 units could be constructed at this site. Instead of maximizing the number of units, the developer has opted for a design and floor plan lay-out that allows six units to be front facing units. The six front units are between 3,073 square feet and 3,539 square feet and the three rear units are less than 2,700 square feet.

The overall height of the project above existing grade is 29-feet 11-inches as measured from existing grade down the center line of the project.

Parking for the units will be at the semi-subterranean level off of Avenue G. Three guest parking spaces will be provided with one (1) guest parking space adjacent to the semi-subterranean garages and two (2) guest parking spaces off of the alley.

The proposed architecture style is Coastal Contemporary with exterior materials that include smooth stucco, rough and smooth stone veneer, flat roof lines with a dark anodized metal to accent the horizontal design of the building with extensive use of glass. The site will be landscaped with a variety of shrubs appropriate to the design of the building and the location.

EVALUATION OF THE REQUEST:

The project requires the approval of a Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit, Vesting Tentative Tract Map No. 72541 and the adoption of an Exemption Declaration.

CONDITIONAL USE PERMIT

Pursuant to Section 10-5.511 of the Zoning Ordinance the development requires the approval of a Conditional Use Permit. The purpose of a Conditional Use Permit is to ensure that the proposed use is appropriate on the subject property and that it does not have an adverse effect on the surrounding land uses and does not disrupt the orderly development of the surrounding community.

The proposed project meets all the development standards of the RMD zone in terms of the number of units, building height, required setbacks, outdoor living space and parking. The mass, size, scale and design of the proposed project is appropriate in the eclectic neighborhood with its developments of varying sizes and architectural styles.

PLANNING COMMISSISON DESIGN REVIEW

Pursuant to Section 10-5.2502 of the Zoning Ordinance any new multi-family residential development containing four (4) or more units requires Planning Commission Design Review. The purpose of the Design Review is to ensure the compatibility, originality, variety and innovation within the architecture, design, landscaping and site planning of the project. The purpose of the review is also to protect surrounding properties, prevent blight and deterioration of neighborhoods, promote sound land use, design excellence, and protect the overall health, safety and welfare of the City.

Water Quality and Stormwater treatment is a consideration of Planning Commission Design Review. A Low Impact Development (LID) design plan was prepared by Victor J. Piai, dated October 10, 2013 and approved by the City of Redondo Beach on October 25, 2013. As stated in the report and review by the city, the project shall adhere to all conditions and comments as noted in the LID, therefore, the project will not have any significant stormwater impacts.

Architectural design is a consideration of Planning Commission Design Review. The architectural style is Coastal Contemporary with high quality finishes consisting of smooth stucco, stone veneer, flat roof lines with a dark anodized metal to accent the horizontal design of the building and glass windows, doors and balcony railings. The smooth stucco and clean lines on all levels define the structure and give it a sense of balance and harmony and are complimentary to the neighborhood.

The proposed project is well designed with respect to circulation, traffic and parking keeping the access to the street level parking off of Avenue G into the semi-subterranean parking court with two of the three guest parking spaces conveniently located off of the alley. With the relocation of the driveway approach, the number of on-street parking spaces has been maintained.

The applicant shall submit landscape plans for the subject site and adjacent parkways that require the review and approval of the Planning Department and the City's Urban Forest Manager and is noted as a condition of approval.

COASTAL DEVELOPMENT PERMIT

Pursuant to Section 10-5.2200 of the Zoning Ordinance the Coastal Development Permit procedure is established to ensure that review process for private development within the Coastal Zone conforms to the policies and procedures of the California Coastal Act and implementing regulations, and the City of Redondo Beach Certified Land Use Plan.

Given that the project is located in the City's Coastal Zone and the fact that it abuts the Esplanade which is the first road paralleling the sea, certain Coastal Act and Local Coastal Plan policies related to public views must be considered by the Planning Commission in evaluating this application.

Section 10-5.012 of the Coastal Zoning Ordinance states (in relevant part) that the new development should, "Maximize public access to and public views of the coastline..."

Section 30251 of the Coastal Act states that "visual qualities of coastal areas shall be considered and protected..." and that "Permitted development shall be sited and designed to protect views to and along the ocean..."

Although there is description in the Coastal Land Use Plan (LUP) of the availability and importance of views from the Esplanade, there is no such description of the importance of views from the Avenues, no LUP policies requiring view corridors down the Avenues, and no other public view protection policies for this area in the Coastal Zoning Ordinance. Therefore, it has been determined that the building height, setback and development standards established in Section 10-5.516 of the Coastal Zoning Ordinance provide for the basic protection of public views in this case.

The project complies with all of the development standards contained in Section 10-5.516 that require the building to have a side setback of at least 7 feet based on the combined lot width, and a front setback of at least 18 feet (average). The proposed setbacks are also visually compatible with the character and existing pattern of

development in the area, as each of the corner lots in the vicinity have on average a 5 foot side setback, and most of the residences have a front setback of 18 feet or less.

In addition to meeting the basic protections, the project accomplishes the goal of seeking to minimize impacts on public views by proposing a design that provides additional front and side yard setbacks. Specifically the project is designed at a 19 foot front setback for the two side front portions of the front façade and provides a side setback of 7 feet which is greater than many other developments throughout the neighborhood.

While the project will have some impact to public views, the impact is considered minor. The project would not impact the unobstructed ocean views from the Esplanade. The proposed structure takes up a small portion of the viewshed from Avenue G. The impact of the development is less noticeable with views at a distance from the subject site. The effects of the development on ocean views are further limited to nearer the subject site, with the main effects centered on a 1 block area between the Esplanade and Catalina Avenue. The impact has been reviewed with a series of photo simulations that show that the impacts are minor and that the effects are limited because the width of the view increases as one moves toward the ocean from Catalina Avenue on Avenue G. Furthermore, viewers which could be most affected by the proposed development, close to the intersection of the Esplanade and Avenue G, are also subject to the least impact from the proposed development as they are only a short distance from the full unrestricted ocean views on the Esplanade.

Given recent guidance from the California Coastal Commission in conjunction with an appeal of a 6-unit project at 1000 Esplanade, the project as designed is consistent with the City's Certified LCP and all policies contained therein.

The proposed development will not affect coastal resources. The project is a residential infill development, located in an already developed area. The residential use is consistent with the residential designation in the Coastal Land Use Plan and Zoning Ordinance, and similar to the uses on adjacent properties. The project complies with the requirements of the California Environmental Quality Act (CEQA). As such, the proposed project meets the criteria for the approval of a Coastal Development Permit.

ENVIRONMENTAL EVALUATION

Pursuant to the California Environmental Quality Act (CEQA), Section 15332 of the Guidelines (In-fill Development Projects), the proposed project is categorically exempt from the preparation of environmental analyses. The eligibility for an in-fill exemption is substantiated by the facts that the proposed project consists of the construction of a nine-unit, two-story residential condominium project located in a Medium Density Multi-Family Residential (RMD) zone that meets all the applicable zoning regulations, occurs within city limits on a site no more than five acres in size, is on a site with no value as

habitat for endangered, rare or threatened species, does not result in significant effects on traffic, noise, air quality or water quality, and is adequately served by all required utilities and public services.

FINDINGS:

1. In accordance with Section 10-5.2506(b) of the Redondo Beach Municipal Code, a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
 - a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 5, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.
 - b) The site has adequate access to public streets of adequate width to carry the kind and quantity of traffic generated by the proposed use.
 - c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval.
 - d) The proposed project conforms to all of the requirements of the Zoning Ordinance.
 - e) The proposed project is consistent with the Comprehensive General Plan of the City.

2. In accordance with Section 10-5.2502(b) of the Redondo Beach Municipal Code, the applicant's request for Planning Commission Design Review is consistent with the criteria set forth therein for the following reasons:
 - a) The design of the project considers the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns.
 - b) The location of the structure respects the natural terrain of the site and is functionally integrated with natural features of the landscape.
 - c) The design of the project is harmonious and consistent within the proposed architectural style regarding roofing, materials, windows, doors, openings, textures, colors, and exterior treatment.

- d) The design of the project is integrated and compatible with the eclectic nature of the neighborhood and is in harmony with the variety in scale and bulk of surrounding properties.
 - e) The design of the project provides innovation, variety, and creativity in the proposed design solution and serves to minimize the appearance of flat facades and box-like construction.
3. In accordance with Section 10-5.2218(c) of the Redondo Beach Municipal Code, the applicant's request for a Coastal Development Permit is consistent with the findings set forth therein for the following reasons:
- a) That the project is consistent with the Certified Local Coastal Program because it is consistent with the Medium-Density Multiple-Family Residential (RMD) zone and associated development standards.
 - b) That the project is not located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea, and is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code (commencing with Section 30200).
 - c) That the decision-making body has complied with any CEQA responsibilities it may have in connection with the project, and that, in approving the proposed development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available.
 - d) That the project minimizes impacts to public views to and along the coastline.
 - e) That the project is sited and designed to protect views to and along the coastline.
4. The proposed project conforms to all of the requirements of the Zoning Ordinance, Title 10 of the Redondo Beach Municipal Code.
5. The Vesting Tentative Tract Map 72541 is consistent with the Comprehensive General Plan of the City.
6. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.

7. The project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15332 of the Guidelines of the California Environmental Quality Act (CEQA).
8. 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.
9. The Planning Commission further finds that in reviewing the Exemption Declaration it has exercised its own independent judgment.

CONDITIONS:

1. That the approval granted herein is for the construction of nine (9) residential condominium units and shall be in substantial compliance with the plans reviewed in conjunction with the applications approved by the Planning Commission on November 21, 2013.
2. That the project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Building Department, Engineering Department and Fire Department.
3. That the project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.
4. The applicant and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.
5. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.

Plan Check

6. The precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to Planning Department approval prior to issuance of a building permit.
7. Color and material samples shall be submitted for review and approval of the Planning Department prior to the issuance of Building Permits.
8. The Planning Department shall be authorized to approve minor changes.

9. Details of the proposed fencing, retaining walls and property line walls shall be submitted and reviewed prior to the issuance of building permits.
10. The applicant shall work with Planning Department and Public Works staff on the final design of the landscape and irrigation plans for the subject property and the adjacent parkways. Said plans shall be reviewed and approved prior to issuance of Building Permits.
11. The plans shall note that a minimum of two (2) 36-inch box trees (not a palm) shall be planted within the front yard of the project, subject to Planning Department approval.
12. The applicant shall submit a landscape and sprinkler plan, including a clock-operated sprinkler control, for approval prior to issuance of building permits.
13. The applicant shall work with the Public Works Department, Urban Forestry Manager Joe Lodinsky, regarding the requirement and planting of any required public right-of-way trees along Esplanade and Avenue G, these trees shall be noted on the approved set of plans.
14. If the selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to Planning Department approval.
15. The garage doors shall be equipped with remotely operated automatic door openers and maintain a minimum vertical clearance of 7-feet, 4-inches with the door in the open position.
16. No plastic drain pipes shall be utilized in common walls.
17. The project shall adhere to all requirements as stated in the Zoning Ordinance regarding Condominium construction for noise and sound insulation.
18. The applicant shall finish all new property line walls equally on both sides wherever possible.
19. That a minimum of 15% decorative material will be utilized for all driveways that are visible from the public right-of-way.

Construction

20. The applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Department.

21. The plans and project shall be prepared in accordance with the approved Low Impact Development (LID), prepared for the subject site by Victor J. Piai, dated October 10, 2013. All conditions shall be included on the final plans and implemented during construction and the operation of the project.
22. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
23. The site shall be fully fenced prior to the start of construction.
24. All on-site litter and debris shall be collected daily.
25. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, with no work occurring on Sunday and holidays.
26. Material storage on public streets shall not exceed 48-hours per load.
27. The applicant and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
28. Streets and sidewalks adjacent to job site shall be clean and free of debris.

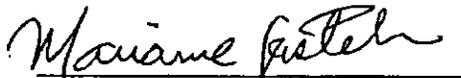
Final Inspection

29. That the exterior elevations including the proposed colors and building finishes shall comply with the plans and materials reviewed in conjunction with the applications approved by the Planning Commission on November 21, 2013.
30. That an automatic fire sprinkler system is required and installation shall comply with Redondo Beach Fire Department regulations.
31. Subject to approval of the Fire Department, a horn/strobe fire alarm may be installed on the exterior of the units.
32. Fire sprinkler protection shall be required that will meet design requirements of enhanced NFPA 13-R-2002, per PDCO 2894-02.
33. If the entire fire protection system has over 20 heads, a fire alarm (offsite monitoring) system shall be required per CFC1003.3.
34. The landscaping and sprinklers shall be installed per the approved plan, prior to final inspection.

November 21, 2013

35. The sidewalk, curb, gutter and driveway throughout the street frontage along Esplanade and Avenue G shall be replaced, as necessary, to the satisfaction of the Engineering Department and be noted on the plans.
36. The applicant shall remove all paved areas within public right-of-way areas along Esplanade and Avenue G and replace all public right-of-way areas with grass.
37. The Vesting Tentative Tract Map shall be recorded within 36-months of the effective date of this approval, unless an extension is granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.
38. Any future exterior or interior alterations shall require the approval of the Home Owner's Association and the Planning Department.

Prepared by:



Marianne Gastelum
Assistant Planner

Approved by:



Aaron Jones
Community Development Director



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: November 21, 2013

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