

**AGENDA – REGULAR MEETING  
PLANNING COMMISSION  
CITY OF REDONDO BEACH  
THURSDAY SEPTEMBER 18, 2014 – 7:00 P.M.  
CITY COUNCIL CHAMBERS  
415 DIAMOND STREET**

**CITY CLERK  
(Packet for scanning)**

**I. OPENING SESSION**

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

**II. APPROVAL OF ORDER OF AGENDA**

**III. CONSENT CALENDAR**

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

4. Approval of Affidavit of Posting for the Planning Commission meeting of September 18, 2014.
5. Approval of the following minutes: Regular Meeting of July 17, 2014.
6. Receive and file the Strategic Plan Update of August 19, 2014.
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. EXCLUDED CONSENT CALENDAR ITEMS**

**VII. PUBLIC HEARINGS**

8. A Public Hearing to consider an Exemption Declaration and amendment to a Conditional Use Permit to allow the extension of hours of operation for a fitness facility within an existing commercial building on property located within a Pedestrian-Oriented Commercial (C-2PD) zone.

APPLICANT:	Crossfit Beach Box
PROPERTY OWNER:	Luiz Pontes and Jacqueline Storr
LOCATION:	<b>2415 ½ Artesia Blvd.</b>
CASE NO.:	2014-09-PC-010
RECOMMENDATION:	Approve with conditions

**VIII. OLD BUSINESS**

*Items continued from previous agendas.*

**IX. NEW BUSINESS**

*Items for discussion prior to action.*

**X. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

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

**XI. COMMISSION ITEMS AND REFERRALS TO STAFF**

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

**XII. ITEMS FROM STAFF**

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

**XIV. ADJOURNMENT**

The next meeting of the Planning Commission of the City of Redondo Beach will be a Regular Meeting to be held at 7:00 p.m. on Thursday, October 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](http://www.redondo.org).

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

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

**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.

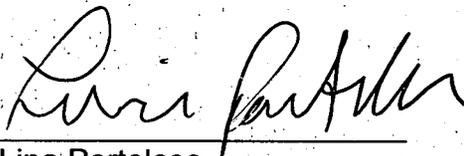
September 12, 2014

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 Friday, September 12, 2014, the agenda for the September 18, 2014 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



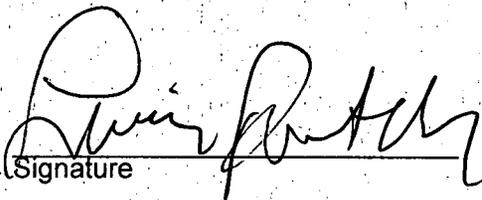
**CITY OF REDONDO BEACH**  
**PROOF OF POSTING**  
**PLANNING COMMISSION MEETING AGENDA**

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 September 18, 2014 was posted by me at the following location(s) on the date and hour noted below:

Posted on: 9/12/2014 at 3:00 pm  
(date) (time)

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

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

  
Signature

9/12/14  
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, Mitchell, Sanchez  
Commissioners Absent:      Rodriguez  
Officials Present:          Anita Kroeger, Associate Planner  
   Alex Plascencia, Assistant Planner  
   Aaron Jones, Community Development Director  
   Diane Cleary, Minutes Secretary

**SALUTE TO THE FLAG**

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

**APPROVAL OF ORDER OF AGENDA**

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

**CONSENT CALENDAR #4 THROUGH #7**

Commissioners Diehl pulled Item #6.

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

4.      **APPROVED AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF July 17, 2014.**
5.      **APPROVED THE FOLLOWING MINUTES: Regular Meeting of May 15, 2014.**
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**

**6. RECEIVE AND FILE THE STRATEGIC PLAN UPDATE OF JUNE 17, 2014.**

In response to Commissioner Diehl, Community Development Director Aaron Jones referred to the Sustainability/Green Task Force Recommendations Implementation Matrix and explained that Items 15 and 22 are listed as future objectives but noted the Commission has done several things to adopt new non-public open space requirements in the zoning. He also said that Item 16 is completed. He further said that City Council conducted a full hearing, reviewed and recommended the preparation of a public art ordinance which has not been prepared and is on a future objective. He also said that Planning has been communicating with the developers for units of 6 or more regarding providing art and making contributions.

Motion by Commissioner Diehl, seconded by Commissioner Mitchell, to receive and file the Strategic Plan Update of June 17, 2014. Motion carried unanimously.

**PUBLIC HEARINGS**

**8. APPROVE REDUCED YARD SETBACK FOR ADDITION OF AN ATTACHED 2-CAR GARAGE  
2323 CLARK LANE**

Motion by Commissioner Goodman, seconded by Commissioner Mitchell, to open the Public Hearing at 7:08 p.m. regarding Case No. 2014-07-PC-008, the applicant being Bryan Winters, to consider an Exemption Declaration and Variance, to allow a reduced rear yard setback for the addition of an attached 2-car garage to an existing single-family residence on property located within a Low-Density Multiple-Family Residential (R-2) zone at 2323 Clark Lane. Hearing no objections, Chair Sanchez so ordered.

Associate Planner Anita Kroeger gave a staff report and reviewed the vicinity map, and stated the zoning is R2 and that the lot is substandard in size which is only 50 feet x 90 feet. She said the existing home is one-story with a one car detached garage, and a variance request is required because once the garage is attached to the house, the entire structure needs to meet the required setback of 15 feet. She said the request is to maintain a rear setback of 4 feet 10 inches. She presented the proposed project with an attached two-car garage with a similar setback, and she requested that the two-car garage be pushed more to the west, allowing a 19-foot setback from the street. She said the proposed project meets the criteria for the approval of a variance due to the lot being small, a two-car garage makes the property more code conforming and the project meets the General Plan objective in terms of maintaining and enhancing the existing single family residence. She said the Planning Department recommends approval.

In response to Commissioner Mitchell, Associate Planner Anita Kroeger stated directly behind the home there is now a lot that is 60 feet x 50 feet with a single family house.

Bryan Winters, architect for the project, 413 25<sup>th</sup> Street, Hermosa Beach, stated he read the report and agreed with the conditions.

In response to Commissioner Goodman, Mr. Winters explained that gridline 5 shows the 19 foot dimension.

Motion by Commissioner Goodman, seconded by Commissioner Diehl, to close the Public Participation Section of the Public Hearing at 7:16 p.m. Motion carried unanimously.

In response to Commissioner Biro, Associate Planner Anita Kroeger explained that the setback is 10 feet on the street side and on the west side it varies between 14 feet and 11+ where the new garage will be

located. She also said the standard is 5 feet, and the Fire Department supports the 4 foot setback for the new garage regarding fire access.

Motion by Commissioner Biro, seconded by Commissioner Mitchell, to approve Case No. 2014-07-PC-008, an Exemption Declaration and Variance to allow a reduced rear yard setback for the addition of an attached 2-car garage to an existing single-family residence on property located within a Low-Density Multiple-Family Residential (R-2) zone at 2323 Clark Lane, subject to the 4 findings and 12 conditions in the staff report. Motion carried unanimously.

**9. APPROVE 6-UNIT CONDOS  
810-814 S. CATALINA AVENUE**

Motion by Commissioner Diehl, seconded by Commissioner Mitchell, to open the Public Hearing at 7:18 p.m. regarding Case No. 2014-07-PC-009, the applicant being Villa Catalina South I, LLC, to consider an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit, and Vesting Tentative Tract Map No. 72318 to allow the construction of a 6-unit residential condominium project on property located within a Low-Density Multiple-Family Residential (R-3A) zone in the Coastal Zone at 810-814 S. Catalina Avenue. Hearing no objections, Chair Sanchez so ordered.

Assistant Planner Alex Plascencia gave a staff report and reviewed the following:

- Request requires a Conditional Use Permit, Coastal Development Permit application, Tract Map and Planning Commission Design Review application
- Background
  - May 7, 2014 – Preservation Commission grants removal from Historic Resources List
  - June 25, 2014 – applicant sends neighborhood outreach letter
- Zoning Map – project is located between Knob Avenue and Avenue A on the east side of Catalina Avenue – Zoned R3A
- Existing – mixed properties
- Aerial Map
- Site Plan - two buildings each having 3 units and separated by the driveway area each being two-story at subterranean level with roof decks. Each unit has access driveway from the alley which serves the project, with no driveway approaches along Catalina Avenue
- Better designed building architecturally
- Dwelling unit sizes from 2,485 square feet to just over 3,000 square feet
- Both buildings are under building height
- Existing site
- Rendering of the project
- Recommendation

Nagy Bakhoun, Obelisk Architects, applicant, stated they accept the conditions. He said they have met with the Planning Department, Building Department and the Engineering Department and believed they have met and exceeded the guidelines presented. He also said they have met with the community and did a mass mailing within a 300-foot radius in the area. He said they wanted to create an enhanced living environment in the location and provide an asset to the community. He stated they have designed two buildings, with one building fronting the alley and the other fronting Catalina, creating two front yards, without a rear yard. He indicated the three units on Catalina are staggered or pushed back, breaking up the façade of the building and all of the setbacks required are exceeded on all sides. He also said they wanted to create a lot of usable ground and with six oversized garages, discouraging parking on the street, going from 10 spaces to 14 spaces on site. He further said there are large outdoor decks in addition to the outdoor open spaces, both on the living levels and roof decks.

In response to Commissioner Mitchell, Mr. Bakhoun explained there will be a 25 foot requirement with additional several feet to accommodate for the units and garages having entryways right next to one another, well exceeding the minimums.

In response to Commissioner Gaian, Mr. Bakhoun stated the alley dead ends into a garage and the cars coming in and out feed to Avenue A. He said the driveway drives into the property with an alley that leads to Avenue A.

In response to Chair Sanchez, Mr. Bakhoun stated an option allowed by code is to eliminate the wall and create a beautiful planting area between the two driveways which would enhance the environment for both properties. He also stated the driveway is wide and exceeds the requirements for turning the 90 degrees comfortably.

In response to Commissioner Gaian, Mr. Bakhoun stated the roof deck has a railing which is included in the height of the building.

In response to Commissioner Gaian, Assistant Planner Alex Plascencia clarified that the height of the building is approximately 27 feet 9 inches from the sidewalk.

In response to Commissioner Gaian, Mr. Bakhoun stated the trash will be in the back which will be located just a little further down if a transformer is not needed per Edison.

In response to Commissioner Biro, Mr. Bakhoun believed that they could accommodate the back with 36 inch box trees and said they will have safety lighting for pedestrians. He also said he will discuss this with their landscape architect.

In response to Commissioner Goodman, Mr. Bakhoun stated that trash trucks will not be able to turn around in the location and will provide a small pickup truck taking the trash cans out to Avenue A. He further said the alley will be repaved and will be treated like a front yard.

In response to Chair Sanchez, Mr. Bakhoun stated Engineering requires that the door swings cannot swing off of the property or into the alley and will be well within the property line.

In response to Commissioner Mitchell, Community Development Director Aaron Jones stated the property is not a bungalow court or ever built as one, and the buildings have been built in the 1940's and 1950's at all different times, and never planned together. He said the building is truly not historic nor a loss of any historic structure.

Marcie Guillermo, Redondo Beach, asked if the condominiums will be structurally independent of each other and/or will require a homeowners association. She supported the structures be independent, appearing as a single home, with a 6-inch space between units. She also asked about the location of the air conditioners.

Mr. Bakhoun stated the condominium project is one large property shared by a community of homes, but noted that each unit will operate independently structurally with a one-inch air gap between units where the walls join. He also said there are no plans for AC units since the properties are designed with good cross ventilation. He said there is a mechanical plan submitted showing the heating units and/or AC compressors which have to remain outside of setbacks and require approval prior to installation. He also said that HOA's mandate a condominium project, even if there are only two units.

Motion by Commissioner Mitchell, seconded by Commissioner Diehl, to close the Public Participation section of the Public Hearing at 7:44 p.m. Hearing no objections, Chair Sanchez so ordered.

In response to Commissioner Biro, Community Development Director Aaron Jones suggested adding the following condition:

Condition #33 – “That the rear unit shall be provided with minimum 36-inch box trees, at least two per unit, and said trees shall be properly illuminated.”

In response to Commissioner Gaian, Mr. Bakhoun clarified that the garages are two-car garages.

In response to Chair Sanchez, Assistant Planner Alex Plascencia stated the Fire Department has reviewed the project and have no problems with the design.

Motion by Commissioner Goodman, seconded by Commissioner Mitchell, to approve Case No. 2014-07-PC-009, an Exemption Declaration and Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit, and Vesting Tentative Tract Map No. 72318 to allow the construction of a 6-unit residential condominium project on property located within a Low-Density Multiple-Family Residential (R-3A) zone in the Coastal Zone at 810-814 S. Catalina Avenue, subject to the 8 findings and 32 conditions in the staff report, adding Condition No 33 as follows:

“That the rear unit shall be provided with minimum 36-inch box trees, at least two per unit, and said trees shall be properly illuminated.”

Motion carried unanimously.

#### **OLD BUSINESS - None**

#### **NEW BUSINESS**

#### **10. PROPOSED 2014-2019 CAPITAL IMPROVEMENT PROGRAM; FINDING OF CONSISTENCY WITH THE GENERAL PLAN.**

Chair Sanchez read Resolution No. 2014-07-PCR-007 by title only.

Community Development Director Aaron Jones gave a staff report and stated this is consistent with the past year's actions and is a requirement of state law to adopt the Resolution.

In response to Commissioner Goodman, Community Development Director Aaron Jones stated the Commission is adopting the Resolution based on the Planning Department's review, conducting a comprehensive review of each CIP. He noted a potential inconsistency would be if the City were growing with new infrastructure, but stated everything is consistent at this time.

Motion by Commissioner Goodman, seconded by Commissioner Mitchell, to adopt Resolution No. 2014-07-PCR-007 by title only. Motion carried unanimously.

#### **11. PRESENTATION AND DISCUSSION ON MIXED-USE DEVELOPMENT.**

Community Development Director Aaron Jones gave a PowerPoint presentation as follows:

- Presentation Objectives
- Background and Framework
  - 1992 1<sup>st</sup> MXD Ordinance

- New Urbanist approach
    - Focus on vertical MXD and large lots
    - Concentrate development at activity centers and nodes
    - Encourage MXD with bonuses and incentives
  - 2009 – Amendments – not put in place because of Measure DD
    - Public open space, Building Height
    - Small lot provision and density reduction not adopted
- Five Locations for Mixed Use Development
  - PCH at Torrance Boulevard
  - PCH south of Palos Verdes Boulevard
  - Avenue I in Riviera Village
  - Artesia Boulevard near Aviation
  - South Bay Galleria (CR) zone
- Mixed Use Development Objectives
  - Smart Growth and Livable Communities
    - Density, Diversity, Design and Destination
  - Community Benefits
    - Improve walkability, bikeability and livability
    - Maximize transportation planning and efficiency
    - Reduce infrastructure demands
    - Provide housing options for all residents
    - Placemaking
- Examples
  - Avenue I
  - 1800 PCH
  - Senior development on Artesia Boulevard
- Recommendations

Fernando Villa of Allen Matkins gave a presentation as follows:

- Density Bonus Law Government Code Section 65915 et seq
- Promoting and removing impediments to the construction of low income housing is an important state policy
- Land Use Element Goal 1P
- All cities must follow the DBL and required to adopt an ordinance that implements it
- A city cannot deny a density bonus to a qualifying project
- Formula – percentage very low income units – percentage density bonus
- Formula - Percentage low income units – percentage density bonus
- DBL income limits for low income and very low income household are set annually based on household size and location
- A developer can also receive up to three incentives for projects that qualify for a density bonus based on the following formula
- Number of Incentives – Percentage of Total Units Dedicated as Affordable
- The city must grant the incentive requested, unless it finds based upon substantial evidence that the incentive is not necessary to provide affordable housing costs, have adverse impacts, contrary to state or federal law
- The DBL project can use a formula for reduced parking standard
- The developer can request a waiver or a reduction of any development standard that would have an effect that would physically preclude the construction of the project
- Example - 1700 S. Pacific Coast Highway project meets goals of the City's General Plan for development

Heather Lee of Legado Companies gave a presentation as follows:

- Traffic Analysis
  - Project undergoes environmental assessment – Developments may result in a net traffic increase; and a traffic study identifies how the infrastructure of the streets can be altered to meet and even improve the quality of traffic flow
  - Traffic study is an engineering investigation to evaluate a transportation system
  - Traffic volume is studied
  - Ratings of traffic intersections
  - Important components of a traffic study
    - Cover Sheet
    - Vicinity Maps
    - Description of Specific Mitigation Measures
    - Levels of Service
  - Project Example
  - Introduction
  - Future Mitigation Measure
  - Tables – different intersections, project at the location, project plus mitigation

Motion by Commissioner Mitchell, seconded by Commissioner Diehl, to receive and file the presentation. Motion carried unanimously.

In response to Commissioner Diehl, Community Development Director Aaron Jones explained there would be no vote as long as the project is consistent with existing zoning and doesn't require any major change in land use as defined by Article 27.

Commissioner Mitchell suggested consideration of a new guideline or code for new construction of garages to have a built-in availability for charging electric cars, due to safety issues with hanging cords and security issues as well.

Community Development Director Aaron Jones informed that at least five charging stations were installed in the last project or they are pre-wired at several locations.

In response to Commissioner Biro, Community Development Director Aaron Jones said there are no direct financial incentives or rent incentives provided by the City but are part of the development performance for each project. He also said the design of the commercial space is critical and suggested that the space be pre-leased or designed for specific types of tenants. He explained in the existing mixed use ordinance there is prohibition on certain uses, and other uses require a CUP for control such as bars and restaurants. He said developers of new mixed use projects are being asked to consider having all of their prospective future tenants sign agreements regarding being aware of living above an active commercial. He also pointed out that commercial viability and mixed use has to be engineered.

In response to Chair Sanchez, Community Development Director Aaron Jones stated the best practice has been to provide the commercial parking separate and apart from the exclusive residential uses and allow the residential visitors and the commercial parking exist together. He also said it tends to be self-managing or a work-through process, and HOA's tend to do a better job managing their parking spaces than the City. He believed the projects in the future will be well-parked and will work their function properly.

In response to Commissioner Biro, Community Development Director Aaron Jones believed that the Commission will not see any project dealing with a change of zone and density bonus. He said a developer would have to go through all of the preliminary applications, the formal application, discretionary hearing and then undergo a public vote and how it would be advertised would be per the

City Attorney. He also explained that Council then takes action on the project, and 88 days prior to the election, this would be submitted to the voters. Voters would then have to take an affirmative action to approve a zone change and the project, which is approximately a two-year process. He also said that requesting a density bonus is not a rezoning of the property which does not trigger a public vote.

Commissioner Biro stated there may be an opportunity to rezone a piece of property for residential use.

In response to Commissioner Diehl, Community Development Director Aaron Jones stated the mixed use in terms of residential has been very successful and desired for this type of development.

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

Marcie Guillermo stated Monday is the deadline to submit comments for the proposed CenterCal project, noted the notice of preparation has been posted on the website, and she encouraged the Commissioners and residents to submit all concerns regarding environmental impacts.

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

Commissioner Biro suggested having a standard packet with a checklist with at least one rendering, photographs, etc., to allow for a consistent presentation.

In response to Commissioner Diehl, Community Development Director Aaron Jones stated staff can provide criteria for each type of development.

Chair Sanchez stated staff would need discretion regarding certain situations but suggested that the Commissioners can work with staff to set some general guidelines.

Commissioner Goodman believed a guideline would be useful to developers. He also suggested that any letters sent to the public be included to the Commissioners.

Motion by Commissioner Goodman, seconded by Commissioner Mitchell, to approve Commissioner Biro work with staff to come up with guidelines. Motion carried unanimously.

Commissioner Biro asked about the gas station on Inglewood Avenue at the 405 regarding a special CUP state of art nitrogen/hydrogen gas station and not a regular Chevron station.

Community Development Director Aaron Jones stated the hydrogen infrastructure hasn't been developed yet. He also said the CUP was approved for the site which includes a convenience store, and stated a discussion took place regarding the issuing of nitrogen fuel dispensing and requirements.

### **ITEMS FROM STAFF**

Community Development Director Aaron Jones stated the public scoping meeting took place last week on the Waterfront EIR with 230 to 240 in attendance and 98 comments received in three different formats.

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

Community Development Director Aaron Jones stated the City Council set August 5 as the date for a hearing for the appeal on the 521-527 S. Broadway development.

### **ADJOURNMENT: 8:59 P.M.**

There being no further business to come before the Commission, Commissioner Mitchell moved, seconded by Commissioner Diehl, to adjourn at 8:59 p.m. to a regular meeting to be held at 7:00 p.m. on Thursday, August 21, 2014 in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California. Motion carried unanimously.

Respectfully submitted,

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Aaron Jones  
Community Development Director



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# Administrative Report

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Council Action Date: August 19, 2014

**To: MAYOR AND CITY COUNCIL**

**From: JOE HOEFGEN, INTERIM 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 March 27, 2014; 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 March 27, 2014, 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 third of the March 27, 2014 Strategic Planning session's six-month objectives. The next Strategic Planning Retreat will be held on October 9, 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

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 2014-2015 Adopted Annual Budget.

Submitted by:

*Joe Hoefgen, Interim City Manager*

#### Attachments:

- Strategic Plan Update - Six-Month Objectives dated August 19, 2014
- Water Quality Implementation Matrix dated August 19, 2014
- Sustainability/ Green Task Force Implementation Matrix dated August 19, 2014
- Major City Facilities Priority List dated June 2007

**CITY OF REDONDO BEACH** ⚙️ **SIX-MONTH STRATEGIC OBJECTIVES**  
 March 27, 2014 – September 15, 2014

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

THREE-YEAR GOAL: <b>VITALIZE THE WATERFRONT, ARTESIA CORRIDOR, RIVIERA VILLAGE AND SPACE PARK</b>						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. April 30, 2014	WED Director	Present to the City Council for consideration the final documents to purchase the Redondo Beach Marina Leasehold.	X			
2. At the May 20, 2014 City Council meeting	PW Dir. – lead, WED Dir., Harbor Dir., CS Dir.	Present to the City Council options for the development of Moonstone Park.			X	Options to be presented at September 16 <sup>th</sup> meeting.
3. July 31, 2014	CD Dir. and PW Dir., with input from the Police Chief and City Attorney	Initiate discussions with the Riviera Village Association (RVA) Business Improvement District (BID) regarding options for outdoor dining and a possible streamlined outdoor dining permit process.			X	Options have been identified. Meeting with RVA anticipated in September
4. July 31, 2014	Harbor Master and City Attorney	Present to the City Council for review guidelines for paddle sports in King Harbor.			X	Staff attorney reassignment has delayed the completion of this goal beyond the target date, no revised date yet established.
5. Sept 15, 2014	City Manager -lead, 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		
6. FUTURE OBJECTIVE At the _____ City Council meeting	PW Dir., with input from the Harbor Commission and business community	Recommend to the City Council for action options for a new name for Torrance Blvd.				

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. June 30, 2014	PW Dir., working with neighboring cities	Prepare a draft Enhanced Watershed Management Plan for compliance with the new Municipal Storm Water Permit	X			
2. June 30, 2014	PW Dir., working with the Police Chief and CD Dir.	Complete security improvements at selected city facilities.			X	New counters and a lockable entry door and new exterior doors have been installed at Door E. Work continues on other security improvements.
Sept 1, 2014	Police Chief, working with the PW Dir.	Develop and implement a schedule for the replacement of street parking meters in Riviera Village.		X		Staff Report to Council on Aug. 19 with recommendation to purchase meter housings and adapters @ \$68,632. Anticipate a Staff Report request to purchase 360 IPS meters for the housings at a September Council Meeting.
4. Sept. 15, 2014	CS Dir., working with the City Attorney and CD Dir.	Present to the City Council for consideration an ordinance for funding public arts projects in Redondo Beach.			X	Planning Commission Meeting discussion on October 21 <sup>st</sup> .
5. FUTURE OBJECTIVE	Police Chief	Identify future phases for replacement of parking meters citywide, including a funding mechanism.				Staff will consider a request at midyear.

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. May 1, 2014	City Clerk and IT Dir.	Complete the roll out of agenda laptops to the City Council.			X	Revised to August 19, 2014
2. At the June 17, 2014 City Council meeting	City Clerk – lead, Treasurer, City Attorney	Present to the City Council for discussion and potential direction charter changes (e.g., modifying term limits, adjusting City Treasurer duties) for the Nov. 4, 2014 ballot	X			Completed on July 1, 2014
3. At the June 3, 2014 City Council meeting	IT Dir., working with the City Clerk, City Manager, City Attorney	Prepare a budget request for City Council consideration for a comprehensive update of the city's website, customer service technology, social media tools and required staffing.	X			
4. Sept. 15, 2014	Finance Dir. - lead, City Attorney, City Manager, City Clerk	Recommend to the City Council for consideration an ordinance to modernize the city's purchasing limits.		X		

THREE-YEAR GOAL: <b>BUILD AN ECONOMICALLY VITAL AND FINANCIALLY SUSTAINABILITY CITY</b>						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. As part of the budget process	City Manager, working with the Department Heads	Present to the City Council for consideration by June 30, 2014 options to restore the remaining employee compensation reductions.	X			
2. Sept. 1, 2014	City Manager, working with all department heads and all union groups	Determine the feasibility of providing services to other entities, bringing services in-house or contracting services to increase revenue and achieve savings while maintaining a high level of service.		X		
3. Sept. 15, 2014	PW Dir., working with the City Attorney and City Manager	Present to the City Council for consideration a franchise agreement to contract with Athens Disposal for street sweeping.		X		
4. Sept. 15, 2014	City Attorney and City Clerk	Provide to the City Council for consideration options to amend the city's Utility Users Tax Ordinance.		X		
5. FUTURE OBJECTIVE	Finance Dir. and City Treasurer	Provide to the City Council for action options for integrating a local city dog licensing fee collection with veterinarians.				

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. July 1, 2014	Police Chief, working with the IT Dir. and PW Dir.	Provide training and fully implement the jail surveillance video camera system.			X	Implementation and training is delayed pending meet and confer with the labor associations. A draft policy has been submitted to the Human Resources Director.
2. At the July 1, 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			Completed. Approved by City Council and currently awaiting approval by the presiding judge of the Superior Court.
3. At the July 15, 2014 City Council meeting	Police Chief and City Attorney	Present to the City Council for consideration an ordinance to regulate parking in municipal public parking lots.			X	A proposed ordinance will be presented to City Council by the first meeting in September. A draft ordinance was submitted as a Service Request to the City Attorney's Office for review in June. Awaiting a response.
4. Sept. 15, 2014	Police Chief, working with the HR Dir. and with the Mayor who is assisting with recruiting	Hire and retain 96 sworn personnel to reach the budgeted 96 positions.		X		As of July 1 <sup>st</sup> , the FY 2014-2015 budget reduced the number of authorized sworn staff from 96 to 93 officers. There are currently four police officer vacancies.

Water Quality Task Force  
Recommendations Implementation Matrix

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

Water Quality Task Force  
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS		TARGET DATE	COMMENTS
			DONE	ON TARGET		
7 <b>Harbor Circulation Improvement (9b)</b> <b>(Marina Aeration - 9a)</b> Investigate installation of facilities to increase circulation in the Harbor.	Engineering	Preliminary design done -pending funding source		X	TBD	For Budget Consideration Funding from Federal Government being requested  FY 2014-15
8 <b>Commercial Best Management Practices (9a)</b> Establish a volunteer program for implementing BMPs at commercial establishments at the Harbor / Pier / Waterfront areas.	Harbor / Engineering	Presented to Harbor Commission on 09/08/08.	X		Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
9 <b>Hazardous Waste Drop (9a)</b> Expand hazardous waste drop-off program. <i>Especially at water areas south of the Redondo Municipal Pier</i>	Public Works / Fire	No action at this time.		X	TBD	For Budget Consideration  FY 2014-15
10 <b>Parking Lot Debris Catchers (9a)</b> Initiate pilot program for small catch basin debris filters. <i>Implement Harbor Leasee parking lot sweeping program</i>	Engineering	Plans and specification design work	X		Jan-10	Project completed.
11 <b>Harbor Trash Skimmers (9a)</b> Initiate alternate methods for removing floating harbor materials.	Engineering	Plans and specification design work	X		Jul-14	Project completed.
12 <b>Oil spill clean-up (9a)</b> Purchase oil absorbing snakes for use in oil spill clean-up.	Fire	400 feet of snake absorbent purchased and stored at Harbor Patrol. Task Completed.	X			Project completed.
13 <b>Laws &amp; Regulations (9a)</b> Review existing State & Federal laws as pertains to water quality.	Engineering		X		Mar-11	Project completed.
14 <b>Watershed Management Program (9a)</b> Establish urban watershed program similar to Santa Monica.	Engineering			X	TBD	For Budget Consideration FY 2014-15

**Water Quality Task Force  
Recommendations Implementation Matrix**

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
<b>15 Pet Waste (9a)</b> Install 'doggie poles' with waste bags in public areas.	Engineering / Public Works	Presented to CC - 10 containers installed on Esplanade / Harbor Drive	X				Project Completed.
<b>16 Sprinkler Standards (9a)</b> Develop a Certification program for commercial & residential properties with installed water-wise irrigation systems and landscaping. <i>Coordinate with West Basin Water District's existing program</i>	Engineering			X		TBD	For Budget Consideration FY 2014-15
<b>17 Hot Line (9a)</b> Establish a Water Quality Hot Line for public reporting of concerns. <i>Establish a web link to the WQTF Plan and matrix</i>	Engineering		X			Jul-08	Project completed. (PW investigating marketing of hotline)
<b>18 Ongoing Water Quality Task Force (9a)</b> <i>Staff report needed to determine how to continue the WQTF through either the Harbor Commission or Public Works Commission</i>	Harbor / Engineering	No new progress			X	TBD	Planning Stage
<b>19 Continuous Deflection Separation Units (9a)</b> Evaluate possibility of installing additional CDS units on all waterfront discharge storm drains. <i>Photos of annual cleaning will be posted</i>	Engineering				X	TBD	For Budget Consideration FY 2014-15
<b>20 Non-profit formation (9a)</b> Consider creation of a 501(c)3 organization to assist in grant funding development.	City Manager / City Attorney		X			Jun-08	For Budget Consideration 501(c)3 created, website - www.cleanwaterfrontdondo.org
<b>21 Develop Clean Waterfront Plan (9b)</b> Plans could include improvements based on successes in Santa Monica & Newport.	Harbor	Sample plans collected. Adopted BMPs will be key component of plan.				X	For Budget Consideration FY 2014-15
<b>22 Develop Clean Marina Program (9b)</b> Establish program and recognition standards.	Harbor	All 4 RB marinas participate in a recognized program or have committed to do so. Staff providing assistance and monitoring progress.				X	For Budget Consideration FY 2014-15

**Water Quality Task Force  
Recommendations Implementation Matrix**

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
<p><b>23 Develop &amp; Implement BMPs for Bait Barges (9b)</b></p> <p>Ensure that bait barges are properly disposing of waste.</p>	Fire / Harbor / Planning / Engineering / Public Works	<p>Inspections completed. BMPs drafted and will be presented to Harbor Commission. Fire Completed physical inspection of barge. No hazardous storage or processes noted. Barge operates seasonally, per hazmat tech. No disclosure manifest warranted.</p>	X				Project Completed
<p><b>24 Develop &amp; Implement BMPs for Fuel Dock (9b)</b></p> <p>Ensure that fuel docks within King Harbor employ BMPs while conducting business.</p>	Harbor / Fire	Presented to Harbor Commission on 09/08/08.	X		Dec-08		BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
<p><b>25 Develop &amp; Implement BMPs for Boaters (9b)</b></p> <p>Encourage and educate boaters in BMPS for boating.</p>	Harbor	Presented to Harbor Commission on 09/08/08.	X		Dec-08		BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
<p><b>26 Develop &amp; Implement BMPs for Boat Yards &amp; Maintenance Facilities (9b)</b></p> <p>Adopt CASQA's BMPs and ensure they are followed.</p>	Harbor	Presented to Harbor Commission on 09/08/08.	X		Dec-08		BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
<p><b>27 Design &amp; Construct Harbor Circulation Improvements (9b)</b></p> <p>Study improving circulation methods and utilize power plant intake lines.</p>	Engineering						
<p><b>28 Develop &amp; Implement a program to insure that BMPs applicable to the beach and pier area are fully utilized (9b)</b></p> <p>Aggressively adhere to all LARWQCB TMDLs.</p>	Public Works			X	TBD		For Budget Consideration FY 2014-15
			X		Jul-07		Project Completed

Water Quality Task Force  
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
29 <b>Pier Fish Cleaning Station, Boaters and Charter Boats (9b)</b> Ensure sink wastes are diverted to the sewer system, educate boaters.	Harbor / Public Works	Confirmed that sink wastes are diverted to the sewer system.	X				Project Completed
30 <b>Watershed Runoff (9b)</b> Investigate permeable surfaces for rainstorm waters.	Engineering				X	TBD	For Budget Consideration FY 2014-15
31 <b>Develop &amp; Implement a Community Outreach Plan (9c)</b> Utilize volunteer forces to educate the community at large.	Harbor / Engineering	Sample plans from other jurisdictions being collected.					
32 <b>Explore funding opportunities at the Federal, State, County, Local, Corporate, and Private levels</b> Increase City visibility and funding for water quality tasks.	Engineering / City Manager				X	TBD	For Budget Consideration FY 2014-15 Seeking grant opportunities Ongoing
33 <b>Harbor Emergency Response Volunteer Team (9e)</b> Immediate mitigation of red tide forces through volunteer teams.	Harbor / Fire / Public Works	PW, Harbor, & Fire held a Red Tide Response Drill for City crews & volunteers September 27, 2007.	X				Project Completed
34 <b>Street &amp; Harbor Lease Hold Sweeping **</b> Coordinate with businesses for sweeping	Harbor	Policies and ordinances from other jurisdictions being collected. Staff discussing current practices with leaseholders.			X	TBD	Planning Stage
35 <b>Web Page Update **</b> Monthly updated posting to the City website	Engineering			X			Ongoing

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

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

**Sustainability/Green Task Force  
Recommendations Implementation Matrix**

08-19-14

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
<b>1</b> <b>Sustainability:</b> Add sustainability as one of Redondo Beach's Core Values listed in its Annual Reports and Strategic Plans.	ACM		X				"Enhance the livability and environmental sustainability of our community" revised in the March 25, 2009 Strategic Planning workshop.
<b>2</b> <b>Full-Time Employee:</b> Designate a full-time, on-going staff position dedicated to implementing and researching all Green Task Force Initiatives, including grant writing.	ENG				X		Next opportunity to be evaluated is as part of the 2015-16 Budget Cycle
<b>3</b> <b>Public Education Program:</b> Support a comprehensive public education program to promote green living and building ideas, energy and resource conservation, and other environmental concepts such as "teaching Green" or "Sustainable Works."	PW			X			"Green Building" consumer education materials received and available at the Building counter.
<b>4</b> <b>Cool City Classification:</b> The City Council should sign the U.S. Mayors Climate Protection Agreement and establish a Cool Cities program for the City of Redondo Beach.	ENG		X				Baseline inventory presented to CC - March 16, 2010.
<b>5</b> <b>Eco-Friendly Business Initiatives:</b> As part of the Economic Development Council, the City should identify a representative to implement eco-friendly initiatives within the business community.	HBT				X		
<b>6</b> <b>Support for RBUSD Environmental Programs:</b> Direct staff to reach out to the Redondo Beach Unified School District (RBUSD) in promoting, supporting, and implementing green initiatives.	ACM				X		5/23/12 - City staff conducted training program w/RBUSD students on stormwater quality management in the form of BMPs for restaurants.
<b>7</b> <b>Green Building Incentives:</b> Develop a set of incentives in the form of rebates, space offset programs, and recognition programs for green/sustainable building practices.	BLDG		X				City Council (CC) adopted Green Building Code (GBC) 12/07/10. Updated GBC scheduled to go to CC in Oct. Bldg Standards Comm. delayed 2013 Cal Green & Energy Code adoption until July 2014.
<b>8</b> <b>Fee Structure:</b> Balance fee structure to accommodate rebate incentives given for green homeowners, and builders.	BLDG		X				City Council approved Tier 1 & Tier 2 rebate programs on 12/07/10.

Sustainability/Green Task Force  
Recommendations Implementation Matrix

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

Sustainability/Green Task Force  
Recommendations Implementation Matrix

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

Sustainability/Green Task Force  
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
<p><b>23 Strategic New Parkland Development Plan:</b> Develop a Strategic New Parkland Development Plan specifically focused on creating more neighborhood oriented parkland in the park-poorest areas in the city.</p>	RCS			X			
<p><b>24 Beach Cities Transit &amp; Visitor Information Kiosks:</b> Collaborate with the Redondo Beach Chamber of Commerce to create one or more Beach Cities Transit (BCT) &amp; Visitor Information Kiosks at high traffic locations near transit stops in the city.</p>	HBT			X			
<p><b>25 Beach Cities Transit Wi-Fi Service Pilot Program:</b> Perform a feasibility study on implementing a Beach Cities Transit (BCT) Wi-Fi Service Pilot Program.</p>	HBT			X			
<p><b>26 Integrated Bicycle Master Plan:</b> Expand the Local Bikeway Plan into an Integrated Bicycle Master Plan, including bike racks, which will transform Redondo Beach into a premier bicycle friendly city.</p>	ENG		X				On 05-21-13 the City Council approved a LOA with LA Metro for the Bicycle Transportation Plan Implementation Project.

## **Major City Facilities Priority List**

June, 2007

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

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

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

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

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

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

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

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

### Relationship to Statements of Financial Principles

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

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

These Financial Principles were considered in establishing the recommended prioritization.

### Relationship to 2006 Community Opinion Survey

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

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

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

## Project Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Pages xviii and xix of 2006-2011 CIP)

### Evaluation Factors

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

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

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

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

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

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

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

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

**City Facilities Needs List**

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

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

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

## **Conclusions**

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

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

### **Tier One**

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

### **Tier Two**

City Hall Replacement  
Harbor Patrol Building  
Fire Station One/Administration

### **Tier Three**

Anderson Park Community Center  
Dominguez Park Community Center  
Transit Center



# Administrative Report

Planning Commission Hearing Date: September 18, 2014

**AGENDA ITEM:** 8 (PUBLIC HEARING)

**PROJECT LOCATION:** 2415 ½ ARTESIA BOULEVARD

**APPLICATION TYPE:** AMENDMENT TO CONDITIONAL USE PERMIT AND AN EXEMPTION DECLARATION

**CASE NUMBER:** 2014-09-PC-010

**APPLICANT'S NAME:** CROSSFIT BEACH BOX – ARBEL MEIDAV

## APPLICANT'S REQUEST AS ADVERTISED:

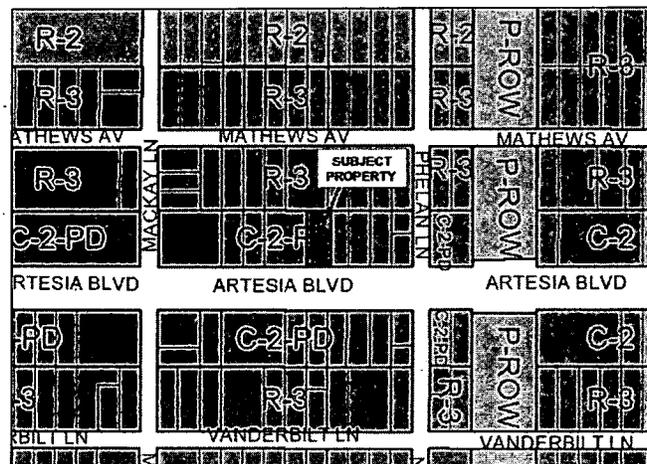
Consideration of an Exemption Declaration and amendment to an existing Conditional Use Permit to allow the extension of hours of operation for a fitness facility within an existing commercial building on property located in a Pedestrian-Oriented Commercial (C-2-PD) zone, located at 2415 ½ Artesia Boulevard.

## 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 the amendment to the existing Conditional Use Permit to allow the extension of hours of operation for a fitness facility, subject to the plans and applications submitted, and the conditions below.

## BACKGROUND/EXISTING CONDITIONS:

In 2009, the Planning Commission granted a Conditional Use Permit to the current property owners to operate a Capoeira martial arts facility within a new building to be constructed at the time. The building was completed, and the owners operated their Capoeira facility within the building for several years. The building, which is located in the rear of the lot, is now leased to the applicant



who operates Crossfit Beach Box under the same conditions granted in the Conditional Use Permit. The applicant is now requesting approval to amend the hours of operation previously granted in order to open the business earlier to allow morning classes.

The City has received some noise complaints in the past about the business. The complaints were from a neighbor who lived directly behind the business on Mathews Avenue. The subject property abuts a 7-unit residential condominium property built in 1984. The initial complaints were received in summer of last year. The City's Code Enforcement staff responded to and addressed the complaints with the business owner. Additional complaints were received by the City in December 2013 and January 2014. In February 2014, staff met with the property owners and business owners to resolve the complaints. The applicant and property owners have worked with City Code Enforcement staff to resolve the issues and no additional complaints have been received for 6 months until this past week. One email correspondence was sent to our Code Enforcement office about loud music and one neighbor inquired about the public notice.

**CURRENT REQUEST:**

The applicant seeks to amend the hours of operation previously granted under the existing Conditional Use Permit which permitted the following hours of Monday through Friday 8:00 a.m. to 10:00 p.m., and Sunday 8:00 a.m. to 4:00 p.m. The applicants are proposing earlier weekday hours starting at 5:00 a.m. or 6:00 a.m. with weekend hours remaining unchanged. The change in hours is intended to accommodate customers who want to exercise before starting their day.

**EVALUATION OF REQUEST:**

The property located at 2415 Artesia Boulevard is in a Pedestrian-Oriented Commercial zone. Pursuant to Section 10-2.620 of the City's Zoning Ordinance, personal improvement services, which provide instructional services that include fitness facilities, are identified as conditionally permitted uses within the Pedestrian-Oriented Commercial (C-2-PD) zone. The subject property abuts R-3 zoned residential properties to the north.

Potential issues relating to amending the hours of operation of a fitness facility may include disruptive noise at early hours. However, staff believes most noise issues have been resolved through past work between the business owner and City Code Enforcement staff which resulted in measures taken to eliminate noise which are included as conditions No. 7, 8, 9 and 10 in this staff report. Some of the noise issues listed in past complaints about the business include the following:

- 1) Outdoor Exercise Activity
- 2) Loud music & noise in the building

### 3) Early Classes

Specifically, the noise complaints were about the business being too loud or making excessive noise resulting from exercise activity being conducted in the parking lot behind the gym, loud noise and music within the building, and classes being scheduled too early.

Staff and the business owner were able to resolve these noise issues by having all exercise activity be conducted within the building and prohibiting any outdoor exercise in the rear parking lot. To eliminate the interior noise, the business owner was directed to maintain the rear door closed during all exercise activity. This door emitted much of the noise from within the gym since the door faces the residences. Also, the business owner was conducting early morning classes. He was informed that the early classes were in violation of the hours of operation granted in the Conditional Use Permit and notified that that the Conditional Use Permit had to be amended in order to open the business earlier.

The current approved hours of operation are from 8:00 a.m. to 10:00 p.m. Monday through Saturday, and 8:00 a.m. to 4:00 p.m. on Sundays. Given that there was a 6-month period without complaints, staff finds that amending the hours to start at 6:00 a.m. rather than 5:00 a.m. is a reasonable time with the aforementioned conditions in place. In addition, staff is also recommending that the applicant obtain a noise study by a licensed sound engineer and implement any noise mitigation measures recommended in the evaluation.

The City's Police Department also reviewed the proposal and recommended approval of the Conditional Use Permit to start at 6:00 a.m. with a condition of approval that the Police Department shall review calls for service every six months. If serious noise complaints are received then the case can return to the Planning Commission to decide on possible revocation or modification of the Conditional Use Permit.

### **ENVIRONMENTAL STATUS:**

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

### **FINDINGS:**

1. In accordance with Section 10-2.2506(b) of the Redondo Beach Municipal Code, approval of the request for a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:

- a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 2, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.
  - b) The site of the proposed use has adequate access to a public street of adequate width to carry the kind and quantity of traffic generated by the use that it serves.
  - c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval intended to reduce noise.
  - d) That approval of the Conditional Use Permit amendment request, as submitted, is in accordance with the objectives and policies of the City of Redondo Beach General Plan, in that the area is designated as Pedestrian-Oriented Commercial (C-2-PD) and the proposed use is compatible with that designation. Further, the proposed use is consistent with the policy of encouraging and promoting recreational, health and fitness opportunities throughout the City.
2. Pursuant to Section 10-2.620 of the Redondo Beach Municipal Code, the proposed personal improvement service is conditionally permitted within the Pedestrian-Oriented Commercial (C-2-PD) zone.
  3. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission and approved.
  4. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301 (Existing Facilities) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).
  5. The Planning Commission hereby finds that the proposed project will have no impact upon Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

**CONDITIONS:**

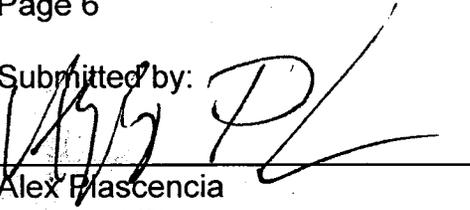
1. The approval granted herein is to amend the hours of operation to allow hours of operation for personal improvement services to start at 6:00 a.m. The personal improvement service shall be maintained and operated in substantial

conformance with the plans reviewed and approved by the Planning Commission at its meeting of September 18, 2014.

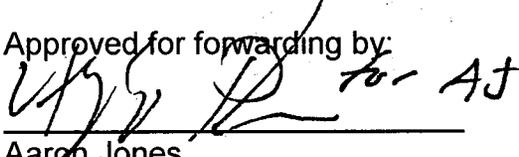
2. All exterior and interior alterations to the building shall comply with all applicable codes and regulations implemented by the Building Division and any other agencies with jurisdiction over the facility and that building permits shall be obtained prior to the commencement of any work.
3. That signs shall not be installed prior to the approval by the Planning Department in accordance with the City's Sign Regulation Criteria, Section 10-2.1802 and the existing sign program for the site.
4. The Planning Department shall be authorized to approve minor changes.
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.
6. That the amended hours of operation for the personal improvement service will be as follows:
  - A. Monday through Friday: 6:00 a.m. to 10:00 p.m. (change from 8:00 a.m. to 6:00 a.m.)
  - B. Saturday: 8:00 a.m. to 10:00 p.m. (no change)
  - C. Sunday: 8:00 a.m. to 4:00 p.m. (no change)
7. That the rear north facing door of the building shall remain closed during all exercise activity.
8. That all exercise activity take place within the building interior, and not the exterior parking lot.
9. That the applicant shall obtain an acoustical study to evaluate noise impacts and implement any recommended mitigations provided in the report.
10. That the modification of hours be subject to review of calls for service every six months by the Police Department.
11. That all of the conditions listed in Planning Commission Resolution No. 2009-10-PCR-033 shall remain in effect

**September 18, 2014**

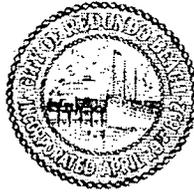
Submitted by:

  
\_\_\_\_\_  
Alex Pascencia  
Assistant Planner

Approved for forwarding by:

  
\_\_\_\_\_  
Aaron Jones  
Community Development Director

1. October 15, 2009 Planning Commission Staff Report & Resolution



## CITY OF REDONDO BEACH

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

**DATE:** September 18, 2014

**PROJECT ADDRESS:** 2415 ½ Artesia Boulevard

**PROPOSED PROJECT:** Consideration of a request to amend previously approved hours of operation at 2415 ½ Artesia Boulevard within a Commercial Pedestrian Oriented (C-2-PD) zone.

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

Section 15301 and 15303 (c) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures are not considered to have an environmental impact. This finding is supported by the fact that the case involves amendment of hours of operation of an existing land use.

  
\_\_\_\_\_  
Alex Plascencia  
Assistant Planner



# Administrative Report

Planning Commission Hearing Date: October 15, 2009

**AGENDA ITEM:** 9 (PUBLIC HEARING)  
**PROJECT LOCATION:** 2415 ARTESIA BOULEVARD  
**APPLICATION TYPE:** CONDITIONAL USE PERMIT AND AN EXEMPTION DECLARATION  
**CASE NUMBER:** 2009-09-PC-028  
**APPLICANT'S NAME:** JACQUELINE STORR AND LUIZ PONTES

**APPLICANT'S REQUEST AS ADVERTISED:**

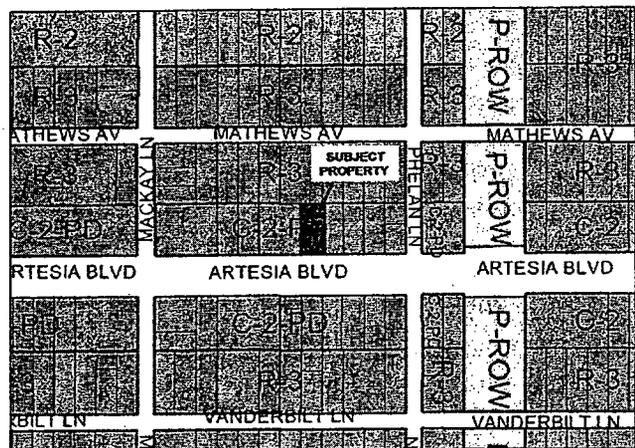
Consideration of an Exemption Declaration and Conditional Use Permit to allow the demolition of one existing commercial building, construction of a new commercial building, and operation of a martial arts school, on property located within a Pedestrian-Oriented Commercial (C-2-PD) zone, located at 2415 Artesia Boulevard.

**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 the Conditional Use Permit to allow the operation of a martial arts school, subject to the plans and applications submitted, and the conditions below.

**BACKGROUND/EXISTING CONDITIONS:**

The subject property has a lot frontage of 50 feet and lot depth of 130 feet for a total lot size of 6,500 square feet. There are two structures on this property. The front building is approximately 720 square feet, while the building in back is approximately 1,100 square feet. The site was last occupied by Redondo Glass that vacated the property in June of 2007.



**October 15, 2009**

The applicant currently operates their business at 2221 Artesia Boulevard. The Planning Commission granted a Conditional Use Permit (CUP) to that location in March 2007. The applicant plans to purchase the subject property and relocate the existing business. The issuance of a new CUP is required since land use entitlements run with the land.

**CURRENT REQUEST:**

The applicant seeks approval of a Conditional Use Permit to demolish the rear building, and build a new 1,152-square foot martial art studio to teach Capoeira. "Capoeira South Bay" will teach this unique Brazilian martial art form, which mixes self defense with dance and music, to students from ages 3 to 55 offering physical and cultural enrichment to the Redondo Beach community. Classes will be approximately one hour in length. Requested hours of operation will be from Monday through Friday, 10:00 a.m. to 9:00 p.m., Saturday from 10:00 a.m. to 6:00 p.m., and closed on Sundays. "Semi-private" classes are also offered Monday through Friday 11:00 a.m. to 5:00 p.m.

The front structure will be maintained and operated as a natural juice and snack shop called "Peace of Brazil." In addition this snack shop will serve "Salgadinhos," which are healthy Brazilian savory snacks and other traditional Brazilian sweets. This snack shop is a quick service establishment and all food items are to be purchased to go. The hours of operation will be from 9:00 a.m. to 9:00 p.m. seven days a week. There is no floor plan provided for this snack shop, but improvements to the building and operation of the use do not require Planning Commission approval.

The back half of the lot is currently unpaved. Therefore the applicant will pave that portion to accommodate new parking and driveway areas with 7 parking spaces proposed – 1 space behind the front structure and 6 behind the proposed studio. The applicant has provided a landscape plan for the new parking lot. This plan includes suitable plant materials that are appropriate in terms of water usage.

**EVALUATION OF REQUEST:**

The property located at 2415 Artesia Boulevard is in a Pedestrian-Oriented Commercial zone. Pursuant to Section 10-2.620 of the City's Zoning Ordinance, personal improvement services, which provide instructional services that include martial arts schools, are identified as conditionally permitted uses within the Pedestrian-Oriented Commercial (C-2-PD) zone.

Potential issues relating to the operation of a martial arts school may include parking problems during scheduled class times. However, in this case the number of parking spaces provided satisfies the City's requirement given the number of instructors and students proposed. Pursuant to Section 10-1.706 of the City's Zoning Ordinance, the operation of a martial arts school requires one parking space per employee plus one parking space for every two (2) students. Based on current parking requirements, 4

parking spaces would be required to serve the martial arts school (6 students and 1 instructor). Pursuant to Section 10-1.706 of the City's Zoning Ordinance the operation of a snack shop requires 3 parking spaces based on the requirement one space for every 250 square feet of gross floor area. Therefore, the 7 parking spaces provided on-site satisfy the parking requirements for both the martial arts school and snack shop.

The applicant's proposed hours of operation 10 a.m. to 9:00 p.m. Monday through Friday, and 10:00 a.m. to 5:00 p.m. on Saturdays is reasonable and are consistent with the hours of operation for other local businesses on Artesia Boulevard. The applicant's peak hours are from 5:00 p.m. to 7:00 p.m. Monday through Friday and from 11:00 a.m. to 1:00 p.m. on Saturdays. Following previous Commission action on a similar CUP application, staff is recommending that expanded hours be granted. A condition is recommended allowing the Capoeira business to operate from 8 a.m. to 10 p.m. seven days a week.

The location of the business is on a commercial corridor with relatively high volumes of traffic. Therefore, the issue of noise should be minor in that the tenant spaces are oriented toward Artesia Boulevard and not towards the residential uses to the rear. There is a 50 foot distance between the new Capoeira Studio structure and that of the abutting residentially zoned property to the rear of the property, which is sufficient enough to minimize any possible noise concerns. In addition, the hours of operation are not expected to generate additional noise concerns for these neighboring residents during early morning or late evening hours. Overall the proposed use of this site is not expected to produce any negative impacts upon abutting properties, the neighborhood, or the City nor will it adversely impact public health, safety, convenience, interest and general welfare.

The new building will meet all the development standards of C-2-PD zone. However, staff has some concerns about the exterior finish of the new building. The exterior building materials are proposed to have metal wall panels in a vertical Board and Batten style design. The proposed roof appears to be a low pitched gable roof clad in corrugated metal roofing. Overall the structure is small in scale, one-story and not entirely visible from the right-of-way. However, staff recommends that the applicants work with staff on the final design and exterior finish materials of the proposed building and has added a condition to that effect. Specific improvements will include using conventional building materials such as stucco, red tile or flat roof design to be consistent with materials used in the front building.

No signs are being reviewed at this time. The applicant is aware that any new signs will need to be reviewed by staff for compliance with the zoning ordinance and the revised shopping center's sign program prior to issuance of permits.

**ENVIRONMENTAL STATUS:**

Pursuant to the California Environmental Quality Act (CEQA), Section 15301 and 15303 of the Guidelines (Conversion of Small Structures), the proposed project is categorically exempt from the preparation of environmental analyses.

**FINDINGS:**

1. In accordance with Section 10-2.2506(b) of the Redondo Beach Municipal Code, approval of the request for a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
  - a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 2, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.
  - b) The site of the proposed use has adequate access to a public street of adequate width to carry the kind and quantity of traffic generated by the use that it serves.
  - c) ~~The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval.~~
  - d) That approval of the Conditional Use Permit request, as submitted, is in accordance with the objectives and policies of the City of Redondo Beach General Plan, in that the area is designated as Pedestrian-Oriented Commercial (C-2-PD) and the proposed use is compatible with that designation. Further, the proposed use is consistent with the policy of encouraging and promoting recreational, health and fitness opportunities throughout the City.
2. Pursuant to Section 10-2.620 of the Redondo Beach Municipal Code, the proposed personal improvement service (martial arts school) is conditionally permitted within the Pedestrian-Oriented Commercial (C-2-PD) zone.
3. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission and approved.
4. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301 (Existing Facilities) and 15303 (Conversion of Small Structures) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).

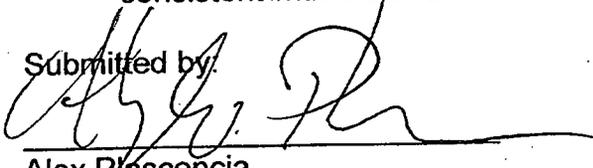
October 15, 2009

5. The Planning Commission hereby finds that the proposed project will have no impact upon Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

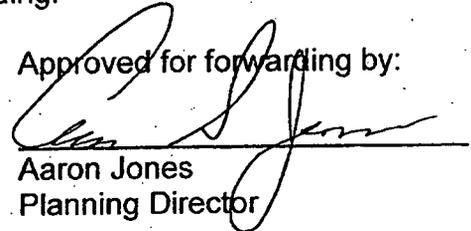
**CONDITIONS:**

1. The approval granted herein is to allow the demolition of an existing structure and construction of a new commercial building that will serve as a Brazilian martial arts school. The proposed 1,152 square foot structure will be allowed to operate with a maximum number of 6 students and 1 instructor on site at any one time. The martial arts school shall be maintained and operated in substantial conformance with the plans reviewed and approved by the Planning Commission at its meeting of October 15, 2009.
2. All exterior and interior alterations to the building shall comply with all applicable codes and regulations implemented by the Building Division and any other agencies with jurisdiction over the facility and that building permits shall be obtained prior to the commencement of any work.
3. That signs shall not be installed prior to the approval by the Planning Department in accordance with the City's Sign Regulation Criteria, Section 10-2.1802 and the existing sign program for the site.
4. The Planning Department shall be authorized to approve minor changes.
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.
6. That the proposed Capoeira studio be allowed to operate from 8:00 a.m. to 10:00 p.m. seven days a week.
7. That the applicant work with staff on the final design and exterior finishes of the proposed new building. Said design improvements shall include using conventional building materials such as stucco, red tile or flat roof design to be consistent with materials used in the front building.

Submitted by:

  
Alex Plascencia  
Assistant Planner

Approved for forwarding by:

  
Aaron Jones  
Planning Director

**RESOLUTION NO. 2009-10-PCR-033**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE DEMOLITION OF ONE EXISTING COMMERCIAL BUILDING, CONSTRUCTION OF A NEW COMMERCIAL BUILDING, AND OPERATION OF A MARTIAL ARTS SCHOOL ON PROPERTY LOCATED WITHIN A PEDESTRIAN-ORIENTED COMMERCIAL (C-2PD) ZONE AT 2415 ARTESIA BOULEVARD (CASE NO. 2009-09-PC-028)**

WHEREAS, an application was filed on behalf of the owner of the property located at 2415 Artesia Boulevard for approval of an Exemption Declaration and consideration of a Conditional Use Permit to allow the demolition of one existing commercial building, construction of a new commercial building, and operation of a martial arts school on property located within a Pedestrian-Oriented Commercial (C-2PD) zone; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and the application would be considered was given pursuant to State law and local ordinances by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Department, and other interested parties at the public hearing held on the 15<sup>th</sup> day of October, 2009, with respect thereto.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND:

1. In accordance with Section 10-2.2506(b) of the Redondo Beach Municipal Code, approval of the request for a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
  - a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 2, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.

- b) The site of the proposed use has adequate access to a public street of adequate width to carry the kind and quantity of traffic generated by the use that it serves.
  - c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval.
  - d) That approval of the Conditional Use Permit request, as submitted, is in accordance with the objectives and policies of the City of Redondo Beach General Plan, in that the area is designated as Pedestrian-Oriented Commercial (C-2-PD) and the proposed use is compatible with that designation. Further, the proposed use is consistent with the policy of encouraging and promoting recreational, health and fitness opportunities throughout the City.
2. Pursuant to Section 10-2.620 of the Redondo Beach Municipal Code, the proposed personal improvement service (martial arts school) is conditionally permitted within the Pedestrian-Oriented Commercial (C-2-PD) zone.
  3. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission and approved.
  4. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301 (Existing Facilities) and 15303 (Conversion of Small Structures) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).
  5. The Planning Commission hereby finds that the proposed project will have no impact upon Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** That based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and grant the Conditional Use Permit pursuant to the plans and applications considered by the Planning Commission at its meeting of the 15<sup>th</sup> day of October, 2009.

**Section 2.** This permit shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is to allow the demolition of an existing structure and construction of a new commercial building that will serve as a Brazilian

martial arts school. The proposed 1,152 square foot structure will be allowed to operate with a maximum number of 6 students and 1 instructor on site at any one time. The martial arts school shall be maintained and operated in substantial conformance with the plans reviewed and approved by the Planning Commission at its meeting of October 15, 2009.

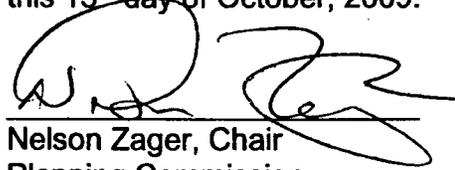
2. All exterior and interior alterations to the building shall comply with all applicable codes and regulations implemented by the Building Division and any other agencies with jurisdiction over the facility and that building permits shall be obtained prior to the commencement of any work.
3. That signs shall not be installed prior to the approval by the Planning Department in accordance with the City's Sign Regulation Criteria, Section 10-2.1802 and the existing sign program for the site.
4. The Planning Department shall be authorized to approve minor changes.
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.
6. That the proposed Capoeira studio be allowed to operate from Monday through Saturday from 8:00 a.m. to 10:00 p.m. and Sunday from 8:00 a.m. to 4:00 p.m.
7. That the applicant work with staff on the final design and exterior finishes of the proposed new building. Said design improvements shall include using conventional building materials such as stucco, red tile or flat roof design to be consistent with materials used in the front building.

Section 3. That the approved Conditional Use Permit shall become null and void if not vested within 36 months after the Planning Commission's approval of the project.

Section 4. That, prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the appeal.

**FINALLY RESOLVED**, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 15<sup>th</sup> day of October, 2009.



Nelson Zager, Chair  
Planning Commission  
City of Redondo Beach

ATTEST:

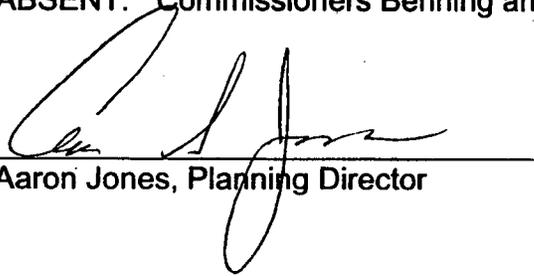
STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS  
CITY OF REDONDO BEACH )

I, Aaron Jones, Planning Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2009-10-PCR-033 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 15<sup>th</sup> day of October, 2009, by the following roll call vote:

AYES: Chair Zager, Commissioners Garten, Sanchez, Biro and Parsons

NOES: None

ABSENT: Commissioners Benning and Kim



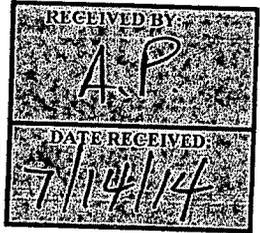
Aaron Jones, Planning Director

APPROVED AS TO FORM:



City Attorney's Office

CITY OF REDONDO BEACH  
PLANNING DEPARTMENT



**APPLICATION FOR AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT**

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

**PART I - GENERAL INFORMATION**

<b>A</b>	<b>APPLICANT INFORMATION</b>		
	<b>STREET ADDRESS OF PROPERTY:</b> 2415 1/2 Artesia Blvd., Redondo Beach, CA 90278		
	<b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b>		<b>ZONING:</b> C-2 PD
	LOT:	BLOCK:	TRACT:
<b>RECORDED OWNER'S NAME:</b> LUIZ PORTES JACQUELINE STORR	<b>APPLICANT'S NAME:</b> <sup>40306</sup> CROSSFIT BEACH BOX Arbel Meiday	<b>AUTHORIZED AGENT'S NAME:</b> (if different than applicant)	
<b>MAILING ADDRESS:</b> 18360 GORVILLEA AVE B Redondo Beach, CA 90278	<b>MAILING ADDRESS:</b> 2415 1/2 Artesia Blvd. Redondo Beach, CA 90278	<b>MAILING ADDRESS:</b>	
<b>TELEPHONE:</b> 310. 809. 8842	<b>TELEPHONE:</b> 424-241-2823	<b>TELEPHONE:</b>	

<b>B</b>	<b>REQUEST</b>
	<p>The applicant requests an amendment to an existing Conditional Use Permit for the above described property for the following purposes:</p> <p>We would like to begin conducting business, holding small fitness, as early as 5am on weekdays. 6am would also be acceptable.</p> <p>The current CUP allows us to have classes from 8am to 10pm, Monday thru Saturday. We would like to update that to 5am to 10pm on weekdays.</p>

2014 1461

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

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

**We do not need to make any site improvements in order to accommodate the updated business hours.**

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

**The site can accommodate the extra hours without any modifications.**

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

**No changes.**



**OWNER'S AFFIDAVIT**

Project address: 2415 1/2 Artesia Blvd., Redondo Beach, CA 90278

Project description: CUP Amendment to extend business hours.

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

Signature(s): [Handwritten Signature]

Address: 2415 1/2 Artesia Blvd.  
Redondo Beach, CA 90278

Phone No. (Res.) 310-809-8842  
(Bus.)

Subscribed and sworn to (or affirmed) before me this 10 day of July, 2014 by LUIZ Pontes, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

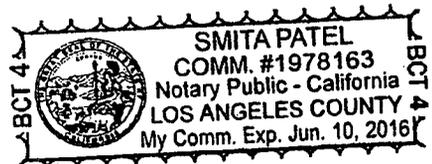
[Handwritten Signature]

FILING CLERK OR NOTARY PUBLIC

State of California )  
County of Los Angeles )

ss

Seal





CrossFit Beach Box  
2415 ½ Artesia Blvd.  
Redondo Beach, CA 90278

To: Alex Plasencia

#### Business Summary

CrossFit Beach Box is an affiliate of CrossFit Inc. CrossFit is the principal strength and conditioning program for many police academies and tactical operations teams, firefighters, Marines, Navy SEALs, military special operations units, champion martial artists, and thousands of other elite and professional athletes worldwide.

CrossFit delivers fitness that is, by design, broad, general, and inclusive. CrossFit Beach Box take this programming platform a step further, offering specifically designed strength and conditioning programs to anyone from professional athletes to military, police, and fire personnel as well as the average person.

We offer both one-on-one personal training services and group training programs. This program will provide all the elements for participants to not only achieve success, but to reach heights never thought possible. Research has demonstrated that exercising in a group setting not only leads to greater average exercise intensities but builds camaraderie, enhancing the students' dedication and motivation.

#### Existing Hours

Our current permitted business hours are Monday thru Saturday, 8am to 10pm, and Sunday, 8am to 5pm.

#### Proposed Hours

We are proposing to amend the CUP and permitted business hours to Monday thru Friday, 5am to 10pm. Saturday and Sunday do not need to be changed.

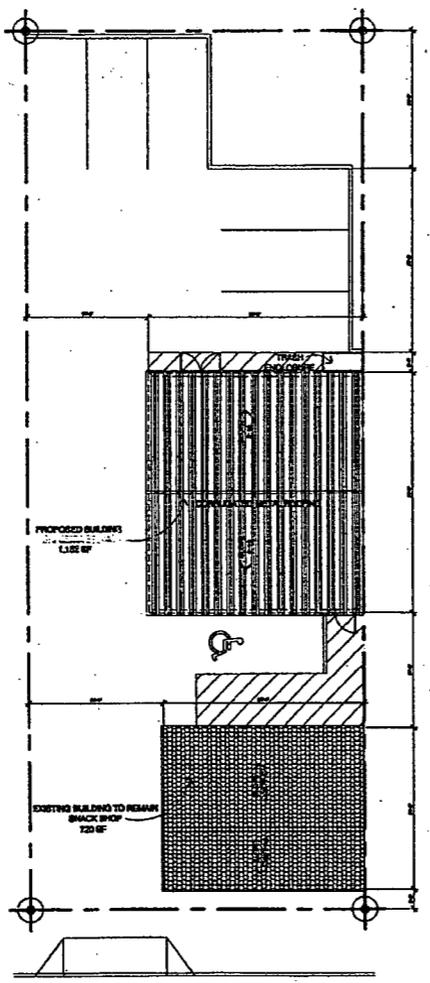
The added hours will allow our students who work during the day and evening a chance to get their workouts in early in the morning. Many of the students are local police officers and firefighters, and their schedules fluctuate regularly. We also have many local parents who are busy shuttling their children to and from school, and are eager to be active early in the morning.

#### Noise Reduction

We have worked diligently to insure that our facility is generating as little noise as possible. We only conduct classes with our doors closed. We keep music at a reasonable volume so that it is not audible outside the facility at all times. We have thick rubber flooring to dampen any sound from equipment.

A handwritten signature in black ink, appearing to read "Arbel Meidav".

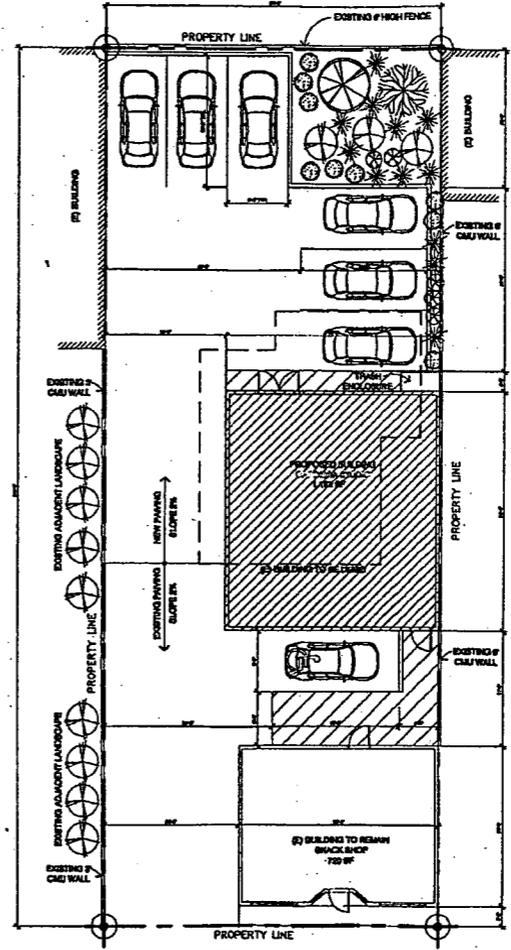
Arbel Meidav  
7/9/2014



ROOF PLAN

**BUILDING AREAS:**

EXISTING BUILDING AREA:	720 SF
NEW BUILDING AREA:	1,182 SF
TOTAL:	1,872 SF
LANDSCAPE AREA:	640 SF



SITE PLAN SCHEME A



CROSS-SECTION

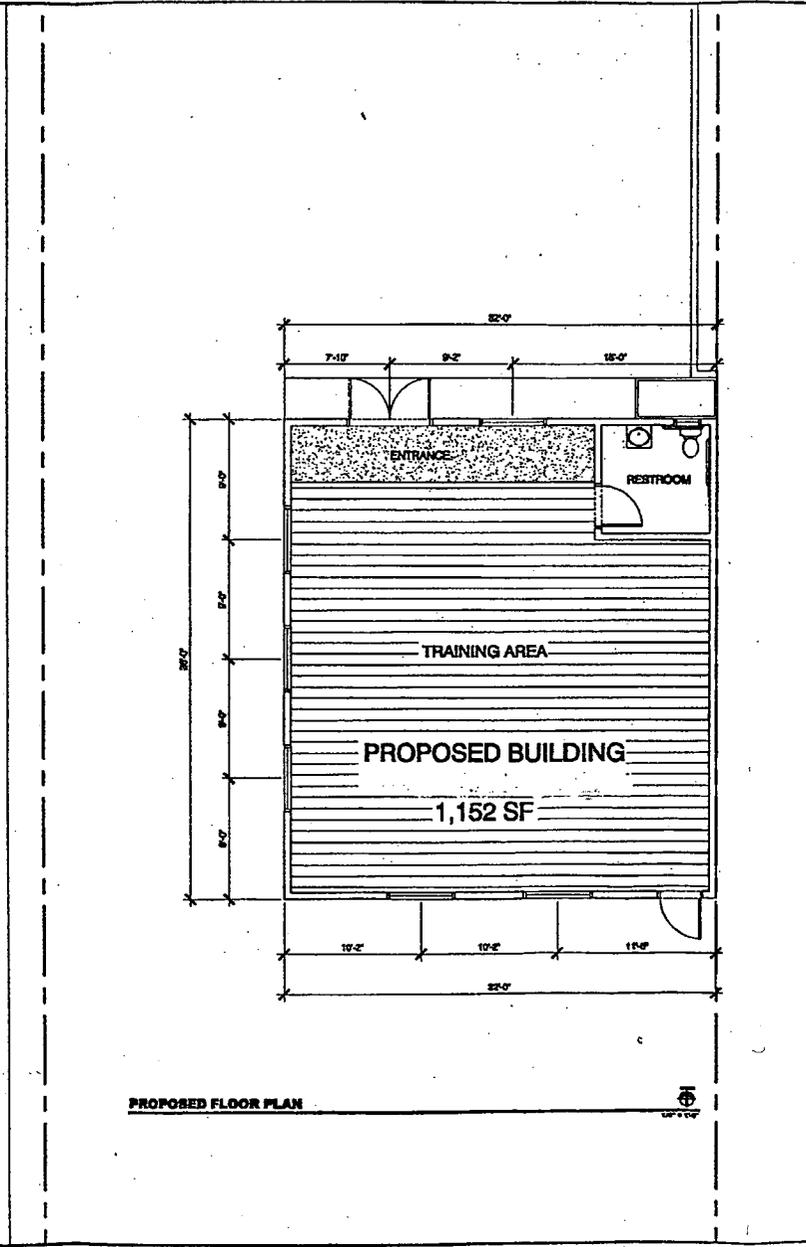
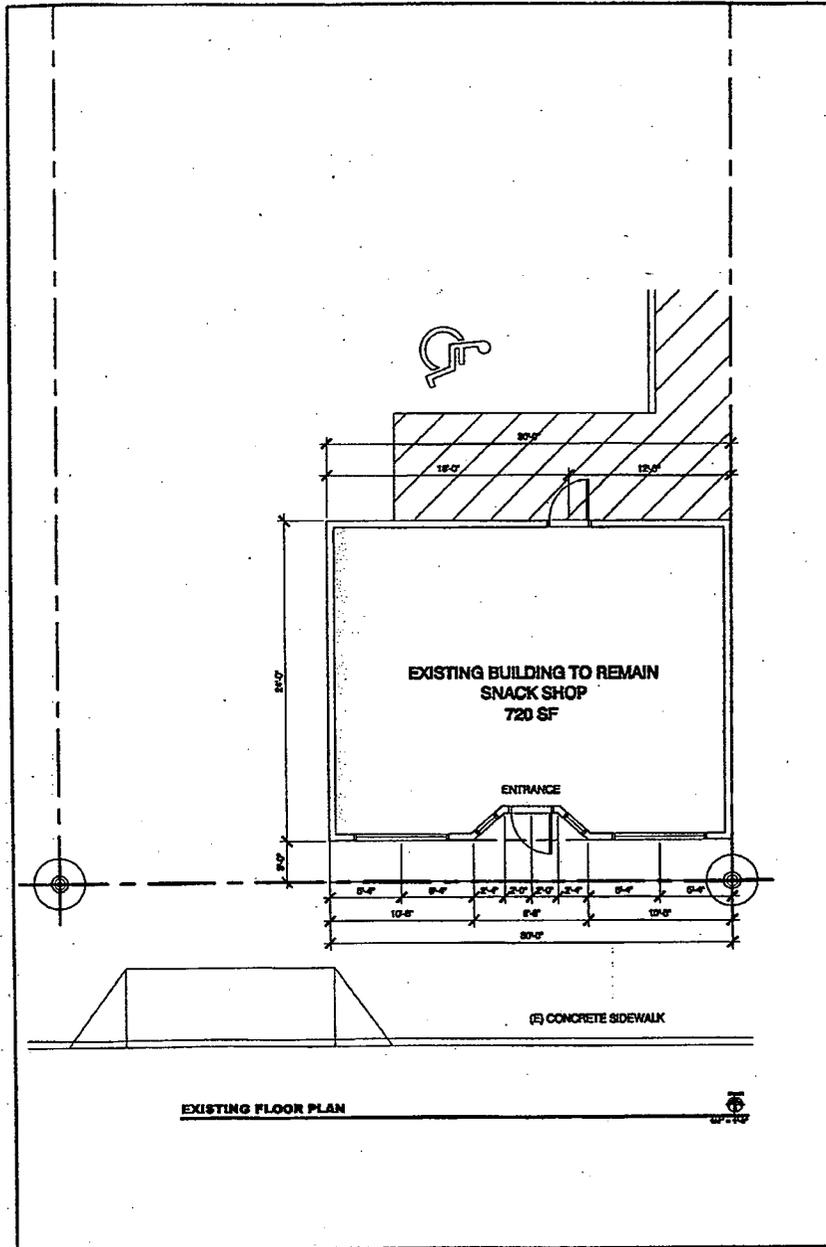
**360**  
**Design**  
 architecture  
 20438 OSAGE AVE. # C  
 TORRANCE, CA 90503  
 Phone 949.500.9470

**CROSSFIT**  
**BEACH BDX**  
 8415 ARTESIA BLVD.  
 REDONDO BEACH, CA 90276  
 Phone 310.509.8842

SITE PLAN  
 DEMO PLAN  
 ROOF PLAN  
 CROSS-SECTION

08/10/2009

A-1



**360**  
**Design**  
architecture  
20438 OSAGE AVE. # C  
TORRANCE, CA 90503  
Phone 949.500.9470

*CROSSFIT.  
BEACH BOX*

2415 ARTESIA BLVD.  
REDONDO BEACH, CA 90278  
Phone 310.800.8842

PROPOSED FLOOR PLAN  
EXISTING FLOOR PLAN

Date: 08/10/2009

Sheet: A-2



**CITY OF REDONDO BEACH**  
**INTER-DEPARTMENTAL MEMORANDUM**

**BLUE FOLDER ITEM**

*Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

**Regular Meeting of the Planning Commission**  
**September 18, 2014**

**VII. PUBLIC HEARINGS**

8. A Public Hearing to consider an Exemption Declaration and amendment to a Conditional Use Permit to allow the extension of hours of operation for a fitness facility within an existing commercial building on property located within a Pedestrian-Oriented Commercial (C-2PD) zone.
- Revised conditions of approval from staff



## Planning Division Memorandum

**TO:** Planning Commission

**FROM:** Alex Plascencia, Assistant Planner

**DATE:** September 18, 2014

**SUBJECT:** Amended and Added Conditions

---

The following changes are recommended to the Resolution for Case No. 8

### AMENDED CONDITION

Recommended to amend Condition No. 7 as underlined:

No. 7. That the rear north facing door and three west facing windows of the building shall remain closed during all exercise activity.

Recommended to replace Condition No 9.

No. 9 That the applicant shall hire an acoustical consultant to verify noise ordinance compliance and to determine if any noise mitigation measures need to be implemented as a result of the testing. If required, the applicant shall perform all necessary noise mitigation requirements as specified by the acoustical consultant prior to commencement of operation.

### ADDED CONDITIONS

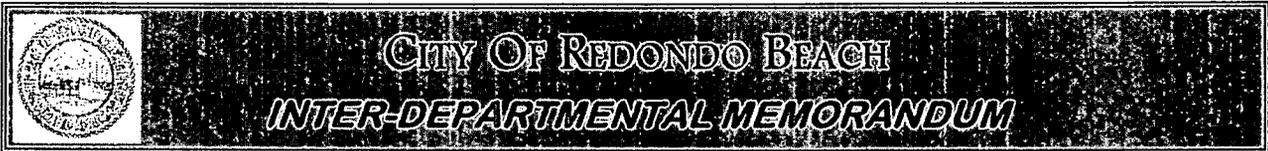
Recommended to add following three conditions as numbered below:

No. 12. That the applicant shall work with the City's Building Division to add and/or modify the building's air conditioning and cooling systems.

No. 13. That the applicant shall utilize the building's air conditioning system and/or setup indoor fans during instruction and exercise activity.

### COMMDEV – ADJUST HOURS ADMINISTRATIVELY

No. 14. That the Community Development Department be authorized to administratively adjust hours should more than three (3) verified complaints be received by the Police Department after the initial 6 months of operation. That the Community Development Department be authorized to reduce or modify hours of operation.



## **BLUE FOLDER ITEM**

*Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

### **Regular Meeting of the Planning Commission September 18, 2014**

#### **VII. PUBLIC HEARINGS**

8. A Public Hearing to consider an Exemption Declaration and amendment to a Conditional Use Permit to allow the extension of hours of operation for a fitness facility within an existing commercial building on property located within a Pedestrian-Oriented Commercial (C-2PD) zone.
- Correspondence received after distribution of agenda materials

September 16, 2014

Planning Commission City of Redondo Beach  
415 Diamond Street  
Redondo Beach CA 90277

*Via E-mail: [aaron.jones@redondo.org](mailto:aaron.jones@redondo.org)*

Re: CrossFit Beach Box Amendment to Conditional Use Permit; Case No.  
2014-09-PC-010

Honorable Commissioners:

I write in support of the Planning Department's recommendation to allow the extension of hours of operation for CrossFit Beach Box. I am a member at CrossFit Beach Box, which is an amazing community of individuals who are welcoming to new members and supportive of each other not only during classes, but also in other members many endeavors outside of Beach Box.

Amending the conditional use permit to allow classes to begin at 6 a.m. would allow members to attend a class before work, as they would be able to do at other gyms. Earlier class would also provide parents the opportunity to work out before they need to take their children to school.

Expanding the hours of operation for Beach Box would not result in significant increases in noise levels during the early morning hours. There are already several existing sources of noise during the early morning hours in this area. CrossFit Beach Box is located on Artesia Boulevard, which is a major arterial roadway and a designated truck route. Many commuters, large trucks, and buses use this roadway in the early morning. Additionally, the business adjacent to Beach Box begins operation prior to 8 a.m. Trucks are loaded and unloaded, adding to existing ambient noise levels.

With the imposition of the conditions of approval proposed by the Planning Department, the additional hours of operation will not have an adverse impact on the surrounding community. I understand that there were previously noise complaints. Since then, it has become the policy of Beach Box to keep the rear doors closed and to not allow members to work out in the rear parking lot. All members are informed of this policy and comply with it. Beach Box members are respectful of the need to minimize impacts on the surrounding community and we will continue to do so if the hours of operation are expanded.

September 16, 2014

Planning Commission  
City of Redondo Beach  
415 Diamond Street  
Redondo Beach CA 90277

Re: CrossFit Beach Box Amendment to Conditional Use Permit; Case No. 2014-09-PC-010

Honorable Commissioners:

I write in support of the Planning Department's recommendation to allow the extension of hours of operation for CrossFit Beach Box. I am a member at CrossFit Beach Box, which is an amazing community of individuals who are welcoming to new members and supportive of each other not only during classes, but also in other members many endeavors outside of Beach Box.

Amending the conditional use permit to allow classes to begin at 6 a.m. would allow members to attend a class before work, as they would be able to do at other gyms. Earlier class would also provide parents the opportunity to work out before they need to take their children to school.

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Many of us Beach Box members live in the area and not only do we want a convenient and supportive location to work out, but we also want to support local businesses. Unfortunately, several businesses along Artesia Boulevard have closed

September 16, 2014

Planning Commission  
City of Redondo Beach  
415 Diamond Street  
Redondo Beach CA 90277  
*Via email: aaron.jones@redondo.org*

Re: CrossFit Beach Box Amendment to Conditional Use Permit; Case No.  
2014-09-PC-010

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Amending the conditional use permit to allow classes to begin at 6 a.m. would allow members, including myself, to attend a class before work, as they would be able to do at other gyms. Earlier class would also provide parents the opportunity to work out before they need to take their children to school.

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September 16, 2014

Planning Commission  
City of Redondo Beach  
415 Diamond Street  
Redondo Beach CA 90277  
*Via E-mail: [aaron.jones@redondo.org](mailto:aaron.jones@redondo.org)*

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Many of us Beach Box members live in the area and not only do we want a convenient and supportive location to work out, but we also want to support local businesses. Unfortunately, several businesses along Artesia Boulevard have closed recently. Allowing the additional hours of operation will help ensure the continued viability of Beach Box, providing it the ability to attract members that are unable to attend classes in the late morning or evening.

For all of these reasons, I urge you to approve the amendment to CrossFit Beach Box's conditional use purpose and allow expanded hours of operation.

Sincerely,

Brandon Yang

September 16, 2014

Planning Commission  
City of Redondo Beach  
415 Diamond Street  
Redondo Beach CA 90277  
*Via E-mail: aaron.jones@redondo.org*

Re: CrossFit Beach Box Amendment to Conditional Use Permit; Case No.  
2014-09-PC-010

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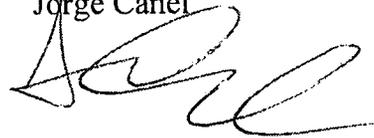
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For all of these reasons, I urge you to approve the amendment to CrossFit Beach Box's conditional use purpose and allow expanded hours of operation.

Sincerely,

Jorge Canel

A handwritten signature in black ink, appearing to read 'Jorge Canel', written over the printed name.