



CITY OF REDONDO BEACH
INTER-DEPARTMENTAL MEMORANDUM

BLUE FOLDER ITEMS

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
April 16, 2015

VII. PUBLIC HEARINGS

9. A Public Hearing to consider an Exemption Declaration and Conditional Use Permit to allow the operation of an indoor aquatic facility within a 16,900-square foot existing commercial building on property located in a Mixed-Use (MU-1) zone.

APPLICANT:	South Bay Aquatics
PROPERTY OWNER:	Stathatos Family Trust
LOCATION:	2012 Artesia Boulevard
CASE NO.:	2015-04-PC-006
RECOMMENDATION:	Approve with conditions

- Correspondence received after distribution of agenda packet
 - Letter from property owner of 2015 Vanderbilt Lane



April 16, 2015

Re: Not allowing access to Vanderbilt Lane for the proposed project on 2012 Artesia Blvd.

To the Planning Commission of Redondo Beach,

We are the property owners at 2015 Vanderbilt Lane units 2 & 3, next door to the parking lot of Stats. We have had numerous incidents of confused drivers, congestion and near accidents of customers entering and exiting Stats onto Vanderbilt Lane. We've even had customers drive their cars down our driveway thinking it was the entrance to Stats, causing extreme congestion and noise.

This problem would surely be increased by a large amount of Aquatic Center students/parents showing up at a specific time (swim lesson) for drop offs and parking. At least with Stats the customers showed up sporadically through out the day, with the Aquatic Center there will be a mass of cars showing up at the same time at specific times through out the day.

Please, we ask the Planning Commission to not allow access to Vanderbilt Lane which is a quiet residential street.

Charles & Lori Creamer
owners of,
2015 Vanderbilt Lane, units 2&3
(714) 761-7111

**AGENDA – REGULAR MEETING
PLANNING COMMISSION
CITY OF REDONDO BEACH
THURSDAY APRIL 16, 2015 – 7:00 P.M.
CITY COUNCIL CHAMBERS
415 DIAMOND STREET**

I. OPENING SESSION

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

II. APPROVAL OF ORDER OF AGENDA

RECOMMENDATION: Move Item #9 before Public Hearings

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 April 16, 2015.
5. Approval of the following minutes: Regular Meeting of March 19, 2015.
6. Receive and file the Strategic Plan Update of March 17, 2015.
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

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VIII. OLD BUSINESS

Items continued from previous agendas.

IX. NEW BUSINESS

Items for discussion prior to action.

- 9. Discussion and input to the City Manager for Fiscal Year 2015-2016 Budget.

RECOMMENDATION:

- 1) Consider this item before Item VII Public Hearings;
- 2) Provide input to the City Manager regarding the Fiscal Year 2015-2016 budget

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, May 21, 2015 in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California.

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

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

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

CONSENT CALENDAR

The Planning Commission has placed cases, which have been recommended for approval by the Planning Department staff, and which have no anticipated opposition, on the Consent Calendar section of the agenda. Any member of the Planning Commission may request that any item on the Consent Calendar be removed and heard, subject to a formal public hearing procedure, following the procedures adopted by the Planning Commission.

All cases remaining on the Consent Calendar will be approved by the Planning Commission by adopting the findings and conclusions in the staff report, adopting the Exemption Declaration or certifying the Negative Declaration, if applicable to that case, and granting the permit or entitlement requested, subject to the conditions contained within the staff report.

Cases which have been removed from the Consent Calendar will be heard immediately following approval of the remaining Consent items, in the ascending order of case number.

RULES PERTAINING TO ALL PUBLIC TESTIMONY
(Section 6.1, Article 6, Rules of Conduct)

1. No person shall address the Commission without first securing the permission of the Chairperson; provided, however, that permission shall not be refused except for a good cause.
2. Speakers may be sworn in by the Chairperson.
3. After a motion is passed or a hearing closed, no person shall address the Commission on the matter without first securing permission of the Chairperson.
4. Each person addressing the Commission shall step up to the lectern and clearly state his/her name and city for the record, the subject he/she wishes to discuss, and proceed with his/her remarks.
5. Unless otherwise designated, remarks shall be limited to three (3) minutes on any one agenda item. The time may be extended for a speaker(s) by the majority vote of the Commission.
6. In situations where an unusual number of people wish to speak on an item, the Chairperson may reasonably limit the aggregate time of hearing or discussion, and/or time for each individual speaker, and/or the number of speakers. Such time limits shall allow for full discussion of the item by interested parties or their representative(s). Groups are encouraged to designate a spokesperson who may be granted additional time to speak.
7. No person shall speak twice on the same agenda item unless permission is granted by a majority of the Commission.
8. Speakers are encouraged to present new evidence and points of view not previously considered, and avoid repetition of statements made by previous speakers.
9. All remarks shall be addressed to the Planning Commission as a whole and not to any member thereof. No questions shall be directed to a member of the Planning Commission or the City staff except through, and with the permission of, the Chairperson.
10. Speakers shall confine their remarks to those which are relevant to the subject of the hearing. Attacks against the character or motives of any person shall be out of order. The Chairperson, subject to appeal to the Commission, shall be the judge of relevancy and whether character or motives are being impugned.
11. The public participation portion of the agenda shall be reserved for the public to address the Planning Commission regarding problems, question, or complaints within the jurisdiction of the Planning Commission.
12. Any person making personal, impertinent, or slanderous remarks, or who shall become boisterous while addressing the Commission, shall be forthwith barred from future audience before the Commission, unless permission to continue be granted by the Chairperson.

13. The Chairperson, or majority of the members present, may at any time request that a police officer be present to enforce order and decorum. The Chairperson or such majority may request that the police officer eject from the place of meeting or place under arrest, any person who violates the order and decorum of the meeting.
14. In the event that any meeting is willfully interrupted so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals willfully interrupting the meeting, the Commission may order the meeting room cleared and continue its session in accordance with the provisions of Government Code subsection 54957.9 and any amendments.

APPEALS OF PLANNING COMMISSION DECISIONS:

All decisions of the Planning Commission may be appealed to the City Council. Appeals must be filed, in writing, with the City Clerk's Office within ten (10) days following the date of action of the Planning Commission. The appeal period commences on the day following the Commission's action and concludes on the tenth calendar day following that date. If the closing date for appeals falls on a weekend or holiday, the closing date shall be the following business day. All appeals must be accompanied by an appeal fee of 25% of original application fee up to a maximum of \$500.00 and must be received by the City Clerk's Office by 5:00 p.m. on the closing date.

Planning Commission decisions on applications which do not automatically require City Council review (e.g. Zoning Map Amendments and General Plan Amendments), become final following conclusion of the appeal period, if a written appeal has not been filed in accordance with the appeal procedure outline above.

No appeal fee shall be required for an appeal of a decision on a Coastal Development Permit application.

April 10, 2015

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 Analyst 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 April 10, 2015, the agenda for the April 16, 2015 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 Analyst



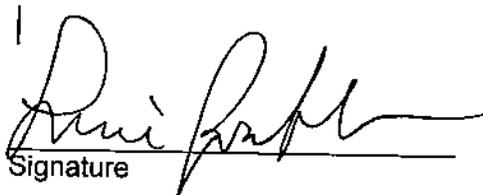
CITY OF REDONDO BEACH
PROOF OF POSTING
PLANNING COMMISSION MEETING AGENDA

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 April 16, 2015 was posted by me at the following location(s) on the date and hour noted below:

Posted on: 4/10/2015 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

4/10/15
Date

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Biro, Gaian, Mitchell, Rodriguez, Sanchez, Ung (arrived at 7:10 p.m.)
Commissioners Absent: Goodman
Officials Present: Aaron Jones, Community Development Director
Chery Park, Assistant City Attorney
Anita Kroeger, Associate Planner
Marianne Gastelum, Assistant Planner
Alex Plascencia, Assistant Planner
Stacey Kinsella, Special Projects Planner
Lina Portolese, Planning Analyst
Diane Cleary, Minutes Secretary

SALUTE TO THE FLAG

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

APPROVAL OF ORDER OF AGENDA

Community Development Director Aaron Jones stated the City Manager's presentation has been removed and Item #8 has been withdrawn by the applicant.

Motion by Commissioner Sanchez, seconded by Commissioner Mitchell, to approve the Order of the Agenda, removing Items 8 and 10. Motion carried unanimously.

CONSENT CALENDAR #4 THROUGH #7

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

4. **APPROVED AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF**
March 19, 2015.
5. **APPROVED THE FOLLOWING MINUTES:** Regular Meeting of February 19, 2015.
6. **RECEIVED AND FILED THE STRATEGIC PLAN UPDATE:** February 17, 2015.
7. **RECEIVED AND FILED WRITTEN COMMUNICATIONS**

Motion carried unanimously.

AUDIENCE OATH

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

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

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

EX PARTE COMMUNICATIONS

Commissioner Rodriguez disclosed conversations with residents on Item 9.

Commissioner Gaian disclosed conversations with residents on Item 9.

Commissioner Mitchell stated he will be recusing himself on Item 9 due to a potential conflict of interest.

Commissioner Sanchez disclosed conversations with the Mayor, Councilmember Ginsburg, Commissioner Mitchell and Chair Biro.

Chair Biro disclosed conversations with Commissioner Sanchez and staff.

EXCLUDED CONSENT CALENDAR ITEMS – None

PUBLIC HEARINGS

8. APPROVE TANDEM PARKING WITH VALET SERVICES 221 AVENUE I Case No. 2015-03-PC-004

This item has been withdrawn by the applicant.

9. APPROVE MIXED-USE DEVELOPMENT 1700 S. PACIFIC COAST HIGHWAY

Commissioner Mitchell recused himself at 7:05 p.m.

Motion by Commissioner Sanchez, seconded by Commissioner Rodriguez, to open the Public Hearing and receive and file all documents at 7:05 p.m. regarding Case No. 2015-03-PC-005, the applicant being Legado Redondo, LLC, to consider approval and certification of a Mitigated Negative Declaration/Initial Environmental Study (including responses to comments) and Mitigation Monitoring and Reporting Program, a Conditional Use Permit, Planning Commission Design Review including Landscape and Irrigation Plans, Sign Review, Minor Subdivision (Vesting Tentative Tract Map No. 72662) and a request for a Density Bonus under Government Code Section 65915-65918 of State Law, which includes a waiver (concession) of development standards (height, stories, and density) and parking standards for the construction of a mixed-use development to include 180 residential apartment units, approximately 37,600 square feet of commercial development, and renovation of the existing 110-room hotel with a total of 614 parking spaces on property located with a Mixed-Use (MU-3A) zone. Motion carried unanimously.

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

- Vicinity Map and zoning
- Two corrections – Bristol Farms structure underwent major renovations in 2000; staff report should state the east side and west side of Avenue G on page 24
- Zoning in place since 1992 per General Plan
- Site – corner lot – lower than property to the east
- Artist rendering
- Additional project components/attributes

- Traffic circulation plan
- Dedication along Pacific Coast Highway
- Architecture – Eco-contemporary
- Landscape/hardscape: Waterwise
- Lighting
- Signage
- Green Building Features
- Two driveways off PCH and two off Palos Verdes Drive
- Density Bonus Law – accommodate affordable housing 6% of units – 22.5% density bonus – can build 183 units, coming in with 180 units – incentive maximum height of 56 feet for some portions – build four stories
- FAR: 1.5
- Residential Density: 180 units, 4 stories, 56 feet height
- Public Open Space: 10% FAR – 27,535 SF (equivalent to 15% of the site)
- Parking: Total 614, 552 underground
- Environmental Review – potential for impact
 - Air Quality
 - Biological Resources
 - Geology/soils
 - Traffic
 - Utilities
- Summary of 82 responses to comments
 - Traffic – impacts mitigated by redesign of intersection
 - Parking – meets RBMC except studio & one-bedroom (120 units); project promotes pedestrian & cycling
 - Access road – less noise & activity
 - Aesthetics – Private views; scale of development; redesign most easterly structure
- Scale of Development
- Entitlement Process
 - IS-MND-MMRP
 - Project Entitlements
 - Conditional Use Permit
 - Planning Commission Design Review
 - Vesting Tentative Tract Map
- CUP Evaluation – proposed project meets all criteria subject to mitigation and design modification
- PCDR Evaluation
 - Proposed project meets all criteria subject to mitigation and design modification:
 - User impact & needs
 - Relationship to physical features
 - Consistency of architectural style
 - Balance & integration with neighborhood subject to redesign
 - Building design, subject to redesign
 - Signs
 - Landscaping/hardscaping
- Recommendation

Heather Lee, Legado Companies, discussed outreach and concerns addressed as following:

- PCH/PVB Intersection Plan
- Enhance Redondo Beach
- Project similar to what has been there in the past

- Will add infrastructure to the area that is needed
- Widening of PCH
- Upgrades to the sewer lines
- Renovate hotel
- Maintain architectural design
- Residents and visitors can walk to shops
- Walk and ride bicycles
- Public open space
- Mixed Use Concept – present synergy
- Building infrastructure to support project
- Traffic – PCH and Palos Verdes Boulevard already impacted – the project will mitigate traffic already there
- Number of changes to intersection
- Additional through lane added to each direction on PCH
- Level of service upgrade from currently existing levels – upgrade to D level in the evenings
- Upgrades to intersection will generate better traffic flow
- Parking – no additional employee parking is required and already accounted for – commercial will close each night and parking will be available for overnight guests for residential
- Density – project in aerial perspective – doesn't overwhelm the area
- Density – not overly dense compared to what already exists in the area
- Legado could have applied for 201 apartment sites – project submitted at 180 units – creating low income housing as well
- Views and height – only a portion of the corner of the building is visible – set back from neighbors approximately 50 feet
- Height plane image – height fluctuates throughout the project - west and north elevations - housing setback from pedestrian experience allow for public interaction at the corner
- Height is necessary because of slope
- Height plane image – from back
- Continue dialogue throughout process
- Development will activate the intersection, increase walkability and serve the lifestyles of the Redondo Beach community

In response to Commissioner Sanchez, Community Development Director Aaron Jones stated that this project was not part of the recent Housing Element update but the zoned capacity of the area of MU-3A zoning from Palos Verdes south to the City boundary was included in the Housing Element to meet the state capacity for affordable housing sites.

In response to Commissioner Sanchez, Ms. Lee reviewed the outreach to the community on this project and other projects as well, to include community meetings, comment cards and community feedback to City staff. She also said she attended two different meetings with Councilmember Ginsburg's group and the Chamber of Commerce, along with many one-on-one meetings as requested by the public.

Henry Rogers, PEAR Strategies, submitted an outreach memo detailing the community outreach efforts over the last eight months.

Motion by Commissioner Sanchez, seconded by Commissioner Rodriguez, to receive and file a memo presented by Mr. Rogers. Motion carried unanimously.

Mr. Rogers stated their efforts have included community meetings supplemented by Councilmember Ginsburg's monthly meeting, stakeholder group meetings and individual one-on-one meetings. He also

said they did an every door direct mailing campaign to 3300 households with only 37 responses received. He further said they set up a Facebook account to allow for further interaction and outreach from the Hollywood Riviera Homeowners Association.

Weston LaBar, PEAR Strategies, clarified that the every door direct mail is based on postal routes, with a map in the outreach showing the postal routes.

Ms. Lee stated she also sent out invitations to all of the condominium owners behind the project which is why they came to the meeting.

Mr. LaBar stated they also reached out to the Riviera Village Business Improvement District with the Board of Directors to go over the project with a followup meeting where they voted to support the project.

Commissioner Sanchez asked what outreach took place beyond Councilmember Ginsburg's monthly meetings.

Mr. LaBar stated the best way to answer questions was one-on-one and to set up small group meetings through the mail piece.

Ms. Lee stated they did do outreach in other areas besides Councilmember Ginsburg's meetings.

In response to Commissioner Sanchez, Ms. Lee referred to other projects by Legado to include Culver City and stated they had two small meetings with the local residents before the Planning Commission, but also noted there are no guidelines in the City of Redondo Beach regarding outreach. She further stated they had submitted their information to staff about approaching the community and did not note other methods besides those employing from staff.

Community Development Director Aaron Jones stated staff has consistently asked that the applicant maximize their public outreach and get together with the neighborhood.

In response to Commissioner Sanchez, Ms. Lee stated they felt they were complete regarding community outreach.

Commissioner Rodriguez pointed out that on Page 1 of the California Legislative Information of the Government Code states 55 years. Mr. LaBar believed the 30 years is referenced in the City's Municipal Code but if the density bonus law requires more, they would comply with the 55 years.

Commissioner Rodriguez noted discrepancies on page 5 of the application which states that the site is bounded by PCH on the west and Palos Verdes Boulevard on the south. Associate Planner Kroeger clarified that because of the orientation not lining up with the compass points, staff and the consultants later agreed to refer to PCH as south/north and Palos Verdes Boulevard east/west.

In response to Commissioner Rodriguez, Community Development Director Aaron Jones explained that the RHNA number provided in the City's Housing Element is delegated from state to the local county and cities and is not an obligation to construct 1300+ units but only for the zoning to allow for that many units.

In response to Commissioner Rodriguez, Associate Planner Kroeger referred to the Government Code which dictates the parking ratio and states the City is not allowed to ask for more than one parking space for studios and one parking space for one-bedrooms.

Commissioner Gaian asked about the plans for the hotel and noted that boutique hotels are destination places for drink, food and entertainment with impacts on traffic and noise which is not reflected in the

reports. He also questioned the traffic mitigation and pointed out nothing has been done at PCH and Torrance Blvd. for the CVS project which included traffic mitigation measures, and that the City of Torrance does not intend to implement in any traffic mitigation.

Ms. Lee stated they will actually be making the mitigation and infrastructure changes themselves for their project and the City of Torrance does not need to participate. She also said they will be widening the highway at PCH and pulling the sidewalks back over 7 feet in order to make room for 12-foot sidewalks and additional lanes.

Liz Culhane, Overland Traffic Consultants, noted that the project will be taking away the shared lane, making a dedicated through lane and making a dedicated right-turn lane.

Commissioner Gaian expressed concern with traffic backing up on PCH northbound when turning left onto Avenue I.

Ms. Lee stated there will be two lanes on the other side of Palos Verdes Boulevard and the far right lane that used to go through and to the right, and now will be two lanes in both directions on PCH. She also said there will not be a restaurant in the hotel and the existing restaurant space will be taken out. She also said there will be no plans for a roof deck.

In response to Commissioner Sanchez, Ms. Lee envisioned that the demographics will consist of those who wish to live in Redondo Beach who can't afford to buy a home or are downsizing from homes, with a more walkable lifestyle, close to the ocean, and those wishing to live in an apartment similar in the area.

Commissioner Sanchez pointed out there may be double income residents living in a one bedroom/studio unit and will have two cars and asked how this would be addressed.

Ms. Lee said there will be additional guest parking in the project.

Fernando Villa stated the parking reflected in the standards included in the Conditions of Approval meet or exceed the national standards for parking demand for residential uses for one bedroom and two bedrooms from exhaustive studies done nationally, taking into account the possibility of having two people in a one-bedroom unit or one person in a two-bedroom unit and the parking demands. He said this is very well documented under various demographic scenarios. He also said during the evening and early morning there will be surplus parking because commercial uses will not be open during this time. He also said a condition in the MND states that the improvements have to be fully funded by the applicant and implemented before the City will issue final inspection and allow the opening of the project. He said the City has complete control over the process.

In response to Commissioner Sanchez, Mr. Villa assumed that every developer wants to have as tenants people who can pay their rent and that Legado has that same motivation. He said Redondo Beach is a very attractive community which is why Legado is investing in this community.

Commissioner Ung suggested lopping off the fourth floor and still allowing the capacity for 153 units which is well within the 149 units. He also said with two spaces per 149 units, the number of spaces proposed would fit within the guidelines of 149 units. He also asked what considerations were made to fit within the guidelines the City already has in place.

In response to Commissioner Ung, Ms. Lee stated they looked at the different variations of the project and that the current proposal is being finalized on financially. She stated taking into consideration the number of units and concessions, the current proposal made the most sense.

Commissioner Ung questioned if the concessions are required or desired and having 9 over 149 which is only 5%, and believed that people would pay an extra 5% in rent for a parking spot.

Mr. Villa stated both the City and state have made a policy decision to encourage the development of affordable housing and the density bonus law is incorporated into every city's ordinance. He said there is no longer community redevelopment law which was a mechanism designed to develop affordable housing and the only means today is to turn to industry to provide an incentive to develop affordable housing.

Commissioner Rodriguez asked if the parking standards take into account that this is a beach community, being more desirable on the weekends and surrounded by permit parking.

Liz Culhane stated the standards are based on national standards and surveys of multiple residential apartment projects and are averaged out for the standard average for parking demand for the number of units in the building.

In response to Commissioner Rodriguez, Ms. Lee stated the parking is already overparked with no parking overnight in the commercial area except for residents, and noted the location is well-parked.

Mr. Villa stated the City's consultant did the independent study who said the area was over-parked.

Ms. Lee stated there are also 60 additional guest parking spaces that aren't part of the parking scenario per state law.

Commissioner Gaian stated that traffic and parking around a condominium building and apartment building are different. He said parking is a premium at the beach and noted people have visitors. He said it is important to consider the location, the dynamics, Village and beach area, and noted a problem at this intersection for a long time. He believed the project is just too big.

In response to Chair Biro, Ms. Lee stated they have spent approximately two years on the process.

Amy Josefek, Torrance, expressed concern with parking impacts and that the block is too dense for this project, with no community outreach taking place. She said the plan is too dense and too tall and wrong for the parcel and neighborhood.

Joyce Neu, Calle Miramar, expressed concern with health, safety, welfare impacts and impacting generations to come. She said Legado has not been a credible partner with the community, sending marketing and consultants to the community meeting who could not answer questions. She also expressed concern with the history of Legado and developing five projects simultaneously. She further asked how the City can hold Legado accountable to ensure that the units specified as low-income will be rented to low income residents and maintained for 30 years as low income housing.

Carol Perry, 400 Block of Avenue G, behind the proposed project, stated the project is incompatible with the neighborhood. She supported preserving the community lifestyle and once high density is built, the City cannot go back. She also said she never received a contact representative or direct mailing.

Jeff Abrams, 416 Avenue G, expressed concern with adding 2600 cars a day to the mix, the building and project not being harmonious to the neighborhood and overwhelming the surrounding area. He stated based on the City's calculation of 1 unit for every 1245 sf, the new base number is 131, not 149, and with a density bonus, 157 units would be provided and would not need a third story on the project anywhere. He said the project is out of character with the surrounding neighborhood and too oversized. He also did not believe the requirement of a bonus is needed to justify this project. He said the intersection of PCH and Palos Verdes Boulevard is very dangerous and difficult to cross the street, and that Legado is not a

responsible development and should be rejected by the Planning Commission.

Jane Abrams, Redondo Beach, 18 year resident at Sunset Riviera on Avenue G, opposed the project and stated the overdevelopment threatens the quality of life in the neighborhood. She also said the outreach has been minimal and she and her neighbors never received the mailings. She questioned where the residents, employees, shoppers and guests will find parking and there will be no security or management plan with an open parking area. She asked where the mezzanine will be located off the access road and why there is an overflow. She also asked about the staff valet parking and where the 118 cars go to find parking when short 112 spaces. She said street parking is not available and there would be no relief. She asked that the Planning Commission reject the project, keep Redondo Beach beautiful and find a more reasonable development.

Marilyn Brajevich, 49 year resident at Prospect Avenue and Palos Verdes Boulevard, expressed concern with traffic and accidents, and stated there are three schools within blocks. She said valet would be located where traffic backs up on Prospect, and stated people drive fast at Prospect and Palos Verdes Boulevard which is a busy corner with several accidents. She believed the project would bring more hardship for the area and people will go down Prospect and go around to get into the project. She also said turning onto Palos Verdes Boulevard from PCH is already very difficult. She supported something not so large and overpowering.

Michael Dube reviewed a bullet point rebuttal to Legado's response to the Traffic Analysis, to include making cosmetic changes, removing the eastbound approach to Palos Verdes Boulevard which has been negated by the Torrance plan, the revised right-hand turn entry/exit only will only add further load on the left-hand turn lane onto Palos Verdes Boulevard and greater congestion, making changes to the PCH and Torrance Boulevard intersection, using the County Congestion Management Plan, and referring to the California Environmental Quality Act.

Motion by Commissioner Rodriguez, seconded by Commissioner Sanchez, to receive and file documentation presented by Mr. Dube. Motion carried unanimously.

Jacki Puzik, 410 Avenue G, opposed the planning, design, and congestion, and that the project is not aesthetically pleasing. She suggested consideration of rejecting the project.

Berny Puzik, 410 Avenue G, expressed concern with ignoring the existing conditions, and that the real impact to the living area has not been addressed.

Susan Renick, Avenue G, opposed the Legado project with 2600 cars going through peak hours, noting it is already difficult on PCH. She also opposed an access road running along the retaining wall behind Avenue G which will impact her street with delivery traffic within 20 feet. She expressed concern with exhaust, dust and noise from the traffic. She said the project is not an improvement and there is only a financial interest for an out of town developer. She said Avenue G is not moderate density and matching it is a bad idea. She reviewed impacts and health hazards, and stated the project will create an architectural nightmare and ruin the beach atmosphere.

Andy Shelby, 17 year resident of Redondo Beach, opposed the Legado project as proposed due to traffic and resulting safety impacts. He said walking will be impacted, and noted it is difficult to cross the corner of Palos Verdes Boulevard and PCH. He said the volume of cars will back up and congest the corner more so than now. He stated the project as proposed is out of character, with safety, traffic and congestion impacts. He opposed the development as proposed and asked that the Planning Commission unanimously reject the proposal.

Arinna Shelby stated she lives a block away from the project and that she is opposed the Legado project

due to the size and scope of the complex which is out of character with the neighborhood. She pointed out that the traffic on the corner of PCH and Palos Verdes Boulevard is already problematic and the project will cause more traffic impacts. She also said the increased density of people and vehicles will create a hazard for pedestrians in the intersection, parking proposed is inadequate, and expressed concern with the 9 units of low income housing being worth 31 additional units and 20 additional feet of height on an already large structure. She noted increased noise, crime, strain on the City infrastructure and traffic and parking nightmares. She urged the Planning Commission support the residents and unanimously vote down the project which will have an adverse effect on the quality of life.

Ray Benning, 211 Avenue G, 39 year resident, opposed the project which must be rejected by the Planning Commission. He stated he served two terms on the Commission and stated he is familiar with the role as Planning Commissioners. He said the project complies with the standards of the state law but there are other issues to reject this project. He said the project is out of place with the surrounding neighborhood, will have an adverse effect on the surrounding neighborhood, is not compatible to the surrounding neighborhood, is too bulky for surrounding area, and the traffic study is flawed. He stated the project will create many more vehicle and pedestrian safety issues within an area which is already very heavily traveled. He said as construction goes up on the peninsula, more and more cars come down the hill using this intersection. He suggested all street improvement be approved prior to the start of the project and that the money be put up for what Caltrans wants. He noted objection from residents at previous meetings and also pointed out parking is unavailable in the 600 block on a warm beach day.

Bruce Szeles, Torrance, stated the infrastructure needs to be done, signed off on and put in place before a shovel is moved from that project. He said the maps don't show the Torrance side where there will have to be right and left hand turn lanes, and Vista Del Mar would be best suited to be cut off to get a right turn lane by Rock and Brews, noting the intersection is very dangerous.

Donald Szerlip, stated the City in 1992 rezoned the major boulevard to MU-3, and now there is an opportunity for an ideal MU-3 development that addresses concerns that include meeting with all criteria legally to allow approval of the facility. He said, however, there is no consideration about the emotional effect of the people in the neighborhood or the Commission. He suggested staff answer some of the questions about the parking and the intersection.

Robin Crevelt, 32 year resident and homeowner and business owner in Redondo Beach, opposed the Legado project, due to crime and safety. She expressed concern with the large underground parking garage increasing crime and personal violations to the local citizens. She also expressed concern with pedestrian safety and increase in traffic fatalities.

Linda Slade stated she would be interested in an apartment and possibly low income and stated she is responsible and is a beach person. She said she is looking for a place where she can cycle to local shops and the beach, and suggested the possibility of building a pedestrian bridge.

Ellen Margebich, Avenue E, noted young families in the area that walk to the Village and it is dangerous at the corner of Palos Verdes Boulevard and PCH. She expressed concern with traffic and accidents, and more cars will not improve walkability of the neighborhood.

Daniel Margebich questioned how pedestrians can safely cross when there is a right hand turn lane at the corner of Palos Verdes Boulevard and PCH. He also noted if a signal is put in place on Avenue F, the cars will back up through the intersection and would be a hazard as much as an opportunity to cross the street. He supported preserving safe neighborhoods and increase in property values.

It was noted that Lois Zells had to leave the meeting and could not speak, but did oppose the project.

Richard Norris stated he did not support turning left into the entrance of the property and noted that young crowds will be attracted to the site for apartments and ocean views close to the Village and restaurants. He expressed concern with more than one person renting an apartment and more people living at the complex with more cars than being proposed.

Christine Norris opposed the project and believed this is the wrong concept, wrong size, wrong developer, and should be reduced by at least half.

Lenore Bloss, supported everything being in place before there is any occupancy. She also supported having apartments, and a balance in the community, having housing at all levels. She said affordable housing would benefit those who work in the Riviera Village and appreciate having affordable housing and being able to walk to work rather than contributing to the overall traffic issues of Southern California. She expressed concern with excess mixed use projects in the City which have struggled. She also expressed concern with having bike lanes on PCH that don't go anywhere beyond the project. She suggested funding a study to have Class 2 bike lanes on Palos Verdes Boulevard going from Torrance to Sepulveda which is part of the South Bay Master Bike Plan. She also agreed that the metal glass wood elevation does not fit into the character of Redondo Beach.

Patrice Rodgers, 712 Avenue C for 22 years, opposed the Legado project which is too large and does not fit into the character of the neighborhood which cannot accommodate added volume of residents. She also said the traffic is already impossible to navigate and adding 3,000 car trips and pedestrians is impossible. She asked that the Planning Commission reject the project.

Bruce Cavkin stated the project is out of character, and expressed concern with the intersection being blocked creating more impacts to access. He also expressed concern with one lane at Fatburger if the Avenue I turn lane is blocked, and stated the project will impinge property down the line.

Don Moore, Board Certified Crime Prevention Specialist, noted the higher the outlying buildings, the more propensity for crime since the potential witnesses will be further away. He expressed concern with the potential demographics residing at the development with an unsecured parking lot.

Julie Moore, Avenue G, expressed concern with traffic which is worse when weather is warm, safety, noise, dust, parking, and vibration. She also said air conditioners generate noise, and expressed concern about the vacant businesses on PCH. She said the project is too bulky and out of place with the character of the neighborhood and she asked that the Commission oppose the development.

Rhonda Cress, resident for 30 years, expressed concern with traffic flow and that the retaining wall will be compromised greatly. She suggested something be put in place where their wall will be protected. She further said she had a meeting with a representative regarding the project but she never heard back.

Sung Kim, Sunset Riviera adjacent to the project, asked that it be opposed due to traffic and safety, and traffic not being mitigated.

Bertin Guillard, Avenue G, opposed this project for Redondo Beach which does not fit in the City. He noted the only way out of the project is to make a right turn onto PCH, right turn on Palos Verdes Boulevard and then a right turn on Avenue G. He said Avenue G is already congested and will be impacted if the project is approved. He asked that the Planning Commission oppose the project.

Jill Verenkoff, Hollywood Riviera 40 years, supported low cost housing and mixed use development, but not the bulk of this proposed project. She said Legado has maximized the density. She said they like the ambience of the village atmosphere and did not support it becoming the Westwood Village.

Peter Verenkoff, Hollywood Riviera 40 years, expressed concern with traffic and only right turns onto PCH which loads Palos Verdes Boulevard for anyone going south. He expressed concern with the traffic analysis provided and noted PCH and Avenue G, and Palos Verdes Boulevard and Avenue H were omitted. He also said none of the traffic in and out of the four driveways were analyzed, along with Riviera Village Way and Palos Verdes Boulevard, and Vista Del Mar and PCH, and now there will be three lanes, making the traffic worse. He disagreed with the traffic flow analysis which states there would be no impact north of Palos Verdes Boulevard on Avenues G and H from this project. He said he would like to see more numbers and that staff take a look at the traffic analysis.

Carol Schultz, 1800 PCH, noted concerns about the project and traffic impacts which is already an issue, noting traffic could back up for several blocks. She also said the project is wrong for the neighborhood and urged that the Commission vote no.

Taimi Riley, Redondo Beach, stated Avenue G traffic is very difficult as well as Avenue E. She also noted open retail space which needs to be filled first before looking at new retail spaces. She said she did not support the project.

Kim Schaeffer, 1800 PCH, opposed the size of the project and increase in noise, traffic, pollution and strain on the City. She expressed concern with the Environmental Impact Report and asked how the project would impact the treatment plant. She said she did not support the project which is not good for the City.

Sean Guthrie, supported the Blue Zones projects living streets principals and improving Palos Verdes Boulevard to the east of PCH in terms of adding bike lanes and better pedestrian conditions. He also submitted a letter.

Motion by Commissioner Rodriguez, seconded by Commissioner Sanchez, to receive and file a letter presented by Mr. Guthrie. Motion carried unanimously.

Viviane Giush, 1800 PCH, expressed concern with crime impacts and thefts and also impacts to the streets. She also noted many open retail stores and expressed concern with water impacts as well.

Cliff Numark, former Councilmember City of Torrance, asked if Code Section 10-5.911 applies to this provision and pointed out that if it is applicable, the 186,000 sf included in the development should exclude the hotel section.

Community Development Director Aaron Jones clarified that the section presented by Mr. Numark is in the Coastal Zoning Ordinance not the zoning ordinance applicable to this property.

Mr. Numark also referred to the mixed use requirements of 1,245 sf for the lot size and believed it is irrespective of the amount of space dedicated for residential purposes. He suggested that one store front in a mixed use area could be considered or 75% of the space covered with commercial space, having the same amount of potential residential. He also pointed out that this is how the 149 number was calculated based on the total square footage. He also noted that the smaller number of spaces that are being required are due to the density bonus. He said the density bonus allows for a number of waivers including the parking, height and number of stories, and this would allow a number of changes to the character of the community. He suggested consideration of meeting the code requirement complimentary to the character of the neighborhood and to address any adverse effects on abutting property and permitted use. He urged that the Commission reject the proposal.

Gigi Gonzalez, Palos Verdes Boulevard, reviewed the outreach she experienced from Legado and noted responses were not provided and outreach was minimal.

Marcie Guillermo, District 1, expressed concern with impacts from the project including traffic and noise and requested opposing the project due to reasons presented by the residents. She also said the General Plan is outdated and a moratorium should be put on any type of development at this time. She also referred to the development at PCH and Prospect for 52 condominiums plus retail and offices which will create more traffic and congestion to the area. She further informed of another project at Knob Hill and PCH which will create more traffic. She expressed concern with a traffic accident on Avenue I adjacent to PCH which should be addressed before going forward with any project around that area. She said the pedestrians should be considered and to make sure the streets are safe and walkable. She also expressed concern with the vibration from the air conditions with this project and that the aesthetics need to be addressed.

Ms. Lee stated she outlined the concerns at the beginning of her presentation such as traffic and parking, and also had a full two-hour meeting with Councilmember Ginsburg who that the applicant attend at a certain time. She further said a lot of questions presented are answered in the MND which pointed out that many of the concerns have less than significant impacts.

Mr. Villa stated they have put together a development plan that has evolved over time, putting in much time and effort, coming up with a plan that conforms to the City's requirements of the state density bonus law. He said they will be working with staff in two areas that need minor redesign to include an increase in public space and breaking up the back side of the project. He suggested reconvening to consider a redesign that addresses the concerns and still presenting a project that is consistent for the City's designation for the property. He said the residents have the right to question the sufficiency and validity of the findings in the MND and pointed out that it was prepared by the City and traffic experts and has been fully vetted by the City and Caltrans in the case of traffic. He said the Commission has the right to rely upon the study because it was prepared on the City's behalf to help guide in the determination of whether or not the project complies with CEQA.

Ms. Lee noted concerns brought up tonight include crime prevention programs, understanding how mixed use buildings work, separation between residential and commercial, showing where height will be located, condensers on roofs being noisy, which they will be happy to address. She also requested that the Planning Commission provide her very specific feedback about the direction to address the project.

The energy efficiency and sustainability specialist for the project stated the condenser units are very high efficiency and designed to function at very low noise levels, and the placement on the roof will be strategic so that noise is not discharged toward the exterior. He also said the applicant will be looking at possibilities of combining the various number of condensers so there will be fewer fans and moving parts.

Commissioner Sanchez requested that studies be done regarding decibel levels at different locations.

Motion by Commissioner Sanchez, seconded by Commissioner Rodriguez, to close the Public Participation Section of the Public Hearing at 10:36 p.m. Motion carried unanimously.

In response to Commissioner Rodriguez, Community Development Director Jones stated the City's average household size has gone up to 2.31 persons per unit including homes, but the City cannot control the definition of a family and who wants to live together and a limit cannot be placed on a specific occupancy of units. He said staff can come back with some anticipated occupancies based on single professional and empty nesters which tend to be the occupants for these types of units.

Commissioner Gaian expressed concern with impacts to the intersection across the street from the project, regardless of who is responsible. He also believed that the traffic study doesn't jive with real life living in the location. He shared that the traffic count on PCH in 2013 is less than it was in 1988 which was presented by Caltrans, and also agreed there are too many vacant businesses on PCH. He also pointed

out there is not a lot of mixed use Manhattan Beach or Hermosa Beach on PCH. He agreed that the traffic situation will be impacted by the proposed project and it is also too big.

Commissioner Sanchez stated affordable housing has to be tempered with the project and pointed out concerns raised include "Legado is taking advantage of the law." He pointed out that he did not hear any statements of not doing anything and believed there is still something to work with. He also encouraged that Legado outreach to the neighbors beyond Councilmember Ginsburg's meetings.

In response to Commissioner Gaian, Assistant City Attorney Park advised that if the Commission decides to deny the project, that the Public Hearing be continued and to provide staff and the City Attorney's Office an opportunity to come back with appropriate findings. She said in order to deny a project such as the one proposed, there are certain steps that need to be taken to include conducting a study regarding the denial, and to address the economic, social and environmental effects before a denial is actually voted upon.

Commissioner Gaian suggested if the Commission does not take an up or down vote, to set a timetable for Legado to respond to concerns and to consider different outreach.

Motion by Commissioner Rodriguez to consider continuing the hearing until Legado can come back with some of the recommendations and a different modified plan.

Prior to the vote:

In response to Commissioner Biro, Ms. Lee stated they are willing to work with the Commission if specific direction is provided. She also clarified that 1,300 square feet of open space already exists in the project and there is room for public open space but they were asked to remove it as requested by Planning Staff.

Commissioner Biro stated that specific items include additional public outreach and how the comments were incorporated.

Community Development Director Jones stated it is important that the applicant recognize that the public's input is valuable which was heard by the Commission and to work toward addressing all of the issues discussed this evening to include outreach, traffic mitigation, parking, design, compatibility, scale, massing, bulk, too big in size, noise, pedestrian safety, etc. He clarified that based on Planning Commission comments and public testimony a cosmetic or minor modification to the project did not appear to be acceptable. He suggested a date certain and recommended a 60-day continuance at a minimum.

Mr. Villa supported a 60-day continuance to May 21, 2015.

Amended Motion by Commissioner Rodriguez, seconded by Commissioner Ung, to continue the Public Hearing to May 21, 2015 to allow for the applicant to address concerns including community outreach, a security study and security for the residents, the building design elevation on the east side being too massive, and the adverse effects on the surrounding properties.

OLD BUSINESS – None

NEW BUSINESS – None

10. DISCUSSION AND INPUT TO THE CITY MANAGER FOR FISCAL YEAR 2015-2016 BUDGET.

This item has been removed from the Agenda.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Commissioner Mitchell returned to the dais at 10:55 p.m.

Marcie Guillermo expressed concern with the City developing more condominiums but not keeping up with repaving the roads. She asked if it would be worth having more condominiums or a more balanced development such as commercial, retail and single family homes and residential. She suggested doing a study regarding this issue. She also asked when the General Plan will be updated, and noted disorganized zoning of mixed use on PCH in Redondo Beach.

Amy Josefek, Torrance, noted concerns with the power plant, King Harbor and Legado, and supported a cohesive concept rather than doing things in piecemeal. She also said traffic mitigations have not been done and pointed out that improvements in front of Legado will have a trickle effect, and nothing is being addressed with an overview and master vision.

COMMISSION ITEMS AND REFERRALS TO STAFF

In response to Commissioner Rodriguez, Community Development Director Jones explained that the City has been developing a General Plan maintenance fund for many years and the City has only a tenth of the money needed to do a comprehensive update of the General Plan which would cost \$1 to \$2 million over a period of approximately four years. He said he will provide an update, and stated the General Plan is kept updated and is a living document.

Commissioner Gaian suggested a future agenda item discussing a more formalized outreach procedure.

Chair Biro believed that the effort of outreach falls within the applicant.

In response to Chair Biro, Community Development Director Jones stated that the last comprehensive rewrite of the General Plan was in 1992.

Chair Biro suggested that reference to a 1992 General Plan should state that it was the last time the entire comprehensive General Plan was adopted, but that certain elements have been updated since that time.

ITEMS FROM STAFF – NONE

COUNCIL ACTION ON PLANNING COMMISSION MATTERS - NONE

ADJOURNMENT: 11:05 P.M.

There being no further business to come before the Commission, Commissioner Rodriguez moved, seconded by Commissioner Mitchell, to adjourn at 11:05 p.m. to a regular meeting to be held at 7:00 p.m. on Thursday, April 16, 2015 in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California. Motion carried unanimously.

Respectfully submitted,

Aaron Jones
Community Development Director



Administrative Report

Council Action Date: March 17, 2015

To: MAYOR AND CITY COUNCIL

From: JOE HOEFGEN, CITY MANAGER

Subject: STRATEGIC PLAN UPDATE ON SIX-MONTH OBJECTIVES

RECOMMENDATION

Receive and file the monthly updates to the six-month strategic objectives established at the Strategic Planning Retreat held on October 9, 2014.

EXECUTIVE SUMMARY

On October 9, 2014, the City Council held a Strategic Planning Workshop to establish six-month objectives. The objectives set were adopted by the City Council at the November 4, 2014 Council Meeting. Monthly updates are provided to the Mayor and Council to enable them to monitor the City's progress. This current update is the fourth of the October 9, 2014 Strategic Planning session's six-month objectives. The next Strategic Planning Retreat will be held on April 2, 2015.

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.

COORDINATION

All departments participated in the development of the Strategic Plan and in providing the attached update.

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, City Manager

Attachment:

- Strategic Plan Update - Six-Month Objectives dated March 17, 2015

CITY OF REDONDO BEACH ☀ **SIX-MONTH STRATEGIC OBJECTIVES**
 October 9, 2014 – April 1, 2015

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

THREE-YEAR GOAL: VITALIZE THE WATERFRONT, ARTESIA CORRIDOR, RIVIERA VILLAGE AND SPACE PARK						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. December 1, 2014	WED Dir., working with the CD Dir. and PW Dir.	Present to the City Council for action engaging a consultant for engineering work require for boat ramp and Seaside Lagoon modifications.	X			
2. At the Dec. 2, 2014 City Council meeting	PW Dir. – lead, WED Dir., and CS Dir.	Present to the City Council for action the recommended option for the development of Moonstone Park.			X	On hold pending boat ramp study
3. At the Dec. 2, 2014 City Council meeting	Harbor Master and City Attorney	Present to the City Council for action guidelines for paddle sports in King Harbor.			X	Project delayed due to competing priorities. Revised target date is June 2, 2015
4. Feb. 1, 2015	PW Dir.	Present to the City Council for action the restoration of the name Redondo Beach Blvd. instead of Artesia Blvd. within the City of Redondo Beach.			X	Recruitment for Traffic Engineer in progress. Revised target date is Summer 2015.
5. Feb. 1, 2015	PW Dir.	Recommend to the City Council for action the renaming of Torrance Blvd. west of PCH to the water.			X	Recruitment for Traffic Engineer in progress. Revised target date Summer 2015.
6. March 1, 2015	CD Dir. and PW Dir.	Present to the City Council for action a policy and permit procedure to streamline outdoor dining, including dining decks in Riviera Village.			X	RVA and BID meeting held. Research underway. Revised target date to April 21, 2015
7. April 1, 2015	PW Dir., working with the CD Dir., City Manager and Councilmember Pat Aust	Assist with the formation of a BID (business improvement district) for Artesia Blvd.			X	Revised to Summer 2015 based on workload

8. April 1, 2015	PW Dir., working with the WED Dir.	Present to the City Council for action engaging a consultant for sea level rise analysis to plan and phase key infrastructure upgrades (e.g., walkways, railings, bulkheads).			X	Currently working with Regional Adapt LA Group. Kick-off meeting held 11-13-14. Revised target date 9-30-15.
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THREE-YEAR GOAL: **IMPROVE PUBLIC INFRASTRUCTURE AND FACILITIES**

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the Nov. 18, 2014 City Council meeting	CS Dir., working with the City Attorney and CD Dir.	Present to the City Council for action an ordinance for funding public arts projects in Redondo Beach.	X			Ordinance introduced on 11/18 and adopted on 12/2
2. January 1, 2015	PW Dir.	Request approval from Southern California Edison regarding the types of improvements that are allowed along the North Redondo Beach Bike Path and report results to the City Council.			X	Met w/SCE staff 11-19-14 to review improvement options. Meeting with new Edison representative, Ray Pok, set for week of March 16th.
3. Feb. 15, 2015	Police Chief, working with the PW Dir.	Purchase and install replacement street parking meters in Riviera Village.			X	IPS has given us a date of March 30 th to begin installation.
4. April 1, 2015	PW Dir. and City Attorney	Present to the City Council for action a Low Impact Development Ordinance for compliance with the municipal storm water permit requirements.		X		
5. FUTURE OBJECTIVE June 1, 2015	PW Dir.	Complete the Harbor Herando Project.				

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. Beginning January 2015 and through April 2015	City Manager	Appoint permanent department head positions: Public Works, Asst. City Manager, Police, Community Services Dir., Human Resources Dir., and Waterfront and Economic Development Director			X	ACM appointed, other recruitments to be completed prior to end of calendar year
2. At the Jan. 20, 2015 City Council meeting	City Treasurer, working with the City Attorney and City Mgr.	Present to the City Council for action options to clean up and modernize the Transient Occupancy Tax (TOT).				
3. At the Jan. 20, 2015 City Council meeting	Finance Dir. and IT Dir., working with the City Treasurer	Review and present options to the City Council for direction for updating the business license process.			X	Revised date to April 21, 2015
4. At the Jan. 20, 2015 City Council meeting	City Attorney, working with the CD Dir.	Present to the City Council for direction options for the restructuring of the Redondo Beach Sister City Committee as a separate non-profit 501(c)(3) and/or an official city committee or commission.			X	Revised target date to April 1, 2015
5. At the Feb. 3, 2015 City Council meeting	IT Dir., working with the City Clerk	Present to the City Council for action a plan to update the city's website.			X	Revised target date to April 21, 2015
6. At the Feb. 17, 2015 City Council meeting	CS Dir. – lead, City Attorney, City Mgr., IT Dir.,	Present a report to the City Council for action on the feasibility and recommend to the City Council for action whether or not to implement a pilot program for the use of social media.			X	Revise date to April 21, 2015
7. April 1, 2015	Police Chief, working with the Finance Dir. and City Treasurer	Modernize the existing parking revenue collection and counting process and present a recommendation to the City Manager for action.		X		1) We have identified a secure location within RBDP that eliminates the requirement to call-out the Property Room Supervisor every Sunday. 2) We are acquiring add'l canisters to eliminate the need to enter City Hall on off-Fridays.

8. April 1, 2015	City Attorney - lead, City Clerk and City Treasurer, City Manager, Mayor Aspel	Recommend to the City Council for direction a process for reviewing the City's Charter.				
9. April 1, 2015	IT Dir., working with the Department Heads	Conduct cybersecurity training for all full-time and part-time staff and City Council members that have access to city's computer resources.		X		Training has been initiated for staff.

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the March 17, 2015 City Council meeting	CD Dir.	Present to the City Council for direction options for allowing more flexibility in parking requirements for businesses citywide.			X	Research underway. Will report on options in April. Revised target date April 21, 2015

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. Dec. 1, 2014	Police Chief, working with the ACM	Provide training and fully implement the jail surveillance video camera system.			X	Delayed pending HR Director recruitment
2. Jan. 1, 2015	Police Chief, working with the HR Dir.	Hire and retain sworn police personnel to achieve the budgeted 93 positions.		X		Currently at 90
3. At the Feb. 3, 2015 City Council meeting	Police Chief and City Attorney	Present to the City Council for action an ordinance to regulate parking in municipal public parking lots.			X	Met with CA office 2/9, ordinance needs continued review, will look to put before Council at a future meeting.
4. April 1, 2015	PW Dir. and Police Chief	Develop plans and specifications for security fencing around the police station.			X	Revised target date July 1, 2015.
5. April 1, 2015	Police Chief, working with the PW Dir.	Research and present to the City Council for direction options for construction of a canine training facility on an existing unused city parcel.		X		
6. April 1, 2015	Fire Chief, working with the Police Chief, Library Dir., IT Dir. and PW Dir.	Present to the City Council for action a concept for furnishing and equipping an emergency operations center (EOC) in the Main Library Meeting Room.			X	Meetings have been conducted, plan has been developed and equipment has been specified. Completion date revised to June 2, 2015
7. April 1, 2015	Police Chief, working with the IT Dir.	Present to the City Council for consideration the benefits, costs and potential sources of funding for body-worn video (cameras) for police officers.	X			Cameras purchased
8. February 9, 2015	City Attorney, working with CD Dir., Police Chief, and CM	Present to the City Council options for an ordinance banning mobile vendors from within 500 to 1,000 feet from schools.			X	Current Ordinance prohibits vending from public right of way. Further discussions on enforcement required. Revised target date April 21, 2015

9. February 9, 2015	City Attorney, working with CD Dir., Police Chief, and CM	Present to the City Council a report on the feasibility of an ordinance on parking vehicles on City streets (e.g. Inglewood Ave. between MBB and Artesia Blvd.) for the purpose of the vehicle's sale.			X	To be completed no later than April 21, 2015
10. February 9, 2015	City Attorney, working with CD Director, Police Chief, and CM	Review current regulations and the feasibility of regulating amplified sound from mobile vendors.			X	To be completed no later than April 21, 2015



Administrative Report

Planning Commission Hearing Date:

April 16, 2015

AGENDA ITEM: 8 (PUBLIC HEARING)

PROJECT LOCATION: 2012 ARTESIA BOULEVARD

APPLICATION TYPE: CONDITIONAL USE PERMIT AND AN EXEMPTION DECLARATION

CASE NUMBER: 2015-04-PC-006

APPLICANT'S NAME: SOUTH BAY AQUATICS

APPLICANT'S REQUEST AS ADVERTISED:

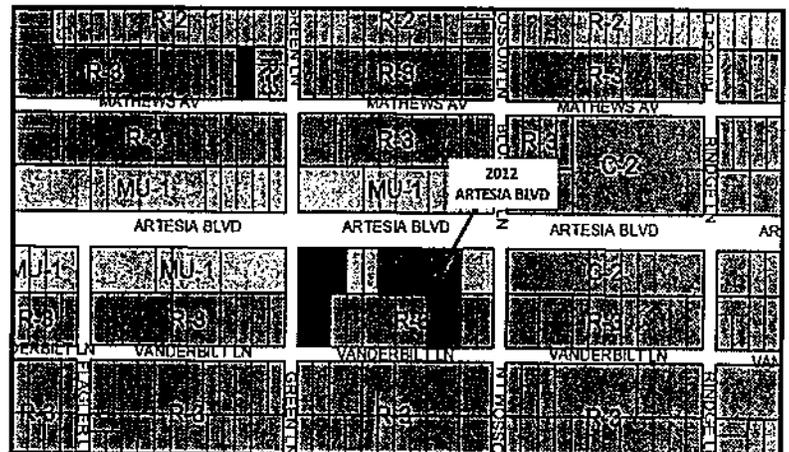
Consideration of an Exemption Declaration and Conditional Use Permit to permit the operation of an indoor swimming facility in an existing commercial building, on property located within a Mixed-Use (MU-1) zone, located at 2012 Artesia Boulevard.

DEPARTMENT'S RECOMMENDATION:

The Planning Department recommends that the Planning Commission make the findings as set forth in the attached draft resolution; adopt the Exemption Declaration and the Conditional Use Permit to allow the operation of a fitness facility, subject to the plans and applications submitted, and the conditions below.

BACKGROUND/EXISTING CONDITIONS:

This application is for the operation of a personal improvement service providing an swim instruction school within an indoor swimming facility. The use will be located at 2012 Artesia Boulevard. The site is currently developed with a 16,900 square foot building was built in 1971, and a parking lot with 70 parking spaces. The applicant intends to repurpose the building by converting the structure into an indoor swim school. The overall site is 47,500 square foot in size with 225 feet frontage along Artesia Boulevard, and a 280 foot deep parking lot which extends from Artesia Blvd to Vanderbilt Lane. The site which



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is accessible from Vanderbilt Lane and Artesia Boulevard and is the former location of the Stats Home Decorative Center. The applicant also owns and operates another facility in Redondo Beach at 2610 Artesia Boulevard that has been in operation since 2007 and another location in the City of Torrance.

CURRENT REQUEST:

The applicant, "South Bay Aquatics," seeks approval of a Conditional Use Permit to convert the 16,900 square foot commercial building into an indoor swimming facility to provide swimming instruction. The building will require an interior renovation to convert the former retail space into a new swim school. Construction will include five pools, pool equipment room, showers, bathrooms, office space, employee lounge and a reception/lobby area. The applicant will also make some exterior restriping changes to the parking lot for ADA purposes, add extra parking spaces, and add landscaping.

South Bay Aquatics will provide classes for children, adults and babies six months and older in private, semi-private and group formats. In addition to swimming lessons, the applicant will also offer a family swim program, low impact aerobic fitness classes, and some private parties. Hours of operation will be from 8:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on weekends.

EVALUATION OF REQUEST:

The building is located in a Mixed Use (MU-1) zone. The rear portion of the parking lot is a Low-Density Multiple Family Residential (R-3) zone. Pursuant to Section 10-2.910 of the City's Zoning Ordinance, personal improvement services that are 2001 square feet or greater, which include facilities that provide instruction, are identified as conditionally permitted uses within this zone. The purpose of the Conditional Use Permit is to ensure that the new use will not have an adverse effect on surrounding properties.

Potential issues relating to the operation of a swim school may include excessive noise and parking problems during scheduled class times. However, in this case noise problems are not anticipated since the pools and all instruction will take place indoors. All mechanical equipment associated with the pool are also located within an equipment room inside the building. Doors will be kept closed during business hours with air conditioning and indoor ventilation used to keep the facility at appropriate temperature and humidity levels.

One area of concern may be noise from customers leaving the facility through the entrance which faces a 31-unit apartment building to the east. While the apartments are over 100 feet away from the swim facility entrance, some noise will be generated in the parking lot from exiting customers and vehicles. The noise generated by customers will not exceed ambient noise levels along Artesia Boulevard. However, staff is

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recommending a condition that signs be posted to exit the facility quietly so as to not disrupt neighbors.

With respect to parking, Section 10-2.622 of the City's Zoning Ordinance requires one parking space per employee plus one parking space for every two (2) students for operation of a personal improvement service. Therefore, 40 parking spaces would be required to serve the indoor swim facility based on a maximum capacity of 42 students, 19 staff. The site currently has 70 parking spaces which exceeds the required parking.

The proposed hours are reasonable given the site and surrounding uses and are generally consistent with the hours of operation for other local businesses in the area.

Staff did receive one letter regarding this case from a neighbor on Vanderbilt Lane. The neighbor raised concerns about the intersection of Blossom Lane and Vanderbilt lane being an unsafe intersection. In his opinion, the proposed swim school will cause more vehicles to travel through this intersection. He is requesting that there be no site ingress and egress from Vanderbilt Lane to the subject property.

Staff appreciates and understands the concerns stated by the neighbor. However, staff does not believe that the proposed use warrants closing off vehicle access to the property from Vanderbilt Lane. First, the maximum occupancy requested for the use is limited to 42 students and 19 total staff at full capacity. Most staff will already be parked on-site with some part-time staff arriving throughout the day leaving 42 student trips the majority of which will be by vehicles, some from surrounding neighborhoods and some pedestrian trips from neighbors using the facility.

The City's Traffic Engineering Division expects the majority of vehicle trips to use the Artesia Boulevard entrance and exit. However, even using a very conservative estimate where the 42 student vehicle trips to the facility equally use both streets, then 21 additional vehicles are added onto Vanderbilt. Vanderbilt Lane is a 40 foot wide one-way street for westbound traffic. Under the General Plan the street is designated as a local street and capable of supporting 2,000 vehicles per day. Staff finds that Vanderbilt Lane and Artesia Boulevard can support all traffic generated by the proposed used and that the Personal Improvement Service Use has almost exactly the same intensity in terms of trip generation as the retail sales use of the property.

ENVIRONMENTAL STATUS:

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

FINDINGS:

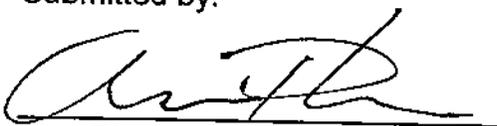
1. In accordance with Section 10-2.2506(b) of the Redondo Beach Municipal Code, approval of the request for a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
 - a) The proposed use is permitted in the land use district in which the site is located, and 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. The 47,500 square foot site is a large parcel with extensive parking and can accommodate the use.
 - 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. The subject property is accessible from a major arterial street in Artesia Boulevard and also has access from a local street in Vanderbilt Lane.
 - c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof subject to the conditions of approval requiring that all activity will be contained within the tenant space. All pools and equipment are located inside the building with no exterior activity.
 - d) The project is consistent with the Comprehensive General Plan of 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 Commercial (MU-1) zone and the project meets all criteria for granting a Conditional Use Permit.
3. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission and approved.
4. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15303 (Conversion of Small Structures) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).
5. The Planning Commission hereby finds that the proposed project will have no impact upon Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

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CONDITIONS:

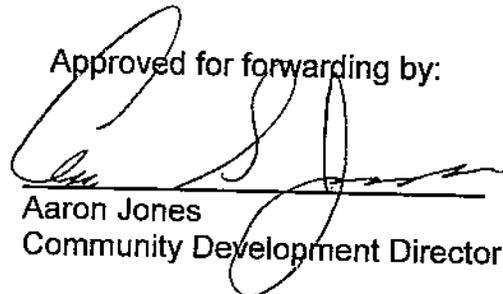
1. The approval granted herein is to allow the operation of a personal improvement service (swimming instruction). The facility shall be maintained and operated in substantial conformance with the plans reviewed and approved by the Planning Commission at its meeting of April 16, 2015.
2. That the indoor swimming facility shall be permitted to operate 8:00 a.m. to 9:00 p.m. Monday through Friday, from 8:00 a.m. to 6:00 p.m. on weekends.
3. 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.
4. That signs shall not be installed prior to the approval by the Planning Department in accordance with the City's Sign Regulation Criteria, Section 10-2.1802.
5. The Planning Department shall be authorized to approve minor changes.
6. 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.
7. That the applicant shall meet all Building Code requirements and Fire Code requirements.
8. That the applicant shall utilize the building's air conditioning system and indoor fans and maintain all doors closed during instruction activity.
9. That all customers be notified in writing and that signs be posted within the facility instruct customers to quietly exit the building.

Submitted by:



Alex Plascencia
Assistant Planner

Approved for forwarding by:



Aaron Jones
Community Development Director



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: April 16, 2015

PROJECT ADDRESS: 2012 Artesia Boulevard

PROPOSED PROJECT: Consideration of a request to allow the operation of a personal improvement service for a swim instruction facility in an existing commercial building, on property located within a Mixed-Use (MU-1) zone.

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

Section 15303 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that that the conversion of existing small structures from one use to another where only minor modifications are made to the interior of the structure, does not have a significant effect upon the environment. This finding is supported by the fact that the proposed project is the conversion of an existing commercial building into a swim school facility with the construction of in-ground pools and other interior renovations.

A handwritten signature in black ink, appearing to read 'Alex Plascencia', written over a horizontal line.

Alex Plascencia
Assistant Planner

RESOLUTION NO. 2015-04-PCR-004

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 ESTABLISHMENT OF AN INDOOR SWIM FACILITY ON PROPERTY LOCATED WITHIN A MIXED-USE (MU-1) ZONE (CASE NO. 2015-04-PC-006)

WHEREAS, an application was filed on behalf of the owner of the property located at 2102 Artesia Boulevard for approval of an Exemption Declaration and consideration of a Conditional Use Permit to allow the establishment of an indoor swim facility on property located within a Mixed-Use (MU-1) zone; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and applications would be considered was given pursuant to State law and local ordinances by publication in the Daily Breeze, 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 Division, and other interested parties at the public hearing held on the 16th day of April, 2015, with respect thereto.

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

1. Pursuant to Section 10-2.620 of the Redondo Beach Municipal Code, the proposed indoor swim facility is conditionally permitted within the Mixed-Use (MU-1) zone.
2. In accordance with Section 10-2.2506(b) of the Redondo Beach Municipal Code, approval of the request for a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
 - a. The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 2, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood. The 47,500 square foot site is a large parcel with extensive parking and can accommodate the use.

- 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. The subject property is accessible from a major arterial street in Artesia Boulevard and also has access from a local street in Vanderbilt Lane.
 - c. The proposed use shall have no adverse effect on abutting property or the permitted use thereof subject to the conditions of approval requiring that all activity will be contained within the tenant space. All pools and equipment are located inside the building with no exterior activity.
 - d. The project is consistent with the Comprehensive General Plan of the City.
3. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and approved.
 4. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15303 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 on the 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 16th day of April, 2015.

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 operation of a personal improvement service (swimming instruction). The facility shall be maintained and operated in substantial conformance with the plans reviewed and approved by the Planning Commission at its meeting of April 16, 2015.
2. That the indoor swimming facility shall be permitted to operate 8:00 a.m. to 9:00 p.m. Monday through Friday, from 8:00 a.m. to 6:00 p.m. on weekends.

3. 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.
4. That signs shall not be installed prior to the approval by the Planning Department in accordance with the City's Sign Regulation Criteria, Section 10-2.1802.
5. The Planning Department shall be authorized to approve minor changes.
6. 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.
7. That the applicant shall meet all Building Code requirements and Fire Code requirements.
8. That the applicant shall utilize the building's air conditioning system and indoor fans and maintain all doors closed during instruction activity.
9. That all customers be notified in writing and that signs be posted within the facility instruct customers to quietly exit the 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.

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 16th day of April, 2015.

Nicholas Biro, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Aaron Jones, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2015-04-PCR-004 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 16th day of April, 2015, by the following vote:

AYES:

NOES:

ABSENT:

Aaron Jones
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

Lina Portolese

From: Alex Plascencia
Sent: Tuesday, April 07, 2015 5:37 PM
To: Lina Portolese
Subject: FW: Preservation Plan



From: Stan Klemanowicz
Sent: Sunday, April 05, 2015 6:39 AM
To: Alex Plascencia
Subject: Preservation Plan

Good morning Alex.

I am an architect with over forty years design construction historical preservation and planning experience. Am also a long-term resident of Redondo Beach. In searching for your email address it was found on the Preservation Plan website. I wish to assist in development of the City Preservation Plan. Kindly send information regarding current efforts and group activities.

My effort in locating your address was due to my writing regarding the hearing for **Exemption Declaration and Conditional Use Permit** for an indoor aquatic facility at **2012 Artesia Boulevard**.

This structure is less than one-half block from my residence and in view from our windows. Stats has been in the building for many years without incident or intrusion in the community due to the low volume of customers and associated traffic. Access to site parking is from Artesia Boulevard a major commercial street and Vanderbilt Lane a residential street with much less traffic.

Without reviewing the documents for the project, the proposed legal occupant load may be the same as for retail - Stats. However creation of an aquatic facility is a much more intensive use during defined periods of time. Consequently, the number of vehicles of patrons might be quite high and exceed the capacity of the lot.

Parking on adjacent residential streets, Vanderbilt Lane and Blossom Lane is extremely limited and used by owners and tenants of properties on these streets. the site parking lot egress to Vanderbilt should be curtailed with access and egress only to Artesia allowed.

Egress, and access, from Vanderbilt will unnecessarily bring more vehicles to these residential streets. The intersection of Blossom and Vanderbilt does not have stop signs and a number of accidents and near-misses have occurred over the years. Access to the site parking lot from Vanderbilt will exacerbate the situation.

I celebrate the right of any entrepreneur to recycle and reuse the Stats building. Denying access to and from Vanderbilt will not affect their business model one bit. If so, their model must be faulty or the contemplated use is not what it seems.

Please place this restriction on their permit.

Best wishes.

Stan Klemanowicz
2101 Vanderbilt Lane
Redondo Beach, CA
310-465-7333

_____ Information from ESET Endpoint Antivirus, version of virus signature database 11439 (20150407)

The message was checked by ESET Endpoint Antivirus.

<http://www.eset.com>

_____ Information from ESET Endpoint Antivirus, version of virus signature database 11443 (20150408)

The message was checked by ESET Endpoint Antivirus.

<http://www.eset.com>

CITY OF REDONDO BEACH
PLANNING DIVISION

PLANNING DEPT REVIEWED BY: A.P.
DATE REVIEWED: 3/9/15

APPLICATION FOR CONDITIONAL USE PERMIT

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

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION		
	STREET ADDRESS OF PROPERTY: 2012 Artesia Blvd.		
	EXACT LEGAL DESCRIPTION OF THE PROPERTY:		
	ZONING: MU-1		
	LOT:	BLOCK:	TRACT:
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)		
	SITE SIZE (SQ. FT.): 47,500 GROSS FLOOR AREA (SQ. FT.) 16,900 FLOOR AREA RATIO: Approx. 2 to 1		
	RECORDED OWNER'S NAME: Savas and Helen Stathatos Family Trust and Dan and Beatrice Stathatos Family Trust	AUTHORIZED AGENT'S NAME:	
MAILING ADDRESS:	MAILING ADDRESS:		
TELEPHONE:	TELEPHONE:		
APPLICANT'S NAME: <i>South Bay Aquatics</i>	PROJECT ARCHITECT/FIRM/PRINCIPAL:		
MAILING ADDRESS: <i>2012 10 Lariat Lane Rolling Hills Estates, CA 90274</i>	MAILING ADDRESS:		
TELEPHONE: (310)357-9692	TELEPHONE:	LICENSE NO.	
B	REQUEST		
	<p>The applicant requests a Conditional Use Permit to use the above described property for the following purposes:</p> <p>For the operation of an indoor aquatics center and other uses directly related thereto, including private and group lessons, pre-team development, junior guard preparation, family swim and special events such as birthdays and receptions.</p>		

CID 44106

20150535

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.

The existing 16,900 square foot building is currently occupied for use as a general mercantile store for holiday decorations, floral arrangements supplies and general craft supplies. The site is developed with its own parking lot accessible from two public streets along with planters and trees.

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 building is approximately 16,900 sq. ft. on 47,500 sq. ft. of land zoned for Mixed Use. It's high Parking lot to Building size ratio is nearly 2 to 1 making this an excellent site for the described use. Per the attached site plan, there are 74 parking spaces provided on the premises as well as street parking on Artesia Blvd.. Based on the attached Floor Plan and the Lesson Plan running at full capacity, there are 12 lanes, with a maximum of three students per lane, plus 6 students in a baby and me class in the infant pool equals a maximum of 42 students in the water. Running at this capacity will require 13 instructors, 4 office staff, one deck supervisor and one director for a total employee count of 19. The parking requirement designated for this use is one space for each employee plus one space for every two students therefore requiring 40 parking spaces. This shows that there is ample parking on the premises, with or without the use of street parking.

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

Ingress and Egress is maintained by four separate 28 ft. wide driveways. The two driveways located on the north side of the property enter and exit from and onto eastbound traffic on Artesia Blvd. . At this point, the eastbound side of Artesia Blvd. is two traffic lanes plus one parking lane wide. The west driveway is for entering and the east driveway is for exiting. The traffic within the parking lot is one-way with two turn-about located within the parking lot area. In addition, there are two more driveways located at the side of the parking lot allowing for ingress and egress from and onto Vanderbilt Lane which is a westbound one way street one lane wide with parking allowed on both sides of the street.

OWNERS' AFFIDAVIT

Project addresses: 2012 Artesia Boulevard and 2019 Vanderbilt Lane,
Redondo Beach, California 90278

Project description: Building remodel

We, the Savas and Helen Stathatos Family Trust and The Residuary and Credit Trusts Created Under the Dan and Beatrice Stathatos Family Trust, dated March 18, 2005, being duly sworn, depose and say we are the owners of the property involved and this application has been prepared in compliance with the requirements printed herein. 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 our knowledge and belief.

Savas and Helen Stathatos Family Trust

By 
John Stathatos, Trustee

The Residuary Trust Created Under the Dan and Beatrice Stathatos Family Trust, dated March 18, 2005

By 
Steven Stathatos, Successor Co-Trustee

By 
Damon Stathatos, Successor Co-Trustee

The Credit Trust Created Under the Dan and Beatrice Stathatos Family Trust, dated March 18, 2005

By 
Steven Stathatos, Successor Co-Trustee

By 
Damon Stathatos, Successor Co-Trustee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On March 5, 2015 before me, Veronica O. Humphrey, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared John Stathatos, Steven Stathatos, and Damon Stathatos
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature *Veronica O. Humphrey*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Partner — Limited General Partner — Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

Company Overview

Mission Statement

Our Mission is to be the swim school of choice to the South Bay community. We strive to consistently provide our customers and their family's superior customer service and quality swimming instruction.

Our Philosophy and Values

Our philosophy is to provide our customers and their families with fundamental swim skills in a fun, friendly and family oriented environment. We understand that the quality of our swim program is dependent on the quality of our instructors. As such, our instructors are chosen based not only on their qualifications, but also on their ability to inspire and encourage students in the learning process. We believe the learning process should be filled with care and encouragement, from both the instructors and the student's family.

Business Description

South Bay Aquatics is an aquatic center dedicated to providing quality swim instruction in a state-of-the-art warm comfortable environment year round with excellent customer service.

Product Offerings

South Bay Aquatics offers four basic product lines; private, semi-private and group lessons, baby and me group classes, family swim, low aerobic fitness, private parties and swim gear/accessories. The majority of the business will be swim lessons supplemented with the group classes, low aerobic fitness and family swim. Swim gear and accessories will be offered as a convenience item to our customers.

Lessons

South Bay Aquatics offers swimming lessons to children and adults, ages 6 months and up, in private, semi-private and group formats. Lessons range from 15 to 30 minutes in length and are scheduled and sold on a monthly basis based on the number of times per week a student receives a lesson. With written notice, customers are free to start and stop their lessons at any time and there is no penalty for discontinuing their lessons.

The proposed facility includes 3 lesson pools (Pools 1, 3 and 4), an infant training pool (Pool 2) and a family swim pool (Pool 5). Lesson Pools 1 and 3 will have 3 lanes and Lesson Pool 4 will have 6 lanes, all with a maximum of 3 students per lane. The infant pool (Pool 2) will have two lanes with only one student per lane.

Baby and Me Classes

Baby and Me classes will be available to children and their adult caregiver ages 6 months through 4 years old. Baby and me classes are designed to provide comfort and build confidence in the water while in the hands of their trusted caregiver. The goal is for students to overcome any fears of the water and provide the beginning swimming and breathing skills through song and games. These classes are held during non-peak hours in the infant pool (Pool 2) with a maximum of 6 students per class.

Family Swim

Our Family Swim pool (Pool 5) is for families who don't have access to a swimming pool but want to enjoy the opportunity to swim year round. A limited amount of annual passes are sold each year allowing families to use the family swim area year round during our normal business operating hours.

In addition to Family Swim, we may offer monthly or annual fitness passes where a customer may use Pool 3 for low aerobic exercise, such as water walking, during none peak hours. With all of the pools in this facility maintained at 90 deg F, high aerobic lap swimming will not be able to be done at this location. Like the Family Swim passes, the fitness passes will be sold on a limited basis to avoid any chance of over crowding the pool.

Lesson Schedule and Hours of Operation

Our hours of operation may be from 8:00 AM to 9:00 PM Monday through Friday and 8:00 AM to 6:00 PM Saturdays and Sundays. Classes are scheduled in 15 and 30 minute increments throughout each day with the last class scheduled 30 minutes prior to closing. Currently our first lesson begins at 9:00AM and the last lesson ends at 8:00 PM Monday through Friday and the first lesson begins at 8:00 AM and the last lesson ends at 5:00 PM on Saturdays and Sundays. Peak hours of operation are from 3:00PM to 7:00 PM M- F and 8:00 AM to 1:00 PM Sat. and Sun. We are closed for most holiday weekends and the last two weeks of the year.

Parking Accomodations

Per the attached site plan, there are 70 parking spaces provided on the premises as well as street parking on Artesia Blvd.. Based on the attached Floor Plan and the Lesson Plan described above running at full capacity, there are 12 lanes, with a maximum of three students per lane, plus 6 students in a baby and me class in the infant pool equals a maximum of 42 students in the water. Running at this capacity will require 13 instructors, 4 office staff, one deck supervisor and one director for a total employee count of 19. The parking requirement designated for this use is one space for each employee plus one space for every two students therefore requiring 40 parking spaces. This shows that there is ample parking on the premises, with or without the use of street parking.



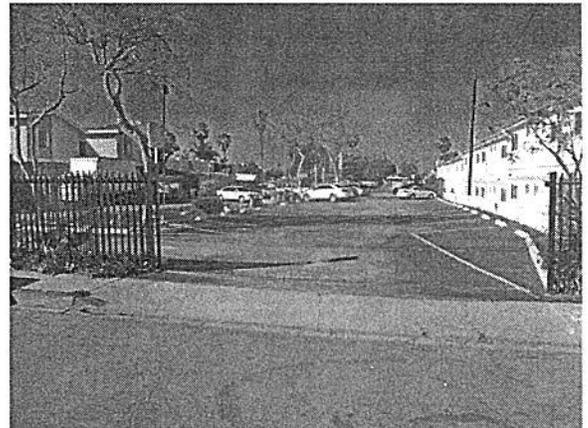
Existing SW View



Existing SW View



Existing Southern View



Existing Northern View



Existing Western View



Existing Western View



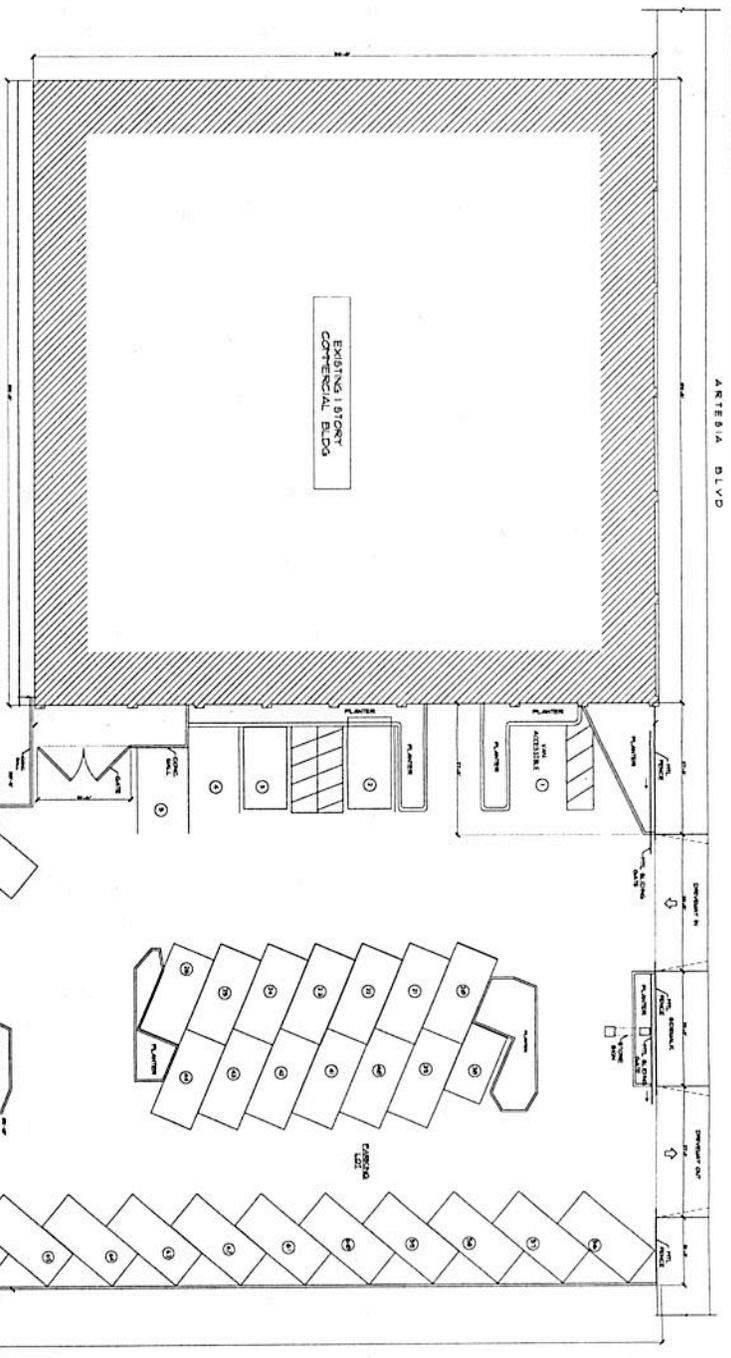
Existing Signage



Proposed Signage

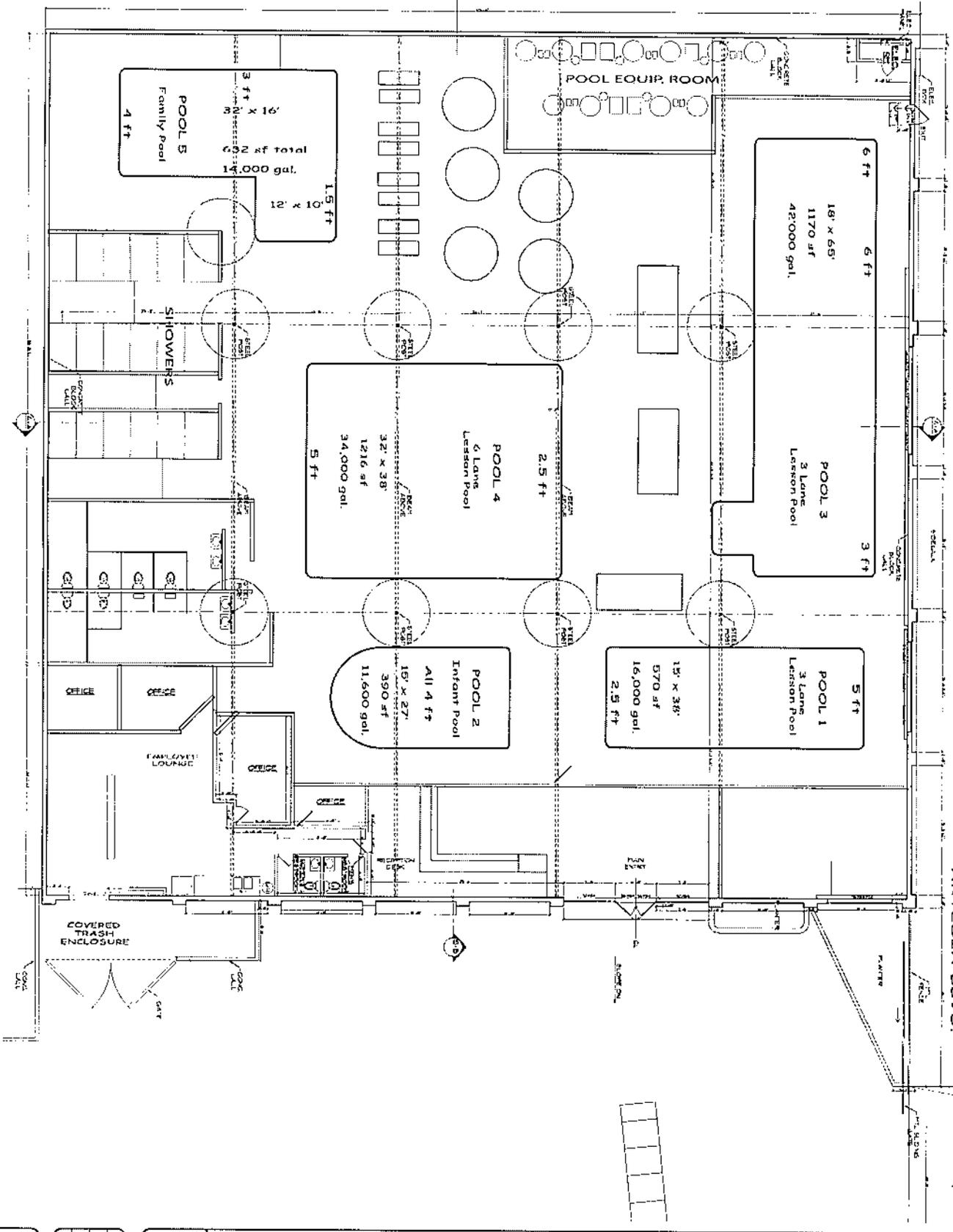


Proposed Signage



Proposed Site Plan

<div style="border: 1px solid black; padding: 5px; display: inline-block;"> 1 SITE OF 6 </div>	<div style="border: 1px solid black; padding: 2px; display: inline-block;"> 202 ARTESIA BLVD CH. 14.14 C.P.L. AS NOTED </div>	<div style="border: 1px solid black; padding: 2px; display: inline-block;"> SITE PLAN AS-BUILT DRAWINGS FOR 2012 ARTESIA BLVD REDONDO BEACH, CA 90278 </div>	<div style="border: 1px solid black; padding: 2px; display: inline-block;"> ASBUILTARCH.COM ARCHITECTURAL AS-BUILT FIELD MEASUREMENTS AND CAD DRAWINGS TEL. (310) 824 - 3519 E-MAIL: GM@ASBUILTARCH.COM </div>	<table border="1" style="border-collapse: collapse;"> <tr> <td style="font-size: 8px;">Date</td> <td style="width: 50px;"></td> </tr> <tr> <td style="font-size: 8px;">Revision</td> <td></td> </tr> </table>	Date		Revision	
Date								
Revision								



EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"



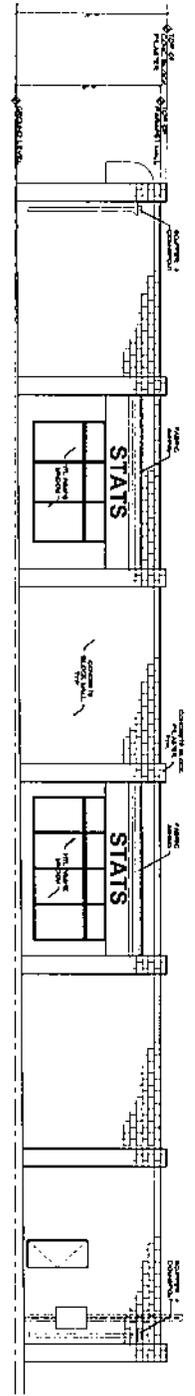
2
 SHEET 2

201 ARTESIA BLVD
 09-14-11
 AS NOTED

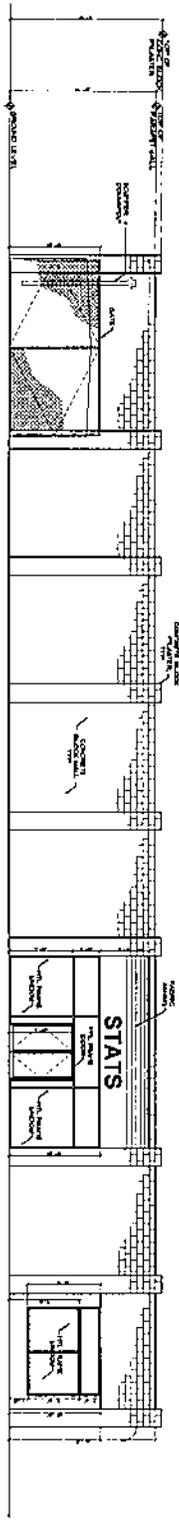
AS-BUILT DRAWINGS FOR
 2012 ARTESIA BLVD
 REDONDO BEACH, CA 90278

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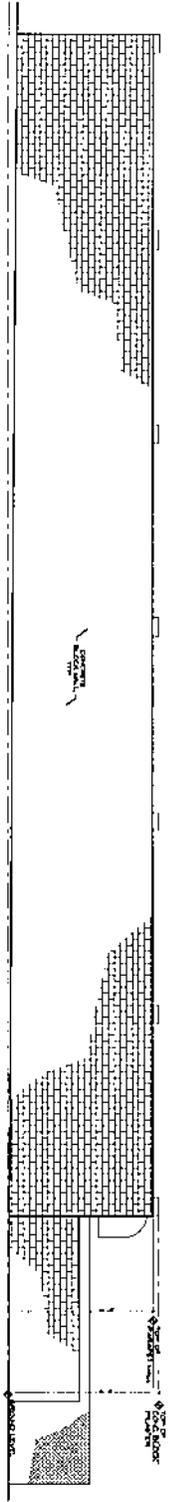
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 Project: _____



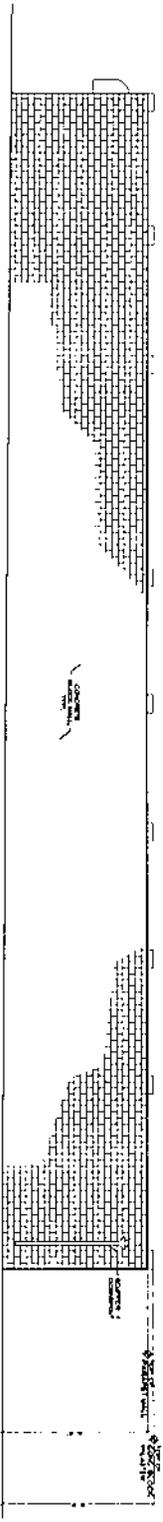
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

Date	
Revision	

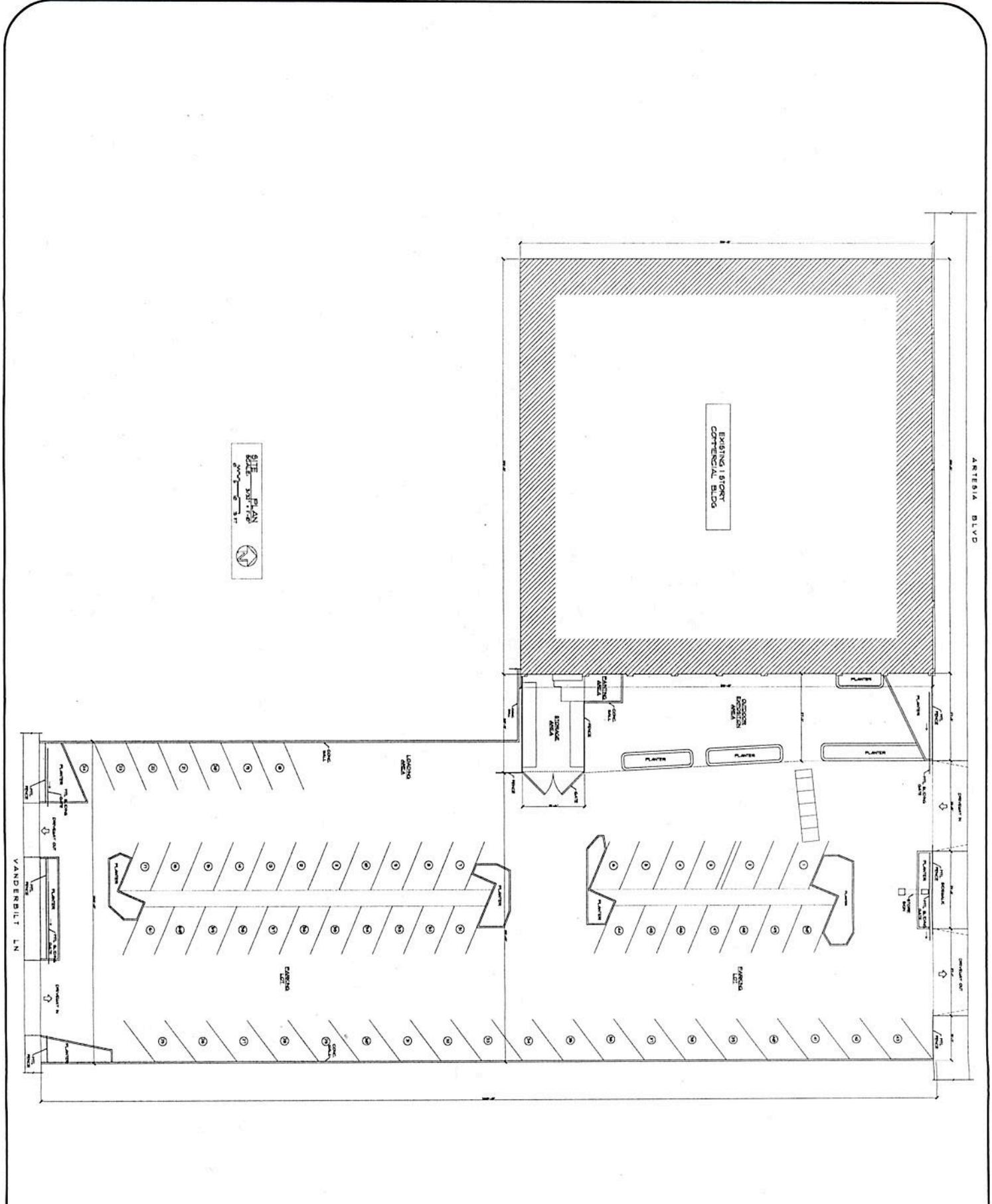
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AS-BUILT DRAWINGS FOR
 2012 ARTESIA BLVD
 REDONDO BEACH, CA 90278

ELEVATIONS:
 NORTH
 EAST
 SOUTH
 WEST

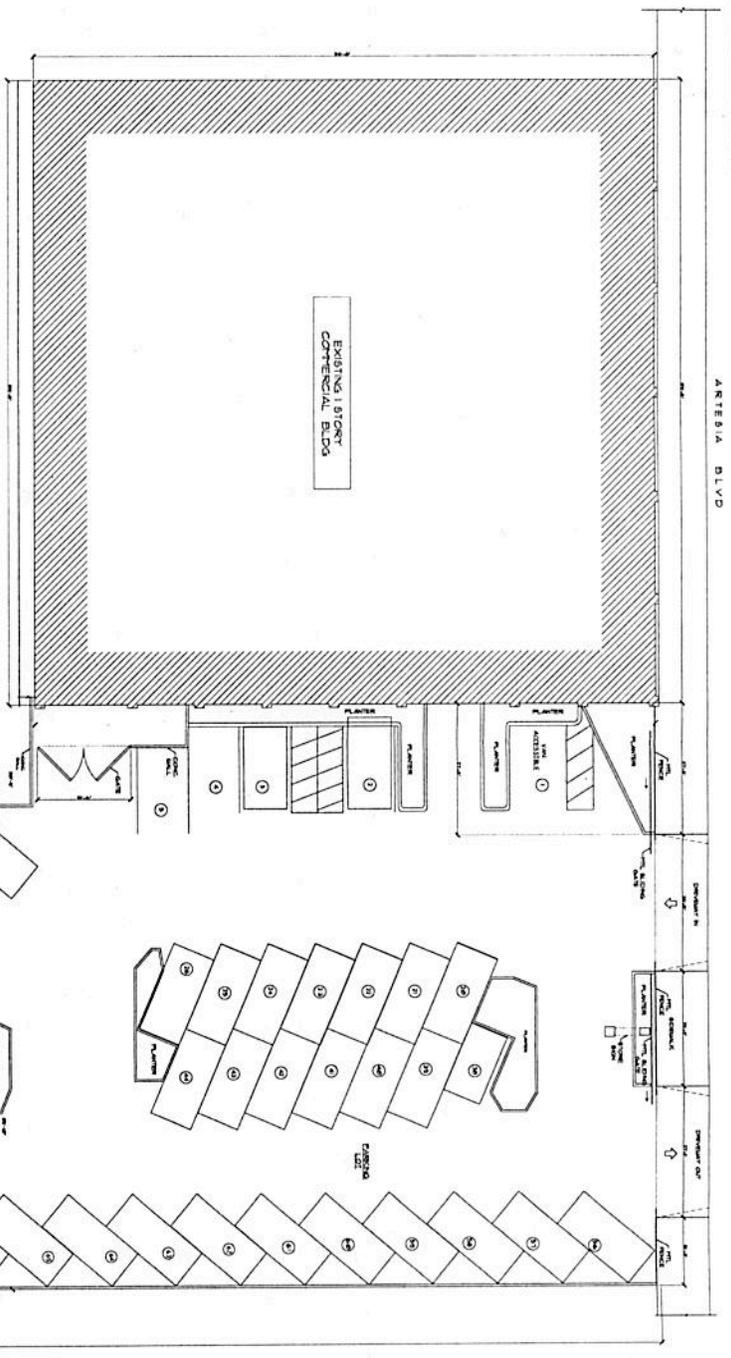
202 ARTESIA BLVD	DATE
2012-11-14	04/11/12
GM	AA NOTED

4
 SHEET OF 6



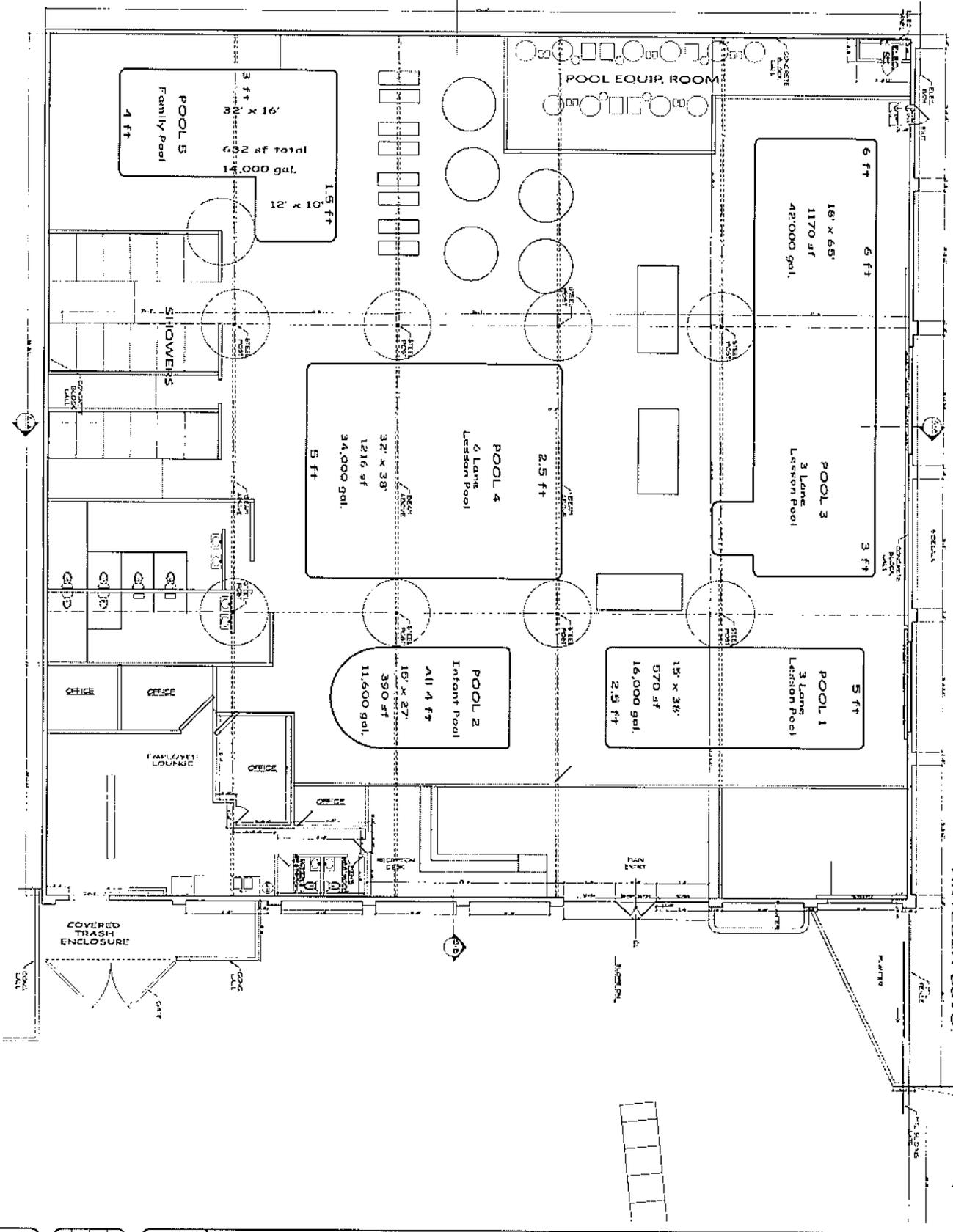
Existing Site Plan

I SHEET 06	200 ARTESIA BLVD CHINA CA 90708	AS-BUILT DRAWINGS FOR 2012 ARTESIA BLVD REDONDO BEACH, CA 90278	ASBUILTARCH.COM ARCHITECTURAL AS-BUILT FIELD MEASUREMENTS AND CAD DRAWINGS TEL. (310) 824 - 3519 E-MAIL: GM@ASBUILTARCH.COM	Date: _____ Revision: _____
	SITE PLAN AS NOTED			_____ _____



Proposed Site Plan

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Date	Revision							



EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 07-11-11

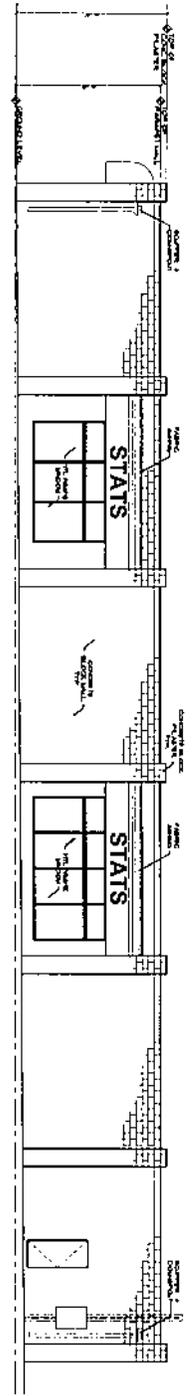
2
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201 ARTESIA BLVD
 07-11-11
 AS NOTED

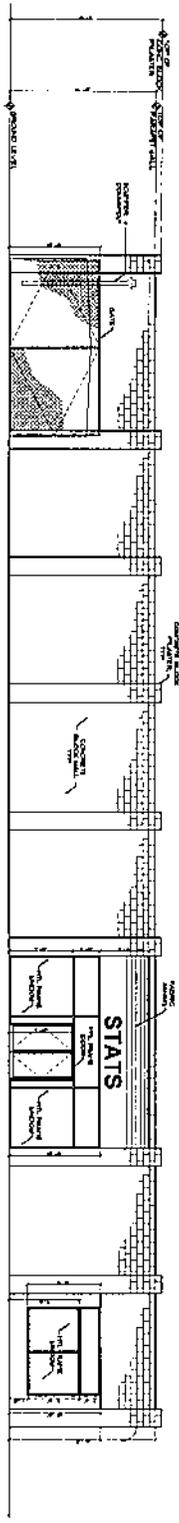
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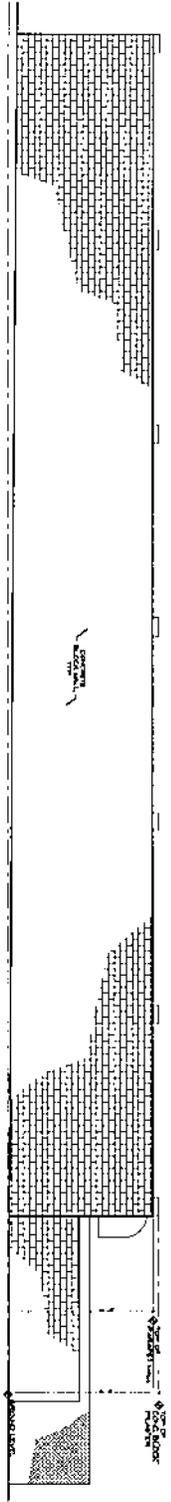
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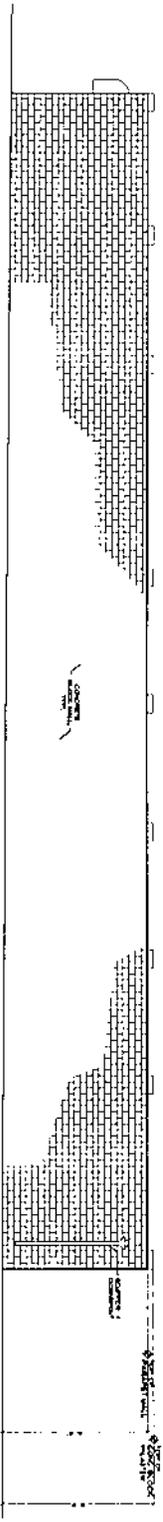
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION
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ELEVATIONS:
 NORTH
 EAST
 SOUTH
 WEST

202 ARTESIA BLVD	DATE
2012-11-14	04
GM	AA NOTED

4
 SHEET OF 6