

**AGENDA – REGULAR MEETING
PLANNING COMMISSION
CITY OF REDONDO BEACH
THURSDAY MARCH 17, 2016 – 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: Consider New Business Item #10 prior to Section VII. 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 March 17, 2016.
5. Approval of the following minutes: Regular Meeting of February 18, 2016.
6. Receive and file the Strategic Plan Update of February 16, 2016.
7. Receive and file written communications.

IV. AUDIENCE OATH

V. EX PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.

VI. EXCLUDED CONSENT CALENDAR ITEMS

VII. PUBLIC HEARINGS

8. A Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a body art and body piercing studio within an existing commercial building on property located within a Pedestrian-Oriented Commercial (C-2PD) zone.

APPLICANT:	Todd Hooper
PROPERTY OWNER:	Jimmy Cordones
LOCATION:	2505 Artesia Boulevard
CASE NO.:	2016-03-PC-007
RECOMMENDATION:	Approve with conditions

9. A Public Hearing for consideration of an Exemption Declaration, Conditional Use Permit, and Coastal Development Permit to allow the operation of a children's activity center within an existing commercial building on property located within a Commercial (C-5A) zone, in the Coastal Zone.

APPLICANT: Peter Rockwood, dba The Coop
PROPERTY OWNER: Jackson Yang
LOCATION: **901 N. Catalina Avenue**
CASE NO.: 2016-03-PC-008
RECOMMENDATION: Approve with conditions

VIII. OLD BUSINESS

Items continued from previous agendas.

IX. NEW BUSINESS

Items for discussion prior to action.

10. Discussion and input to the City Manager for Fiscal Year 2016-2017 Budget

Recommendation: Receive and file report and provide input

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, April 21, 2016 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.

March 10, 2016

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

AFFIDAVIT OF POSTING

Pursuant to the requirements of Government Code Section 54955, agendas for a regular Planning Commission meeting must be posted at least seventy-two (72) hours in advance and in a location that is freely accessible to members of the public. As Planning 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 Thursday March 10, 2016, the agenda for the March 17, 2016 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 March 17, 2016 was posted by me at the following location(s) on the date and hour noted below:

Posted on: 3/10/2016 at 4:00 pm
(date) (time)

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

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


Signature

3/10/16
Date

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
Commissioners Absent: Biro, Sanchez
Officials Present: Aaron Jones, Community Development Director
Marianne Gastelum, Assistant Planner
Stacey Kinsella, Associate Planner
Lina Portolese, Planning Analyst
Genny Ochoa, Recording Secretary

SALUTE TO THE FLAG

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

APPROVAL OF ORDER OF AGENDA

Moved by Commissioner Mitchell, seconded by Vice Chair Goodman, to hold the Public Hearing for Item No. 12 (Old Business) at the beginning of the Public Hearings section, prior to Item No. 8.

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
NAYS: None
ABSTAINED: None
ABSENT: Commissioners Biro, Sanchez

CONSENT CALENDAR ITEMS

4. Approval of Affidavit of Posting for the Planning Commission meeting of February 18, 2016.
5. Approval of the following minutes: Regular Meeting of January 21, 2016.
6. Receive and file the Strategic Plan Update of January 19, 2016.
7. Receive and file written communications.

Moved by Commissioner Mitchell, seconded by Commissioner Ung, to:

Pull Item 5 to correct the minutes of January 21, 2016, by adding that Commissioner Mitchell recused himself from the Public Hearing for Case No.

2016-01-PC-002 due to him residing 500 feet within the subject property, and approve remaining Consent Calendar Items

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
NAYS: None
ABSTAINED: None
ABSENT: Commissioners Biro, Sanchez

AUDIENCE OATH

Chair Rodriguez asked that those people in the audience who wished 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”?

Audience members stood and answered, “I do.”

EX PARTE COMMUNICATIONS

Chair Rodriguez disclosed discussing Item 10 with a citizen.

EXCLUDED CONSENT CALENDAR - NONE

OLD BUSINESS

Continued from meeting of January 21, 2016

12. Public Hearing for consideration of an Exemption Declaration and Planning Commission consideration of an Administrative Design Review, Vesting Tentative Parcel Map No. 73918 and Variance to allow fill of the finished elevation in excess of the 30-inch maximum allowed by code within a portion of the east side yard to provide for usable driveway slope and adequate drainage for the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

APPLICANT: Nora Ey Nadlan LLC
PROPERTY OWNER: George and Kelli Redmond
LOCATION: **1912 Marshallfield Lane**
CASE NO.: 2016-01-PC-001
RECOMMENDATION: Approve with conditions

Assistant Planner Marianne Gastelum stated that at the meeting of January 21, 2016, the Planning Commission requested additional information and photographs of the subject property and adjacent properties, and the applicant had complied with the request. Ms. Gastelum reviewed staff's report which included:

- Photos of the subject site and surrounding properties
- Cross sections of the proposed development/relationship to the adjoining properties
- Neighborhood outreach communication

- Grading information

REQUEST FOR VARIANCE

- Substantial grade difference from the front of the lot to the rear of the lot
- Development of this lot cannot be achieved unless the applicant obtains a Variance from either the maximum fill of 30” or the maximum 15% slope for the driveway

Variance request to raise the grade an additional 21” along the driveway portion of the lot

PROPOSED DEVELOPMENT (rendering)

SITE COMPATIBILITY

The proposed development is compatible with the 2-unit condominium to the west at 1910 Marshallfield. This site was granted a variance in 2008 to raise the grade throughout the lot 33” to 44”

The proposed development although larger than the existing single-family, single-story residence to the east – there will be a significant distance between the proposed development and the residence to the east due to the location of the driveway and the side loaded garages for the condominiums

RECOMMENDATION:

Assistant Planner Gastelum stated that staff recommended that the Planning Commission make the findings in the resolutions and approve the Variance, Administrative Design Review, Vesting Tentative Parcel Map No. 73918 and Exemption Declaration for the 2-unit condominium project subject to the plans, staff report and conditions of approval.

Chair Rodriguez asked for comments from the applicant.

Mr. Manuel George, applicant’s representative, stated that the project was compatible with the neighborhood, and added that because of the property’s topography they could not conform to the City’s zoning ordinance. Mr. George requested approval of the Variance for the 21” above the maximum 30” allowed by City code and approval of Case No. 2016-01-PC-001.

In response to Commissioner Gaian, Mr. George stated that the property owner had contacted the tenant of the property who spoke at the last Commission meeting, and the tenant had received his security deposit and vacated the property.

In response to Commissioner Mitchell regarding rainwater drainage flow, Mr. George stated that the water flow would be mitigated by the shallower slope, and the water would be pumped out to the flow line of the project, and that there would be no direct influence to the flow patterns of the site.

Moved by Vice Chair Goodman, seconded by Commissioner Mitchell, to open the Public Hearing.

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
NAYS: None

ABSTAINED: None
ABSENT: Commissioners Biro, Sanchez

Chair Rodriguez called for anyone wishing to speak in favor of or against Case No. 2016-01-PC-001.

There being no speakers, Chair Rodriguez closed the public comment.

Moved by Commissioner Mitchell, seconded by Vice Chair Goodman, to:

ADOPT RESOLUTION 2016-01-PCR-001, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR A VARIANCE, ADMINISTRATIVE DESIGN REVIEW, AND VESTING TENTATIVE PARCEL MAP NO. 73918 TO ALLOW THE CONSTRUCTION OF A 2- UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE- FAMILY RESIDENTIAL (R-2) ZONE AT 1912 MARSHALLFIELD LANE (CASE NO. 2016-01-PC-001)

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
NAYS: None
ABSTAINED: None
ABSENT: Commissioners Biro, Sanchez

PUBLIC HEARINGS

8. Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a body art studio within an existing commercial building on property located within a Commercial (C-2) zone.

APPLICANT: Envy Inc, c/o Daniel C. Quintana
PROPERTY OWNER: Cardinal Equities LLC
LOCATION: **2615 190th Street, #107**
CASE NO.: 2016-02-PC-003
RECOMMENDATION: Approve with conditions

Associate Planner Stacey Kinsella reviewed staff's report and discussed:

- Aerial view of the subject site
- Photos of the subject site including south and east/north elevations, and surrounding properties

Existing Site

- 20-foot wide rear driveway
- 24-foot wide front driveway
- 51 parking spaces
- Tenant at lower eastern side

Business Model

- 1,000 sq. ft.
- Primarily piercing – one main piercing room
- Retail component at front (accessories)
- Rear “Insert Room” – secondary piercing room or jewelry application
- Either room could be for tattooing
- Restroom, closet, clean room
- Two employees
- Hours – 10:00 a.m. to 10 p.m., 7 days

Body Art Studios

- Body Art Ordinance (Nov. 2015)
 - Ensure compliance – State and County Health/safety regulations, AB 300
 - Maintain compatibility with surrounding land uses
- Criteria
 - Closed 10:00 p.m. to 10 a.m.
 - Operators – responsible for all employees to be trained/certified
 - Must meet AB 300 for all safety procedures – L.A. County registration, health permits, and inspection process
 - No Live animals, no temporary/mobile events, no alcohol
 - Minimum 1,000 ft. between studios

Evaluation of the Request

- Meets allowable hours – 10:00 a.m. to 10 p.m., 7 days
- Applicant aware and shall meet AB 300
- No live animals, no temporary/mobile events, no alcohol
- First body art studio, no other existing or proposed facilities within 1,000 feet

Conditional Use Permit Criteria

- Site – conform to General Plan, adequate in size/shape to accommodate required features (setbacks/parking)
- Adequate access to street for traffic generated
- No adverse effect on abutting properties
- Any conditions proposed in the resolution shall be necessary to protect public health, safety, and welfare

Evaluation of the Request

- General Plan – small neighborhood shopping centers meant to have mix of retail, service-oriented businesses, and professional offices
- Site Plan- adequate in size/shape to support the existing building
- Two driveways, one providing access to each street
- Building set back from residential neighborhoods
- Buffer – block wall at rear alley and parking/vegetation on west
- Parking – equal to previous floral business, 4 spaces (1/250)
 - Only two employees serving one to two customers
 - Strong female client base, share overlap with nail/skin services

Proposed Conditions

- The whole of the business shall be conducted entirely inside the tenant space

- There shall be no loitering at or around the eastern side or the rear northerly side of the building at any given time
- The rear door shall remain closed after 7:00 p.m.
- All required Health permits shall be displayed in a visible location inside the studio
- Applicant shall obtain a separate sign permit

RECOMMENDATION

- Make findings set forth in the Draft Resolution
- Adopt the Exemption Declaration
- Approve the Conditional Use Permit for a new body art studio with proposed conditions

Chair Rodriguez asked for comments from the applicant.

Mr. Bruce Kusada spoke on behalf of Daniel Quintana, applicant, and stated that the applicant had been in the piercing business for over 10 years and was highly professional and courteous to his customers. Mr. Quintana operates two facilities located in Westwood (co-owned) and Hermosa Beach (rents space in an existing facility), however upon opening the studio in Redondo Beach, he will terminate his interest in the Hermosa Beach business. Mr. Kusada added that surrounding business owners were supportive of the proposed studio. Mr. Kusada further added that Mr. Quintana was CPR and First Aid certified and was in compliance with requirements by the L.A. County Public Health Department. Mr. Kusada stated that body piercing was 90 percent of the business, with a small percentage of tattooing in the future. Mr. Kusada further stated that Mr. Quintana had read and agreed to the conditions of approval as outlined in staff's report, and requested approval of the Conditional Use Permit.

Moved by Commissioner Mitchell, seconded by Vice Chair Goodman, to:

Open the Public Hearing, and receive and file all documents regarding Case No. 2016-02-PC-003.

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
 NAYS: None
 ABSTAINED: None
 ABSENT: Commissioners Biro, Sanchez

Chair Rodriguez called for those wishing to speak in favor of or against Case No. 2016-02-PC-003.

There being no speakers, Chair Rodriguez closed the public comment

In response to Vice Chair Goodman, Community Development Director Jones stated that piercing/tattooing were covered under the body art (ordinance).

Moved by Vice Chair Goodman, seconded by Commissioner Mitchell, to:

ADOPT RESOLUTION NO. 2016-02-PCR-003, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF

**A BODY ART STUDIO IN AN EXISTING BUILDING LOCATED WITHIN THE
COMMERCIAL (C-2) ZONE AT 2615 WEST 190TH STREET**

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
NAYS: None
ABSTAINED: None
ABSENT: Commissioners Biro, Sanchez

9. Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a body art studio within an existing commercial building on property located within a Commercial (C-3) zone.

APPLICANT: David Allen Nelson
PROPERTY OWNER: Dorothy Corwin
LOCATION: **417 Torrance Boulevard**
CASE NO.: 2016-02-PC-004
RECOMMENDATION: Approve with conditions

Moved by Vice Chair Goodman, seconded by Commissioner Mitchell, to:

Open the Public Hearing and receive and file all documents regarding Case No. 2016-02-PC-004, Applicant David Allen Nelson

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
NAYS: None
ABSTAINED: None
ABSENT: Commissioners Biro, Sanchez

Associate Planner Stacey Kinsella reviewed staff's report and discussed:

- Aerial view of the subject site
- Photos of the subject site including south/east elevations, and surrounding properties

Existing Site

- 20-foot wide driveway
- 10 parking spaces
- Tenant space in middle

Business Model

- 600 sq. ft.
- Only tattooing – one table
- Seating area/counter
- Office/supplies
- Two restrooms
- Utility and storage area
- Two employees, one client

- 12:00 p.m. to 8:00 p.m., Tuesday through Sunday

Body Art Studios

- Body Art Ordinance (Nov. 2015)
 - Ensure compliance – State and County Health/safety regulations, AB 300
 - Maintain compatibility with surrounding land uses

Criteria

- Closed 10:00 p.m. to 10 a.m.
- Operators – responsible for all employees to be trained/certified
- Must meet AB 300 for all safety procedures – L.A. County registration, health permits, and inspection process
- No Live animals, no temporary/mobile events, no alcohol
- Minimum 1,000 ft. between studios

Evaluation of the Request

- Meets allowable hours – 12:00 p.m. to 8:00 p.m., 6 days
- Applicant aware and shall meet AB 300
- No live animals, no temporary/mobile events, no alcohol
- Second body art studio, beyond 1,000 feet from 190th site

Conditional Use Permit Criteria

- Site – conform to General Plan, adequate in size/shape to accommodate required features (setbacks/parking)
- Adequate access to street for traffic generated
- No adverse effect on abutting properties
- Any conditions proposed in the resolution shall be necessary to protect public health, safety, and welfare

Evaluation of the Request

- General Plan – small neighborhood shopping centers meant to have mix of retail, service-oriented businesses, and professional offices
- Site Plan- adequate in size/shape to support the existing building
- One driveway to Guadalupe Avenue
- Building at P.L., residential to rear, building faces Torrance and no openings to rear
- Parking – equal to previous wellness business, 3 spaces (1/250)
- Only two employees serving one to two customers
- Signage
 - Must be compatible – color, size and scale
 - No adverse impact to abutting properties or harmful
 - Frontage approx. 30 feet, 7-foot wide sign only 23%
 - 13 inches high – matches existing eave
 - Approx. 7.5 square feet – only 3% of business frontage (15% max.)
 - Black and red does not appear compatible with existing building

Proposed Conditions

- The whole of the business shall be conducted entirely inside the tenant space
- There shall be no loitering at or around the eastern side or the rear northerly side of the building at any given time
- Revised signage colors and design compatible with building to be submitted for review and approval by Planning staff

- All required Health permits shall be displayed in a visible location inside the studio

RECOMMENDATION

- Make findings set forth in the Draft Resolution
- Adopt the Exemption Declaration
- Approve the Conditional Use Permit for a new body art studio with proposed conditions

Chair Rodriguez asked for comments from the applicant and the applicant chose to not speak.

Chair Rodriguez called for those wishing to speak in favor of or against Case No. 2016-02-PC 004.

There being no speakers, Chair Rodriguez closed the public comment.

In response to Commissioner Ung, Associate Planner Kinsella stated that the Conditional Use Permit is for tattooing only, however if the applicant wishes to revise the Permit in the future to add piercing, staff would review and verify that all ordinance requirements are met.

In response to Chair Rodriguez, Associate Planner Kinsella confirmed the hours of operation as requested by the applicant, and longer hours of operation, i.e. 10:00 a.m. to 10:00 p.m., seven days a week would be available at the applicant's request.

In response to Commissioner Ung, Community Development Director Jones stated that the subject site was located in an active commercial corridor and that staff did not have concerns with the amended hours of operation.

Moved by Vice Chair Goodman, seconded by Commissioner Mitchell to:

ADOPT RESOLUTION NO. 2016-02-PCR-004, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A BODY ART STUDIO IN AN EXISTING BUILDING LOCATED WITHIN THE COMMERCIAL (C-3) ZONE AT 417 TORRANCE BOULEVARD, AS AMENDED TO CONDITION NO. 8, TO ALLOW THE BUSINESS TO OPERATE FROM TO 10:00 A.M. TO 10:00 P.M., SEVEN DAYS A WEEK.

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
NAYS: None
ABSTAINED: None
ABSENT: Commissioners Biro, Sanchez

10. Public Hearing for consideration of an Exemption Declaration and Amendment to a Conditional Use Permit to allow an extension of the hours of operation for an existing restaurant within a commercial building on property located within a Commercial (C-2) zone.

APPLICANT: Avenue A Bar & Grill
LOCATION: **800 S. Pacific Coast Highway, #9**
CASE NO.: 2016-02-PC-005
RECOMMENDATION: Approve with conditions

Moved by Vice Chair Goodman, seconded by Commissioner Mitchell, to open the Public Hearing.

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
NAYS: None
ABSTAINED: None
ABSENT: Commissioners Biro, Sanchez

Planning Analyst Lina Portolese reviewed staff's report and discussed:

Subject Site

- Commercial C-2 zoned property
- Residentially zoned properties to the east and south
- Fronts Pacific Coast Highway, a major arterial

Existing Conditions

- 15,295 sf commercial center approved in 1985
- Restaurant use approved in 1986
- Front is set back from PCH by 64-foot deep parking lot with 66 parking spaces
- Set back from rear residential by 15-foot wide alley
- Avenue A Bar and Grill has occupied the restaurant space since October 2013
- Photos of the subject site including front view, corner views, adjacent residential properties, and additional views from the west

Request

- Existing allowed hours of operation are 6:00 a.m. to 10 p.m. daily
- Request is to allow the following hours of operation:
 - 6:00 a.m. to 11:00 p.m., Sunday through Thursday
 - 6:00 a.m. to 1:00 a.m., Friday and Saturday
- Allow live entertainment by a maximum of 2 performers with an Entertainment Permit

Conditional Use Permit

- Purpose of review:
 1. Ensure the use is permitted in the zone and the property is adequate to accommodate the use
 2. The use is located on a site with access to a public street adequate to carry the type of traffic generated by the use
 3. The use has no adverse effect on abutting properties, subject to conditions

Evaluation of the Request

- Hours of operation
 - In 1986, tenant space was approved for restaurant use, with conditions

- Previous occupants were Viva La Pasta Italian Restaurant and Aimee's French Restaurant
- CUP for the commercial center requires businesses close by 12:00 midnight
- Hours of operation until 11 p.m., Sunday through Thursday and 12 midnight, Friday and Saturday are consistent with other restaurants along PCH and with the center's CUP
- Entertainment
 - Entertainment is offered by other restaurants in the City
 - Limit of 2 entertainers/performers for this location
 - Proposed conditions to mitigate noise impacts to include:
 - ❖ All doors and windows to remain closed during business hours
 - ❖ Personnel to monitor entrance and exterior area to ensure patrons enter and exit in timely manner
 - Entertainment Permit can be modified or revoked if conditions are violated

RECOMMENDATION

- Make findings as set forth in the staff report and draft Resolution
- Adopt the Exemption Declaration
- Approve the amendment to a Conditional Use Permit to allow an extension to the hours of operation for an existing restaurant

In response to Chair Rodriguez, Planning Analyst Portolese stated that the entertainment permit could be modified or revoked after three verified complaints are received within a one-year time frame.

In response to Commissioner Mitchell, Planning Analyst Portolese stated that the complaints were a combination of music and noise from people loitering in front of the establishment.

Moved by Chairperson Rodriguez, seconded by Vice Chair Goodman, to receive and file additional letters received from the public.

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
 NAYS: None
 ABSTAINED: None
 ABSENT: Commissioners Biro, Sanchez

Chair Rodriguez called for the applicant to speak.

Applicant Alex Jordan, partner, stated they (business owners) wanted to be good neighbors and provide a nice restaurant to customers. Mr. Jordan stated that they would monitor people in the front and rear exterior of the restaurant. Mr. Jordan mentioned that customers would walk to Pat's Lounge and return to their restaurant. Mr. Jordan stated that Avenue A was a family-oriented business and they wanted to be allowed to remain open until 1:00 a.m. on Fridays and Saturdays, as it would enhance their business

In response to Commissioner Mitchell, Mr. Jordan stated they would provide "no loitering" signage in the alley. Mr. Jordan added that they wanted to provide a pleasant experience to their patrons including their neighbors.

In response to Chair Rodriguez, Mr. Jordan stated they assumed the allowed hours of operation were until 11 p.m. during the week and 1:00 a.m. on weekends, however changed their closing to 10 p.m. as soon as they were notified of the allowed hours of operation (6:00 a.m. to 10 p.m.). Mr. Jordan further stated that they were in operation for two years before the issue was brought up.

In response to Chair Rodriguez, Planning Analyst Portolese stated that there had not been any complaints since receipt of the amendment application.

In response to Chair Rodriguez, Mr. Jordan stated that cameras were placed at the side and front of the business and that they would install cameras if required by the Commission.

Commissioner Gaian stated that the existing Conditional Use Permit was for the entire center, and expressed concern about potential impact to the hours of operation of the existing businesses.

Applicant Marty Rodriguez, partner, came forward and commented on the insulated walls, designated smoking section, landlord approval of the hours of operation, monitoring of the alley, and gated trash container. Mr. Rodriguez addressed reports of people drinking outside the restaurant and explained that they were their cooks on smoke breaks “drinking Red Bull.”

In response to Commissioner Ung, Community Development Director Jones stated that the master Conditional Use Permit was issued when the project was constructed, and it would need to be amended if the Commission approves the requested hours of operation. Mr. Jones stated that if the Commission wished to allow hours of operation beyond midnight, staff recommended that the amendment allow only this business to exceed the hours beyond midnight.

In response to Commissioner Ung, Applicant Rodriguez stated that they preferred the hours to 1:00 a.m., but would accept the Commission’s decision.

In response to Vice Chair Goodman, Mr. Rodriguez stated that street noise was louder than noise from the restaurant and “blaring music does not happen.”

Applicant Rodriguez commented on the restaurants layout and requested Commission consideration of allowing Friday and Saturday hours of operation to 1:00 a.m.

In response to Commissioner Mitchell, Mr. Jordan stated that they would provide signage for smoking customers to keep noise levels at a minimum in consideration of adjacent neighbors.

Chair Rodriguez asked if anyone present wished to speak on the item.

Patty Boge, Lomita, CA – stated that she and friends go where Andy and Rene performed, the entertainment was not loud, and urged Commission approval of the 1:00 a.m. closing and Conditional Use Permit amendment as requested.

Patrick Summer, 516 N. Francisca Ave., #C – stated he loved Avenue A and the performers, and that the restaurant attracts calm crowds.

Marilee Tadler, 6949 Abbottswood Dr., Rancho Palos Verdes – stated that she enjoyed Andy and Rene, the restaurant staff is respectful, and urged approval of the Conditional Use Permit amendment.

Steve Goldstein, resident/local business owner – urged approval of the Conditional Use Permit amendment and entertainment permit that would allow Andy and Rene to perform, and stated that the audience was respectful and mature.

Christine Purcal, South Bay resident – reiterated comments on the low noise levels, respectful staff and musicians and asked the Commission to allow live music to 1:00 a.m. on weekends. Ms. Purcal commented on zoning and commercial and residential environments.

Chef Shafer, 1250 Cabrillo, Torrance – stated Avenue A is a good restaurant with good entertainment by Andy and Rene, and urged approval of the 1:00 a.m. closing.

Andy Hill (musician) 1741 Delia Ave., Torrance – on behalf of Rene and himself thanked everyone for comments, average age of audience was 40-70 years, and stated that Marty (Rodriguez) and Alex (Jordan) treated their customers with respect and that they would follow through in correcting any problems.

Kalani Lee, 5816 S. PCH #2 – spoke highly of Avenue A and urged approval of the 1:00 a.m. closing.

Jean Merl, 1720 Camino de la Costa #1, Redondo Beach – stated the business was an asset to the community, the owners were good neighbors, and requested that the hour extension be approved.

Lee DeYoung, 425 Avenue G, Redondo Beach – stated that Avenue A was a great place, and asked for approval of two mics and approval of the extension of hours operation.

Jennifer Jones – stated she lived in the apartment building behind Avenue and did not hear noise from the restaurant, and added that she had never seen loitering. She requested that the request be approved.

Shelly Ginsberg, 205 Avenue H – stated Avenue A was a good business and she was very comfortable with and supported the time extension to 1:00 a.m.

Lindsey Kirk – spoke in support of Avenue A and asked for approval of the time extension.

Mr. Bakewell – stated Avenue A was a good operation and supported the request.

Chadwick Smith – stated that the owners were operating at a financial loss and requested approval of the request.

Maggie Carter – spoke in favor of the request and thanked the business operators for providing a good family restaurant.

Tony Zaragoza, future yogurt shop operator in the center – spoke in favor of the restaurant and requested approval of the extension of hours.

Cynthia Hollern, 902. S. PCH, Redondo Beach – stated that she had approached Mr. Marty Rodriguez in May and June 2015 regarding the loud noise from the restaurant. She stated she had witnessed brawls from exiting patrons and people urinating at adjacent structure. Ms. Hollern added that the restaurant operators had been in violation of the hours of operation for two years and that they were not supposed to have live entertainment. Ms. Hollern referred to her email correspondence with the Police Department regarding the violations.

Applicant Rodriguez stated that he respected his neighbors and that after being informed of the violation of hours of operation, the restaurant has closed at 10 p.m. Applicant Rodriguez stated that he did not recall speaking with Ms. Hollern, otherwise he would have fixed any reported problems.

There being no other speakers, Chair Rodriguez closed the public comment.

In response to Commissioner Gaian, Community Development Director Jones stated that a six-month review could be made if the Commission approved the 1:00 a.m. time extension.

Commissioner Ung commented that the master Conditional Use Permit would also need to be amended.

In response to Commissioner Gaian, Community Development Director Jones confirmed that the master Conditional Use Permit allows the business to stay open until midnight, but the restaurant's Conditional Use Permit allows it to remain open until 10:00 p.m.

Vice Chair Goodman stated the he agreed with allowing the time extension to 1:00 a.m. for a probationary period.

In response to Chairperson Rodriguez, Community Development Director Jones stated that the allowable hours for music entertainment were subject to the conditions of an entertainment permit.

In response to Commissioner Ung, Community Development Director Jones stated that the Commission could recommend conditions on entertainment and added that the hours of entertainment could not exceed the hours of the business.

In response to Chairperson Rodriguez, Community Development Director Jones stated that the Commission could recommend reduced hours of entertainment.

Moved by Commission Mitchell, seconded by Chairperson Rodriguez, to:

Reopen the Public Hearing.

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez

NAYS: None

ABSTAINED: None

ABSENT: Commissioners Biro, Sanchez

Applicant Rodriguez stated that 12 midnight was the cutoff for live music and karaoke on Fridays and Saturdays.

Moved by Vice Chair Goodman, seconded by Commissioner Mitchell, to close the Public Hearing and to:

ADOPT RESOLUTION NO. 2016-02-PCR-005, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR AN AMENDMENT TO A CONDITIONAL USE PERMIT TO ALLOW THE EXTENSION OF HOURS OF OPERATION FOR AN EXISTING RESTAURANT WITHIN A COMMERCIAL BUILDING ON PROPERTY LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 800 SOUTH PACIFIC COAST HIGHWAY (CASE NO 2016-02-PC-005), AS AMENDED TO THE FOLLOWING CONDITIONS:

Condition No. 2 – That the restaurant shall be permitted to operate from 9:00 a.m. to 11:00 p.m. Sunday through Thursday, and from 9:00 a.m. to 1:00 a.m. Friday and Saturday

Condition No. 5 – That the business owner shall assign personnel to monitor the front entrance and exterior area of the restaurant including the alley with camera monitoring to prevent patrons from loitering outside and ensure that customers leave the premises in a timely manner once exiting the business.

Condition No. 7 – That the business shall comply with all conditions of Planning Commission Resolution No. 5647 related to the commercial center development including the amendment as provided in Condition No. 12 of this resolution.

Condition No. 11 – That the applicant shall install signs advising customers to smoke only in the designated area. Said area shall be at least 50 feet north of Avenue A.

Condition No. 12 – That condition No. 15 of Planning Commission Resolution No. 5647 from 1985 is hereby modified to allow only 800 S. Pacific Coast Highway, space #9 to operate until 1:00 a.m. on Friday and Saturday.

Condition No. 13 – That the applicant shall provide a manager's cell phone number to all adjacent neighbors and shall answer and respond promptly to all calls made by neighbors during business hours.

Condition No. 14 – That the extension of hours until 1:00 a.m. on Friday and Saturday shall be reviewed in 6 months from the effective date of this resolution.

Condition No. 15 – Live entertainment and amplified music shall end at 10:00 p.m. Sunday through Thursday and 12:00 midnight Friday and Saturday.

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
NAYS: None
ABSTAINED: None
ABSENT: Commissioners Biro, Sanchez

RECESS: 8:55 PM

Moved by Chairperson Rodriguez, seconded by Vice Chair Goodman, that the Commission take a five-minute recess.

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
NAYS: None
ABSTAINED: None
ABSENT: Commissioners Biro, Sanchez

RECONVENE: 9:03 PM

ROLL CALL

Commissioners Present: Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
Commissioners Absent: Biro, Sanchez
Officials Present: Aaron Jones, Community Development Director
Sean Scully, Planning Manager
Marianne Gastelum, Assistant Planner
Stacey Kinsella, Associate Planner
Cheryl Park, Assistant City Attorney
Jillian Martins, Deputy City Attorney
Genny Ochoa, Recording Secretary

11. Public Hearing for consideration of an ordinance containing amendments and/or additional regulations related to medical marijuana facilities, including but not limited to prohibitions on the delivery and cultivation of medical marijuana. Planning Commission will consider adopting a resolution which recommends that City Council adopt amendments and/or additional regulations related to medical marijuana facilities. The Planning Commission will also review and consider proposed findings/exemptions under the California Environmental Quality Act (CEQA), including but not limited to findings that the amendments and/or additional regulations described in this notice are not subject to CEQA pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), 15060(c)(3) (the activity is not a project as defined in Section 15378(a) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly), and 15061(b)(3) (the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment). The Planning Commission will also consider recommending that City Council rely upon the Categorical Exemptions adopted by City Council in 2008 related to the City's Medical Marijuana regulations (Resolution No. CC- 0805-51). Consider adopting the following resolutions:

APPLICANT: City of Redondo Beach

PROPERTY OWNER: Same as Applicant
LOCATION: **City-wide**
CASE NO: 2016-02-PC-006

RECOMMENDATION:

1. RECOMMEND THAT THE CITY COUNCIL ADOPT AN EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); And
2. ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH RECOMMENDING THAT THE CITY COUNCIL; (1) AMEND TITLE 10, CHAPTER 2, ARTICLE 4 TO AMEND THE ZONING ORDINANCE TO ADD AND AMEND DEFINITIONS AND ADD NEW REGULATIONS ON THE CULTIVATION AND DELIVERY OF MEDICAL MARIJUANA; and
3. ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH RECOMMENDING THAT THE CITY COUNCIL; (1) AMEND TITLE 10, CHAPTER 5, ARTICLE 4 TO AMEND THE COASTAL ZONING ORDINANCE TO ADD AND AMEND DEFINITIONS AND ADD NEW REGULATIONS ON THE CULTIVATION AND DELIVERY OF MEDICAL MARIJUANA.

Moved by Commissioner Mitchell, seconded by Commissioner Ung, to open a Public Hearing.

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
NAYS: None
ABSTAINED: None
ABSENT: Commissioners Biro, Sanchez

Community Development Director Jones presented staff's report and reviewed the following:

Background

- State Law changed to allow licensing for cultivation, distribution and transportation of medical marijuana
- State Law also allows local jurisdictions to control these activities
- Medical Marijuana Dispensaries are currently prohibited in all zones per RBBC 10-2.1626 and 10-5.1626
- Further language required regarding cultivation and commercial activities
- Absent local action on these amendments an opportunity would exist for individuals and businesses to request and receive State Licensing

Analysis

- Justification for banning cultivation includes documented significant risks to public safety, increased criminal activity, fire risk and neighborhood nuisance

- Commercial Medical Marijuana activity including manufacturing, processing, storing, laboratory testing and labeling has similar and potentially more significant risks impacting public health, safety and welfare
- Proposed amendments consistent with those adopted by all surrounding communities

Recommendation

- Adopt the Resolution recommending to the City Council approval of the proposed Municipal Code Amendments and Environmental Clearance pursuant to CEQA

Chair Rodriguez called for those in the audience wishing to speak. No one came forward.

In response to Commissioner Mitchell, Community Development Director Jones stated that City Code requires zoning ordinance amendments undergo at least one public hearing by the Planning Commission before being enacted.

Deputy Attorney Jillian Martins stated that two minor typographical changes would be made to the proposed resolution: 1) Section B(c)iv change to "...State license is required..."; and 2) Section C(d) change to "Any use or condition caused..."

Community Development Director Jones clarified that staff's recommendation was the adoption of two (2) resolutions -- the Coastal and Non-Coastal zoning ordinance amendments.

In response to Commissioner Mitchell, Community Development Director Jones stated that the amendments would prohibit cultivation, commercial business activity, and delivery, and that Commission approval did not imply that Commissioners were for or against medical marijuana. Mr. Jones added that, as drafted, the ordinance would prohibit delivery of medical marijuana within the community.

Deputy Attorney Martins confirmed that delivery included delivery by anyone to anyone.

Chair Rodriguez asked if it would include delivery by a family member or friend to an ill person. Deputy Attorney Martins responded that the intent was to prohibit commercial deliveries.

Vice Chair Goodman requested that "intent" be clearly stated and asked if the definition of "delivery" could be changed to "commercial delivery".

Chair Rodriguez asked if deliveries would include those passing through the City.

In response to Vice Chair Goodman, Community Development Director Jones stated that the Commission's recommended amendment to state that the intent was for commercial deliveries would be made on page 2 of both resolutions.

Assistant City Attorney Park clarified that the resolutions prohibited any person from delivering medical cannabis that either originates or terminates within Redondo Beach, and that someone would not be able to deliver medical cannabis within the City.

Commissioner Gaian stated that any delivery (including delivery to sick people) would be against the law.

Vice Chair Goodman stated that he wanted a sick person to be able to legally obtain medical marijuana.

Commissioner Mitchell stated that he knew terminally ill people and that the last thing he wanted was for them to be unable to get what they needed. He stated that he was not comfortable with how (the resolutions) were worded and that "intent" needed to be clear.

Deputy Attorney Martins commented on a similar ordinance recently adopted by the City of Rolling Hills Estates which had a small caveat for facilities. Deputy Attorney Martins stated that in the proposed amended definitions, exemptions are listed under "dispensaries," and if the Planning Commission wanted to recommend an exemption for delivery to listed facilities (we) could use a model from Rolling Hills Estates.

Vice Chair Goodman stated that he liked "commercial" (in the wording of the resolutions) and didn't think (we) should prohibit deliveries between individuals.

Commissioner Gaian commented that "commercial" was good but that it was a very broad term, and agreed with Vice Chair Goodman regarding "intent."

In response to Chair Rodriguez, Community Development Director Jones stated that as currently drafted, the resolutions do not include delivery to terminally ill people who are sent home without caregivers. Mr. Jones added that the Planning Commission may choose to recommend that it be included in the resolutions, or considered by the City Council.

Assistant City Attorney Park read the definition of "commercial cannabis activity" and "commercial cannabis cultivation" as defined in Business and Professions Code §19300.5(k).

In response to Vice Chair Goodman, Community Development Director Jones stated that if the City does not make the proposed amendments, there is risk that the City fall under State law where an application could be made for cultivation and commercial operations of marijuana.

Deputy Attorney Martins read the definition of "delivery" under Business and Professions Code §19300.5(k).

Assistant City Attorney Park read the definitions of "qualified patient" and "primary caregiver" and stated that they are exempt from what is in the resolution(s) (as far as transporting).

Commissioner Mitchell commented that City action on this matter had "to be done right."

Chairperson Rodriguez agreed with Commissioner Mitchell and stated that he did not want cultivating or testing facilities, and added that family delivering marijuana to an ill relative would not attract crime.

Community Development Director Jones stated that staff's recommendation was for the adoption of both resolutions, exempting primary caregivers and qualified patients, with the amendments specified by Deputy Attorney Martins.

Commissioner Mitchell requested that the minutes reflect this discussion and be provided to Council so they were informed and understood the Commissioners' thoughts on the matter.

Moved by Chairperson Rodriguez, seconded by Commissioner Mitchell, to close the Public Hearing, and:

RECOMMEND THAT THE CITY COUNCIL ADOPT AN EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); AND

ADOPT RESOLUTION NO. 2016-02-PCR-006, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH RECOMMENDING THAT THE REDONDO BEACH CITY COUNCIL AMEND TITLE 10, CHAPTER 2, ARTICLE 4 OF THE REDONDO BEACH MUNICIPAL CODE TO ADD AND AMEND DEFINITIONS AND ADD NEW REGULATIONS ON THE CULTIVATION AND DELIVERY OF MEDICAL MARIJUANA; AND

ADOPT RESOLUTION NO. 2016-02- PCR-007, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH RECOMMENDING THAT THE REDONDO BEACH CITY COUNCIL AMEND TITLE 10, CHAPTER 5, ARTICLE 4 OF THE COASTAL ZONING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE TO ADD AND AMEND DEFINITIONS AND ADD NEW REGULATIONS ON THE CULTIVATION AND DELIVERY OF MEDICAL MARIJUANA

Motion carried by the following vote:

AYES: Commissioners Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
NAYS: None
ABSTAINED: Gaian
ABSENT: Commissioners Biro, Sanchez

Commissioner Mitchell reiterated his request that the minutes reflect the discussion held.

OLD BUSINESS – NONE

NEW BUSINESS

13. MIXED-USE ZONING DISCUSSION

Community Development Director Jones stated that this was the third discussion on mixed-use zoning amendments that staff intended to give a progress report to the City Council on March 1 and receive direction on recommended amendments.

Planning Manager Sean Scully reviewed staff's Administrative Report and discussed the following:

STRATEGIC PLAN OBJECTIVE: POTENTIAL AMENDMENTS TO THE MIXED USE SECTION OF THE MUNICIPAL CODE.

- October 14, 2015-
 - The Mayor and City Council adopted a Strategic Plan Objective to investigate and report on existing Mixed Use policies and development regulations/ standards.

- This “investigation” of Mixed Use regulations is part of the Mayor and Council’s larger effort to consider either a “comprehensive” or “living” (incremental) update of the General Plan.
- Purpose-
 - To determine if the need exists to make changes/modify current Mixed Use policies and development regulations/standards.
 - If so- “What” would be the changes?
- Goal-
 - The goal of this third public meeting is to have the Planning Commission confirm recommended changes/modifications to the existing Zoning Ordinance and provide direction on the remaining “issue areas.” The desired outcome would be a consensus recommendation that can be provided as an update to the City Council on March 1, 2016.

PRIOR MEETINGS

- Planning Commission Meeting, 12-17-15;
 - Comprehensive Introduction and Overview of MU Zones and Standards-Regulations;
- Community Development Department “Policy” Meeting, 1-12-16;
 - CDD held a policy meeting with nine (9) local MU industry professionals (architects, engineers, and developers) for input:
 - Topics discussed included:
 - Parking; Building Height, Usable Public Space; Minimum Lot Size; Setbacks; Live-Work; and FAR
- Planning Commission Meeting, 1-21-16;
 - Confirmed PC Recommendations to date:
 - MU Standards-Regulations that should remain unchanged;
 - MU Standards-Regulations that should be amended;
 - MU Standards-Regulations requiring additional discussions;
 - In addition, as recommended by the Planning Commission, staff has initiated discussions with economic and livability experts about such matters as office, retail, and other commercial use viability.

Existing Zoning Ordinance Development Standards for Mixed Use development (4 Tables)

Mixed-Use Zoning Areas: Artesia Blvd., Torrance Blvd., Riviera Village, Pacific Coast Highway, Pacific Coast Highway/Catalina Avenue

Planning Commission Confirmed Proposed Amendments

- Residential Density:
 - Reduce from 35DU/AC to 30 DU/AC
- Minimum Lot Size:
 - Eliminate Minimum Lot Size Requirement of 15,000 square feet
- Building Height Mixed Use Project:
 - Amend the current height requirements of 38’ with an allowance to 45’ to a “varied building height standard” that would be based upon design.
 - Flat roof designs would have a maximum height limit of 36’

- Pitched roof designs would need to hold at 38'
- Eliminate 45' Maximum Height Allowance
- Second Story Setback
 - Elimination of second story setbacks
 - Can be equal with first floor setbacks

Planning Commission Additional Potential Proposed Amendments

- FAR Mixed Use:
 - §10-2.900 Specific Purposes (g):
 - “Ensure that the primary character of mixed-use developments should be commercial in nature so as to integrate with and enhance the quality of the surrounding business districts”
 - Amend Maximum Commercial Floor Area:
 - MU-1: Amend from 0.7 to 0.5 (same FAR for Commercial Only Projects)
 - MU-3, MU-3A, MU-3B, MU-3C: Amend from 0.7 to 1.0 (same FAR for Commercial Only projects)
 - Amend Minimum Commercial Floor Area:
 - MU-1: Amend from 0.3 to 0.5
 - MU-2, MU-3A, MU-3B, MU-3C: Amend from 0.3 to 0.5
 - Office v. Retail Ratio
 - “§10-2.911 Additional land use regulations: MU-1, MU-3, MU-3A, MU-3B, and MU-3C mixed-use zones... (d)” reads as follows:
 - Offices. Offices may occupy up to a maximum of fifty (50%) percent of the linear frontage of the building in all mixed-use zones, except that such ground floor uses along the street frontage are permitted in the MU-3C zone within the Riviera Village overlay zone (see Section 10-2.1315)

In response to Vice Chair Goodman, Planning Manager Scully stated that the purpose of increasing the minimum commercial floor area was to increase the commercial ratio in keeping with the stated purpose.

In response to Commissioner Ung, Planning Manager Scully stated that more insight on commercial ratio would be obtained through the General Plan Update process and additional market research and therefore staff recommends the commercial mix be addressed with the General Plan update.

Planning Manager Scully continued his review:

- Third Story Setback
 - The current third story setback requirement reads as follows:
 - Within the first thirty (30) feet of property depth, all building elevations above the second floor shall have a minimum average setback of five (5) feet from the second floor building face.
 - The intent of the current standard is to prevent “overbuilt”, “boxy”, and out of scale development with the intended pedestrian scale of the MU zones.
 - Staff recommends this standard remain “as is.”

- Live-Work Standards:
 - Initial research determined that “Live-Work” standards tended to be very tailored and targeted to a specific use/industry/market.
 - As a result staff recommends this form of MU project be incorporated into upcoming General Plan update process.

Commissioner Gaian stated that he disagreed with abolishing the second story setback. He added that setbacks on the second and third floors were the easiest way to reduce bulk, and that (we) should think hard before doing away with the second and third story setback.

Scully stated that further discussion could be held on the “confirmed” proposed amendments and adjustments could be made.

Chair Rodriguez stated that he agreed regarding removing the setbacks and commented that when considering projects, the Commission likes the varied height and setbacks.

In response to Vice Chair Goodman, Planning Manager Scully stated that local professionals and mixed-use developers cited a European street front and noted that two-story was not very imposing.

In response to Commissioner Ung’s comments on the rationale for giving up square footage for public open space, Director of Community Development Jones stated that if reduction in second story setback was requested it would need to be offset by a square footage increase in public open space.

Commissioner Gaian stated that it was not his understanding that the amendment process was to accommodate developers who would benefit from the zoning laws. He stated that (we) were moving forward with recommendations from real estate professionals and that the process began for mixed-use amendments to downsize from boxy and bulky developments. Commissioner Gaian added that (we) appeared to be off track and appear to want to enhance economic value for development versus what the community wants, which is smaller developments. He stated it appeared that City staff shared the views of the “panel of experts” and were moving forward with their ideas, when the purpose was to come up with smaller, less bulky developments.

Chair Rodriguez stated that, as a Commission, (we) are trying to tone down development and zone accordingly.

Commissioner Gaian commented on property owners’ rights and stated (we) were going in a different direction from where we started. Mr. Gaian stated that residents wanted lower density.

Vice Chair Goodman commented that if there was more commercial, there would be fewer people.

Community Development Director Jones stated that staff did not and would not take a commercial developer’s recommendations. He stated that the purpose of the focus group was to listen to ideas and look at the feasibility from a building construction perspective of

existing and proposed development standards, and that very few of the City's density recommendations were well received and that many of the recommendations were contrary to the opinions of the group. Mr. Jones stated that staff was working on the amendments in the spirit of working with the community and neighbors.

Planning Manager Scully proceeded with his review:

- Usable Public Open Space:
 - The current requirements for "Usable public open space" read as follows:
 - Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least ten (%) percent of the FAR shall be provided.
 1. Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.
 2. Public open space shall be contiguous to the maximum extent feasible.
 3. Areas less than ten (10) feet in width shall not count as public open space.
 4. The requirement of ten (10%) percent public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 square feet in size.
 - Planning Commission input to date:
 - Additional detail, guidance, and clarification.
 - Better defining public open space and what it should include/look like.
 - Staff Recommendation:
 - Incentivize that this space be designed and oriented in support of desired commercial uses.
 - Language be inserted that when developed, any outdoor dining areas no matter their dimensions be applied toward this requirement and any outdoor dining areas not be required to provide additional parking for their outdoor dining area.

In response to Commissioner Gaian, Planning Manager Scully stated that outdoor dining would have different parking requirements from indoor dining.

Community Development Director Jones stated that the purpose of high quality public open was to have active and passive space, and added that walkways in excess of 10 feet wide could be public open space.

In response to Chairperson Rodriguez, Community Development Director Jones stated that the Commission could require more or less visitor parking, and spoke of high-quality open space requirements, i.e., amenitized, furnished, and landscaped, and that the Commission could review open space for amenities and features.

In response to Commissioner Gaian, Community Development Director Jones stated that limitations on parking requirements for indoor and outdoor dining within public open space could be stipulated.

Planning Manager Scully confirmed that staff would review the definition for "high quality" used in the Harbor area.

Community Development Director Jones added that at the Commission's direction, staff could look to place limitations on dining within public open space areas, and in response to Vice Chair Goodman stated that exclusive private dining is not considered open space.

Planning Manager Scully resumed his review:

- Parking
 - In keeping with the stated purpose of ensuring that the primary character of mixed-use developments should be commercial, staff is recommending
 - Amending Visitor Parking regulations to also allow the Planning Commission to consider “reductions” in the current visitor parking standards and not only just additions.
 - Staff Recommends:
 - (3) Mixed-use developments.
 - a. Visitor parking spaces. Additional or a reduced number of visitor parking spaces may be required if determined to be necessary and appropriate due to unique characteristics of the project and/or surrounding neighborhood.

In response to Chair Rodriguez, Community Development Jones stated that the current requirement of one space per three units was fixed. Mr. Jones added that if the Planning Commission would want smaller mixed-use development, it might be better that small lots provide one parking space instead of two.

MU Specialists (Livability/Environmental/Economic)

- MU Economics/Markets, Live-Work Standards, Livability-Sustainable Development:
 - Important, relevant, AND much broader issues.
 - Contact with additional “specialists” has been initiated. No feedback received to date.
 - Will be covered in great detail within the scope of the pending General Plan Update.
- Staff Recommends:
 - Defer these topics to the General Plan update process and NOT incorporate into this effort.

Community Development Director Jones reported that staff has started discussions with Larry Kosmont, the City’s consultant, regarding viable uses for the “dead zones” and that a list of questions was pending. Mr. Jones stated that the information was coming by way of a larger financial feasibility discussion on land use.

Commissioner Mitchell reiterated his comments that majority of Millennials wanted small spaces and did not want cars.

Commissioner Gaian clarified that he did not mean to imply that City staff was associated with the development industry.

Planning Manager Scully continued his review:

General Plan Amendments/Election Requirement

- General Plan Amendments:
 - Due to the very detailed nature of the existing General Plan policies concerning MU, it is anticipated some changes to the Land Use Element will be required for consistency purposes once zoning ordinance amendments are crafted.
- Election Requirement:
 - It is staff’s opinion that only the proposed density reduction from 35 DU-AC to 30 DU/AC is believed to trigger an election.

- Current estimated costs for an election are estimated at \$225,000.

Community Development Director Jones explained in more detail the estimated election costs. Mr. Jones stated that an additional recommendation that may come during discussions of the General Plan was to consider eliminating a City Charter requirement that downzoning triggers an election requirement.

Planning Manager Scully concluded his review:

Department's Recommendation

1. Receive and file the report.
2. Provide staff with any additional specific recommendations on potential amendments.
3. Confirm that staff's summary of the Commission's recommendations accurately reflects the consensus of the Commission in anticipation of a progress report to City Council on March 1, 2016.

Commissioner Mitchell recommended that the Commission recommend to add to No. 3 that the Commission Chairperson and/or another Commissioner be part of the conversation at the City Council meeting of March 1, 2016.

Chair Rodriguez stated he was available to attend.

Chair Rodriguez recommended adding the recommendation to Council that downzoning (that would currently trigger an election) not be part of Article 27 of the City Charter.

Planning Manager Scully stated that introduction of the General Plan update process would also be held at the Council meeting of March 1, 2016.

Community Development Director Jones stated discussion would include cost and timeframe for the General Plan update, and whether it should be a living document or comprehensive update.

Moved by Chair Rodriguez, seconded by Commission Goodman, to:

Receive and file staff's report.

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez
NAYS: None
ABSTAINED: None
ABSENT: Commissioners Biro, Sanchez

Chairperson Rodriguez called for those in the audience wishing to comment.

Holly Osborne, North Redondo Beach, commented on the senior housing project on Artesia Boulevard (height, number of units, density). Ms. Osborne asked that the Chairperson direct staff to obtain answers regarding the allowed units through a density bonus. Ms. Osborne commented on senior condominium age regulations, and the proposal to allow mixed-use projects on lots smaller than 15,000 square feet.

Community Development Director Jones stated that the senior housing project (Montesito) was approved with a mixed-use format and that Code provisions allow variation in height, stories, and parking. Mr. Jones stated that the standards for consideration do not include amendments to the senior housing ordinance. Mr. Jones state that as part of the General Plan process it might be worthwhile to revisit senior housing. Mr. Jones spoke regarding resident age requirements.

Chair Rodriguez stated that (we) were trying to promote responsible mixed-use.

Commissioner Gaian stated that (we) were trying to give property owners options of what they can or cannot develop on their properties.

Community Development Director Jones commented that the public prefers smaller projects over large mixed-use projects. Mr. Jones stated that there was a balance between encouraging people to consolidate lots for a larger project and allowing a smaller use on a smaller site.

Commissioner Gaian commented that people want to know how and why developments have been approved.

Arinna Shelby thanked the Commission and suggested that a focus group made up of residents would bring balance to the input received. Ms. Shelby stated that she would like the community to have a "voice." Ms. Shelby spoke regarding election triggers and use of technology to reduce the cost, and added she was in favor of eliminating downzoning (in Article 27 of the City Charter) as discussed.

Commissioner Gaian commented that it was prudent to start the process with developers, and added that he did not think the City was moving forward without everybody's input.

Community Development Director Jones commented that he continuously meets with residents and City offices are open to residents for discussion. Mr. Jones stated that staff would be recommending to Council consideration of forming a General Plan advisory committee.

Andy Shelby stated he did not see much change from the last meeting, commented on FAR, community groups, parking, and stated he wanted density reduction addressed.

In response to Commissioner Gaian, Community Development Director Jones stated that Council would discuss whether the General Plan update be incremental or comprehensive on March 1, 2016.

In response to Chairperson Rodriguez, Community Development Director Jones stated that mixed-use development square footage would not be reduced, however residential densities are recommended to be reduced.

Commissioner Mitchell asked for a study that illustrates reduced traffic. He added that conversations continue to focus on traffic, density, and people, and he would like to show that the Commission's work on mixed-use will help in reducing traffic.

Commissioner Gaian stated that the bulk of traffic was from people driving through the City.

Vice Chair Goodman commented that traffic was more an issue than density.

Community Development Director Jones commented that the City has not built much to create traffic, and this is validated with traffic models.

Commissioner Mitchell commented that 90 percent of the City's emissions come from mobile sources.

There being no other speakers, Chair Rodriguez closed the public comment.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – NONE

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Mitchell wished everyone a Happy St. Patrick's Day.

ITEMS FROM STAFF

Community Development Director Jones provided the Commissioners with a copy of the Application Review Checklist, including supplemental information required, for all projects.

Moved by Chair Rodriguez, seconded by Commission Ung to:

Receive and file the Application Review Checklist.

Motion carried by the following vote:

AYES: Commissioners Gaian, Mitchell, Ung, Vice Chair Goodman, Chair Rodriguez

NAYS: None

ABSTAINED: None

ABSENT: Commissioners Biro, Sanchez

COUNCIL ACTION ON PLANNING COMMISSION MATTERS - NONE

ADJOURNMENT: 10:47 PM

Meeting adjourned at 10:47 p.m. to a regular meeting to be held at 7:00 p.m. on Thursday, March 17, 2016, in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California.

Respectfully submitted,

Aaron Jones
Community Development Director



Administrative Report

Council Action Date: February 16, 2016

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 14, 2015.

EXECUTIVE SUMMARY

On October 14, 2015, the City Council held a Strategic Planning Workshop to establish six-month objectives. The objectives set were adopted by the City Council at the October 14, 2015 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 third of the October 14, 2015 Strategic Planning session's six-month objectives. The next Strategic Planning Retreat will be held on March, 29, 2016.

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 six strategic plan goals for 2013-2016. They are not in priority order:

- Vitalize the waterfront, Artesia Corridor, Riviera Village and North Redondo Beach Industrial complex
- Improve public infrastructure and facilities in an environmentally responsible manner
- Increase organizational effectiveness and efficiency
- Build an economically vital and financially sustainable city
- Maintain a high level of public safety with public engagement
- Review and identify a process for updating the City's General Plan

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 2015-2016 Adopted Annual Budget.

Submitted by:

Joe Hoefgen, City Manager

Attachment:

- Strategic Plan Update - Six-Month Objectives dated February 16, 2016

CITY OF REDONDO BEACH  **SIX-MONTH STRATEGIC OBJECTIVES**
October 14, 2015 – March 15, 2016

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

THREE-YEAR GOAL: <i>VITALIZE THE WATERFRONT, ARTESIA CORRIDOR, RIVIERA VILLAGE AND NORTH REDONDO INDUSTRIAL COMPLEX</i>							
WHEN	WHO	WHAT	STATUS			COMMENTS	
			DONE	ON TARGET	REVISED		
1. By March 15, 2016	ACM and WED Director	Conduct Public Outreach meetings (Feb – March 2016) regarding alternative locations for installation of a new boat ramp including a meeting with Harbor Commission and present the results to the City Council.		X			
2. At the March 1, 2016 City Council meeting	WED and PW Director, working with regional agencies	Report on the status of the analysis of sea level rise and its potential impact on the Redondo Beach waterfront.			X	Moved to March 15, 2016 City Council Meeting to complete data collection	
3. At the February 16, 2016 City Council Meeting	PW Director	Present to the City Council for review the cost of fully implementing the Riviera Village sidewalk landscaping improvement plan along Catalina Avenue from Palos Verdes Boulevard to Avenue I.		X			
4. At the March 1, 2016 City Council Meeting	CD Director working with WED Director	Present to the City Council for consideration options for further modification of parking requirements Citywide to help encourage economic development.			X	Initial research and option identification completed. Major project workload requires additional time to complete. Reschedule to April 6, 2016	
5. At the November 17, 2015 Council Meeting	City Manager	Agendize a report on the appointment of a Mayor/City Council Subcommittee to work with staff on issues that may arise during the time that AES is marketing the AES site for non-industrial uses.	X				
5.a. FUTURE OBJECTIVE between April 4, 2016 and June 15, 2016	City Manager with the CD Director and City Attorney	City and AES representatives to meet and confer as necessary and discuss implementation of the AES Task Force, its purpose, organization, and membership, and other details relevant to the formation of the AES Task Force prior to a City Council Report on July 5, 2016 for appointment of the Task Force		X			
5.b. FUTURE OBJECTIVE	City Manager with City Attorney and CD Director	City Council to select consulting services firms needed to support the Task Force following the RFP Process.					

5.c. FUTURE OBJECTIVE	Task Force, working with Consultants	Task Force/Consultants present findings and recommendations to the City Council.				
6. FUTURE OBJECTIVE	WED working with CD Director	Explore the feasibility and recommend to the City Council whether or not to create a Storefront Improvement Program in key business areas.				

THREE-YEAR GOAL: *IMPROVE PUBLIC INFRASTRUCTURE AND FACILITIES IN AN ENVIRONMENTALLY RESPONSIBLE MANNER*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By the January 19, 2016 City Council meeting	WED Director working with PW Director	Present to the City Council for review the fiscal impact for financing the construction of a replacement pier parking structure and other Harbor Area public infrastructure.	X			
2. By the March 15, 2016 City Council meeting	PW Director	Present to the City Council a report on the status of the Tri-City Aviation Boulevard Bikeability Plan Grant.		X		
3. At the March 1, 2016 City Council meeting	ACM working with PW Director, Finance Director, Police Chief and Fire Chief	Report on the status of the Major Facilities Repair Fund and the City's long-term major facilities needs list.		X		
4. At the February 2, 2016 City Council meeting	PW Director	Present to the City Council for consideration a Conceptual Plan for improvement of Anderson Park restrooms and the demolition of the Park's vacant Annex Building.	X			
5. By March 15, 2016	CS Director working with PW, Finance and CD Directors	Review and report to the City Council the City's park and open space inventory and funding sources for acquisition and rehabilitation of parks and open space.		X		

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By March 15, 2016	City Attorney, working with the CD Director	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	Performing research at this time. Policy option report can be ready by April 20, 2016
2. By March 15, 2016	IT Director working with City Manager, City Attorney and other Department Heads	Report the results to the City Council of a social media pilot project that explores additional methods of public outreach (social media e.g., Facebook, Twitter) through launch of the City's new webpage.		X		Waiting for CA approval of Social Media Pilot Program Guidelines
3. At the January 5, 2016 City Council meeting	PW Director	Review the Administrative Policy and Procedure (APP) regarding purchase and replacement of zero emission vehicles and present the results to the City Council.	X			APP to be updated in the coming weeks
4. By March 15, 2016	PW Director working with IT Director	Explore and recommend to the City Council for consideration the potential use of technology to better regulate pedestrian and bicycle traffic crossing where the beach bike path meets the south end of the pier for improved safety and traffic flow.		X		
5. Prior to March 1, 2016	City Manager, HR Director and all City Departments	Implement a Customer Service Training Program for applicable City employees on a city-wide basis.	X			Training held for City staff from Jan 21st through February 12th, 2016

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By the January 19, 2016 City Council meeting	WED Director	Research and report to the City Council on the new State tax increment financing law to fund public infrastructure and other projects.	X			
2. By the February 1, 2016 City Council meeting	CD Director working with Finance Director	Present a report to the City Council on current regulation of short-term rental activity and obtain direction, if any, from the City Council.			X	Options being developed in coordination with Finance. Will be ready for presentation on March 1, 2016
3. At the March 15-2016 City Council meeting	Finance Director working with HR Director and all involved Departments	As part of the Mid-Year Budget Review, recommend to the City Council for consideration a budget modification to be able to hire or contract with a Grant Specialist to identify and apply for grants and coordinate with departments to facilitate implementation.		X		

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By February 16, 2016	PW Director and Police Chief	Develop plans and specifications for security fencing around the police station.			X	Plans & specs to the City Council on 3-1-16.
2. By March 15, 2016	Police Chief, working with the PW Director and CS Director	Research and present to the City Council for direction options for construction of a canine training facility on an existing unused city parcel.		X		
3. By January 1, 2016	HR Director working with Police and Fire Chiefs	Create hiring and promotional lists to fill all vacancies as they arise within the Fire and Police Departments.	X			Ongoing recruitment process and eligibility lists in place for all PD and FD vacancies
4. At the March 15, 2016 City Council meeting	City Manager working with Fire Chief, ACM and Finance Director	As part of the Mid-Year Budget Review, explore and make a recommendation to the City Council for consideration the possible restoration of two Fire Prevention Inspectors and one Fire Training Officer in the Fire Department.		X		
5. By March 15, 2016	Police Chief	Increase Neighborhood Watch participation by 30%, and improve assistance from homeowners associations.		X		

THREE-YEAR GOAL: *REVIEW AND IDENTIFY A PROCESS FOR UPDATING THE CITY'S GENERAL PLAN*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the February 16, 2016 City Council meeting	CD Director working with ACM and City Manager	Present to the City Council and community a General Plan 101 workshop(s) overview on the General Plan's current status and content including potential amendments to the mixed use zoning section of the municipal code.			X	This objective will be combined with objective 2 below and presented on March 1, 2016
2. At the March 1, 2016 City Council meeting	CD Director working with ACM and City Manager	Present to the City Council a budget process and timeline for either a comprehensive or "living" (incremental) update of the General Plan.		X		
3. Consider in context of FY 2015-2016 Mid-Year Budget Review	CD Director working with Finance Director, ACM and City Manager	Present to the City Council for action a budget appropriation to conduct a community assessment and engagement process for updating the General Plan.		X		



Administrative Report

Planning Commission Hearing Date:

March 17, 2016

AGENDA ITEM: 8 (PUBLIC HEARING)

PROJECT LOCATION: 2505 ARTESIA BOULEVARD

APPLICATION TYPE: CONDITIONAL USE PERMIT AND AN EXEMPTION DECLARATION

CASE NUMBER: 2016-03-PC-007

APPLICANT'S NAME: TODD HOOPER

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a Body Art Studio in an existing commercial building on property located within a Pedestrian-Oriented Commercial (C-2-PD) zone.

DEPARTMENT'S RECOMMENDATION:

The Community Development Department recommends that the Planning Commission make the findings as set forth in the staff report and the attached resolution, adopt the Exemption Declaration and approve the Conditional Use Permit, subject to the plans and applications submitted, and the conditions contained in the staff report and the attached resolution.

BACKGROUND INFORMATION:

Body Art Studios are a new allowed use within the City. Cities cannot legally prohibit tattoo and body piercing businesses from operating as this type of service is a "purely expressive activity fully protected by the First Amendment." As such the City Council adopted Ordinance No. 3143-15 on November 17, 2015 amending the Zoning Code to allow body art businesses within the Commercial zones. The ordinance establishes standards for such businesses and requires that each body art business obtain a Conditional Use Permit. The review of body art businesses and conditions placed on such businesses are subject only to reasonable "time, place, or manner" restrictions.

The property at 2505 Artesia Blvd. is a multi-tenant commercial site on the northeastern corner of Artesia Boulevard and Phelan Lane. The existing site has approximately

6,475 square feet of total commercial space. Per City records, it appears that there are two separate buildings with a two-story structure on the western side of the site and a one-story structure immediately next to it on the eastern side of the site. The proposed body art studio will be located in the one-story portion which was originally developed in 1946. Existing businesses in both buildings include a computer sales and service company, a massage center, a printing business, and a hair salon. The property is zoned Pedestrian-Oriented Commercial (C-2-PD) as are the commercial properties immediately to the west. The property immediately to the east is the Edison Company right-of-way (P-ROW). Vehicle access is off of Phelan Lane with an existing 30-foot wide driveway. There are 17 parking spaces in the rear parking lot, which is shared by all of the tenants located on the site.

The proposed body art studio will occupy an 800 square foot tenant space that was previously leased by a home entertainment retail business. The tenant space is located towards the eastern side of the commercial site, close to the open right-of-way.

CURRENT REQUEST:

The applicant, Todd Hooper of Pacific Sangha Tattoo, is requesting a Conditional Use Permit (CUP) to operate a body art studio.

Per Code Section 10-2.1630, a CUP is required for all new body art businesses. Body art includes permanent tattooing as well as piercing of the body with decorative objects such as jewelry. The proposed business will provide both tattoo and piercing services. There will also be a retail component selling tattoo and piercing accessories to customers. The proposed hours of operation are 11:00 a.m. to 10:00 p.m., seven days a week.

The floor plan reflects that the very front of the space will be dedicated to the retail component with two (2) display cases and a small waiting area. Towards the middle of the space, there will be three (3) tattoo stations, a piercing area, and a restroom. The back of the space will have a storage room, lunch room, rooms for sterilizing equipment, a drawing room, and a computer room. No new square footage is proposed.

DEPARTMENT'S ANALYSIS OF REQUEST:

Body art businesses have become more mainstream in the recent years and operations have, likewise, become more refined to cater to a wide range of customers. Operations of these facilities are regulated through California Assembly Bill 300, the Safe Body Art Act. Records of training and equipment sterilization must be regularly maintained and the facilities are subject to annual inspections by the County. This ensures that the business is in compliance with all safety procedures, protecting both practitioners and clients.

Per Section 10-2.1630 of the Redondo Beach Municipal Code (RBMC), the purpose for the review of body art businesses is to "ensure compliance with state and city requirements regarding health and safety, and maintain the compatibility of this particularly sensitive land use with surrounding land uses."

The Code outlines the following criteria for body art studios: 1) Body art studios shall not operate between the hours of 10:00 p.m. and 10:00 a.m.; 2) The operator of the body art studio shall be responsible for ensuring that all body art employees have obtained all necessary training, certification and permits to perform Body art services; 3) All requirements set forth in California Assembly Bill 300, the Safe Body Art Act are incorporated by reference in this Chapter and all operators of body art studios shall comply with all requirements included therein; 4) Live animals, except for service animals, shall not be allowed on the premises; 5) Temporary or mobile studios or events are not authorized; 6) Under no circumstance shall alcohol be sold, consumed or purchased in any body art studio; and 7) The minimum separation between site boundaries of properties containing body art businesses shall be 1,000 feet, except that this standard may be waived by the decision making body upon a finding that the addition of the body art business will not contribute to or create a blighting influence in its vicinity.

The proposed body art studio will only operate during the allowable hours of 11:00 a.m. to 10:00 p.m. The applicant is aware of the training and certifications required as part of the Safe Body Art Act and is also aware of the prohibition of temporary events, alcohol sales, and live animals.

Conditional Use Permits were granted in February for two other body art businesses with one located on 190th Street and another on Torrance Boulevard. This proposed site is well beyond the required 1,000-foot separation from those neighboring body art studios.

The CUP review process is designed to ensure "that the establishment or significant alteration of those uses will not adversely affect surrounding uses and properties nor disrupt the orderly development of the community".

The following criteria are outlined by Section 10-2.2506 of the RBMC to help determine if the proposed use is appropriate for the site: 1) The site for the proposed use shall be in conformity with the General Plan and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood; 2) The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use; 3) The proposed use shall have no adverse effect on abutting property or the permitted use thereof; and 4) The

conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare.

The subject property is approximately 13,000 square feet and the existing commercial buildings are approximately 6,475 square feet in total. The site is comprised of two rectangular lots tied together, sharing a rear parking area. A 30-foot wide driveway provides access to Phelan Lane and is within several feet of a stop sign providing access to Artesia Boulevard. The existing site appears to be adequate in size and shape to support the proposed business.

The exterior of the buildings do not appear to have been upgraded in some time. City permits reflect that window/door replacements and the addition of brick veneer took place in 1990. The most recent exterior repair took place in 1994 which involved re-roofing. As can be seen from Phelan Lane, the rear asphalt parking lot is faded, cracked, and lacks striping. The two-story structure to the west has visible exterior equipment around the side and rear and the paint appears to be discolored. The one-story structure to the east appears to be in better condition as viewed from Artesia Boulevard, however, there are bars on the rear of the subject unit. Staff is recommending that the Planning Commission address some of these site conditions as part of this discretionary review. Conditions 7, 8, and 9 required parking lot maintenance, repainting of the buildings, and removal of the bars on the rear openings. The applicant and the property owner have been made aware of these recommended conditions, however, staff has not received confirmation that the conditions are acceptable to the applicant or owner. Staff considers the recommended conditions reasonable and directly relate to the establishment of the new conditionally permitted use. Requiring these improvements is also consistent with several General Plan policies outlined within the Land Use Element that aim to improve the appearance and character of the Artesia Boulevard commercial areas.

The main entrance to the tenant space faces Artesia Blvd., thus, the majority of business activity will be facing the major arterial. The rear elevation includes one employee access door and two windows. The parking lot provides a buffer to the rear multi-family residential sites with approximately 64 feet between the body art studio and the shared rear property line. There is an existing four to five-foot high block wall along the rear northerly and easterly side of the parking lot.

New signage is proposed on the existing street-facing awning as well as on the rear elevation facing the parking lot. Per Code Section 10-2.1810, signage on awnings shall not exceed two-thirds the length of the awning and are to have one line of lettering at a maximum of 12 inches in height. Walls signs are permitted on the rear of the building if it faces a parking lot, but cannot exceed 10% of the total area of the rear wall. The awning sign will have one line of lettering 12 inches in height and will only occupy two-thirds of the awning width. The rear sign proposed will only be eight (8) square feet on a total 156 square foot building face. The applicant proposes neutral tones to be utilized

for the signage including beige, gray, and sage-like colors. Given that the building is currently beige, the proposed color palette appears appropriate.

The site has 17 parking spaces located on the northern side of the commercial building. As a retail use, the previous home entertainment store required one parking space for every 250 square feet. With the space being approximately 800 square feet, the store had an allotment of four (4) spaces. Body art businesses are considered to have a similar traffic volume as retail uses, thus, the same allotment of parking would be required. Given the fact that the majority of the existing businesses close by 7:00 p.m., that the rear parking lot does not appear to be full during regular business hours, and there are four (4) additional parking spaces located immediately in front of the building on the street, it is anticipated that the existing parking will be adequate to support the proposed use.

With residential property immediately to the north of the site and the proposed business hours extending into the evening, staff is recommending some additional conditions to reduce potential impacts. These include the following (conditions 4, 5, and 6 of the recommended resolution):

4. The whole of the business shall be conducted entirely inside the tenant space.
5. There shall be no loitering at or around the northern side of the building or within the parking lot at any given time.
6. The rear door shall remain closed after 7:00 p.m.

As previously discussed, the existing commercial site is in need of some maintenance. To further improve the quality of the business space and make the site more inviting to patrons, staff recommends the following conditions (conditions 7, 8, and 9 of the recommended resolution):

7. The rear parking lot shall be re-sealed and striped.
8. The existing bars over the rear north-facing door and windows of the subject unit shall be removed. Should the business owner wish to provide more security to the tenant space, bars may be placed on the inside of the unit.
9. Both of the existing commercial buildings shall be re-painted in a color(s) compatible with the site. The final colors shall be reviewed and approved by staff prior to permits.

The Community Development Department recommends that the Planning Commission make the findings as set forth in the staff report, adopt the Exemption Declaration, and grant the request for a Conditional Use Permit.

ENVIRONMENTAL STATUS:

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

FINDINGS:

1. In accordance with Section 10-2.1630 of the Redondo Beach Municipal Code, the proposed body art studio is conditionally permitted within the Commercial (C-2) zone.
2. The proposed use meets the criteria set forth in Section 10-2.1630 for the operation of a body art business.
3. In accordance with Section 10-2.2506 (B) of the Redondo Beach Municipal Code, the applicant's request for a Conditional Use Permit is consistent with the criteria set forth therein for the following reasons:
 - a. The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 2, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.
 - b. The site of the project has adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the use.
 - c. The use of the site will have no adverse effect upon abutting property or the permitted use thereof, subject to the conditions of approval.
 - d. That approval of the Conditional Use Permit request, as submitted, is in accordance with the objectives and policies of the City of Redondo Beach General Plan, in that the area is designated as Commercial (C-2) and the proposed use is compatible with that designation.
 - e. That the proposed use will not have an adverse impact upon abutting properties, the neighborhood, or the City, and the use will be designed in a manner to protect the public health, safety, convenience, interest and general welfare, in that the conditions of project approval appropriately limit the intensity of the activity to maintain compatibility with surrounding uses.

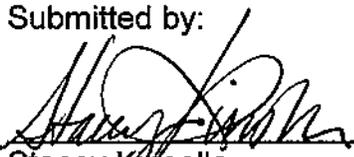
4. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission and are approved.
5. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301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

CONDITIONS:

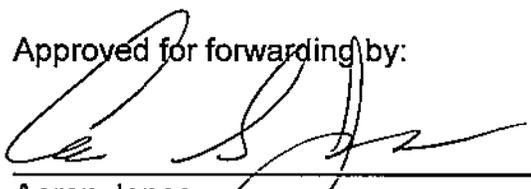
1. The approval granted herein is for the operation of a body art studio within an existing commercial tenant space of approximately 1,000 square feet. The body art studio shall be maintained and operated in substantial compliance with the proposal and plans reviewed and approved by the Planning Commission at its meeting of February 18, 2016.
2. The operator of the body art studio shall be responsible for ensuring that all body art employees have obtained all necessary training, certification and permits to perform Body art services.
3. The operator of the body art studio shall comply with all requirements set forth in California Assembly Bill 300, the Safe Body Art Act.
4. The whole of the business shall be conducted entirely inside the tenant space.
5. There shall be no loitering at or around the northern side of the building or within the parking lot at any given time.
6. The rear door shall remain closed after 7:00 p.m.
7. The rear parking lot shall be re-sealed and striped.
8. The existing bars over the rear north-facing door and windows of the subject unit shall be removed. Should the business owner wish to provide more security to the tenant space, bars may be placed on the inside of the unit.
9. Both of the existing commercial buildings shall be re-painted in a color(s) compatible with the site. The final colors shall be reviewed and approved by staff prior to permits.

10. That all exterior and interior alterations to the building shall comply with all applicable codes, regulations and requirements and the applicant shall obtain all necessary permits from the Building Department, Engineering Department, Fire Department and any other agency with jurisdiction over interior and exterior improvements to the site.
11. That the body art studio shall be allowed to operate from 11:00 a.m. to 10:00 p.m., seven days a week.
12. That the applicant shall obtain a separate sign permit and that no signs shall be installed prior to the approval by the Community Development Department in accordance with the City's Sign Regulation Criteria in Section 10-2.1802 and Standards in Section 10-2.1810.
13. That the Community Development Department is authorized to approve minor changes.
14. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
15. That the Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.

Submitted by:


Stacey Kinsella
Associate Planner

Approved for forwarding by:


Aaron Jones
Community Development Director



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

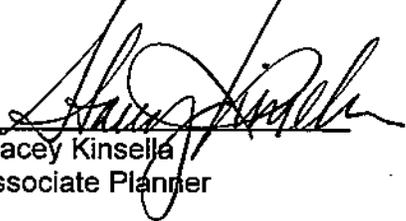
DATE: March 17, 2016

PROJECT ADDRESS: 2505 Artesia Boulevard

PROPOSED PROJECT: Consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a Body Art Studio in an existing commercial building on property located within a Commercial (C-2-PD) zone

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

Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which states, in part, that projects that involve negligible or no expansion of an existing use, including interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.


Stacey Kinsella
Associate Planner

RESOLUTION NO. 2016--PCR-*****

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A BODY ART STUDIO IN AN EXISTING BUILDING LOCATED WITHIN THE COMMERCIAL (C-2-PD) ZONE AT 2505 ARTESIA BOULEVARD

WHEREAS, an application was filed on behalf of the owners of property located at 2505 Artesia Boulevard for approval of an Exemption Declaration and Conditional Use Permit to allow the operation of a Body Art Studio in an existing building located within a Commercial (C-2-PD) zone; and

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

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 17th day of March, 2016, with respect thereto.

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

1. In accordance with Section 10-2.1630 of the Redondo Beach Municipal Code, the proposed body art studio is conditionally permitted within the Commercial (C-2) zone.
2. The proposed use meets the criteria set forth in Section 10-2.1630 for the operation of a body art business.
3. In accordance with Section 10-2.2506 (B) of the Redondo Beach Municipal Code, the applicant's request for a Conditional Use Permit is consistent with the criteria set forth therein for the following reasons:
 - a. The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 2, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.

- b. The site of the project has adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the use.
 - c. The use of the site will have no adverse effect upon abutting property or the permitted use thereof, subject to the conditions of approval.
 - d. That approval of the Conditional Use Permit request, as submitted, is in accordance with the objectives and policies of the City of Redondo Beach General Plan, in that the area is designated as Commercial (C-2) and the proposed use is compatible with that designation.
 - e. That the proposed use will not have an adverse impact upon abutting properties, the neighborhood, or the City, and the use will be designed in a manner to protect the public health, safety, convenience, interest and general welfare, in that the conditions of project approval appropriately limit the intensity of the activity to maintain compatibility with surrounding uses.
4. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission and are approved.
 5. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).
 6. The Planning Commission hereby finds that the proposed project will have no impact on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.

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 18th day of February, 2016.

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 for the operation of a body art studio within an existing commercial tenant space of approximately 1,000 square feet. The body

art studio shall be maintained and operated in substantial compliance with the proposal and plans reviewed and approved by the Planning Commission at its meeting of February 18, 2016.

2. The operator of the body art studio shall be responsible for ensuring that all body art employees have obtained all necessary training, certification and permits to perform Body art services.
3. The operator of the body art studio shall comply with all requirements set forth in California Assembly Bill 300, the Safe Body Art Act.
4. The whole of the business shall be conducted entirely inside the tenant space.
5. There shall be no loitering at or around the northern side of the building or within the parking lot at any given time.
6. The rear door shall remain closed after 7:00 p.m.
7. The rear parking lot shall be re-sealed and striped.
8. The existing bars over the rear north-facing door and windows of the subject unit shall be removed. Should the business owner wish to provide more security to the tenant space, bars may be placed on the inside of the unit.
9. Both of the existing commercial buildings shall be re-painted in a color(s) compatible with the site. The final colors shall be reviewed and approved by staff prior to permits.
10. That all exterior and interior alterations to the building shall comply with all applicable codes, regulations and requirements and the applicant shall obtain all necessary permits from the Building Department, Engineering Department, Fire Department and any other agency with jurisdiction over interior and exterior improvements to the site.
11. That the body art studio shall be allowed to operate from 11:00 a.m. to 10:00 p.m., seven days a week.
12. That the applicant shall obtain a separate sign permit and that no signs shall be installed prior to the approval by the Community Development Department in accordance with the City's Sign Regulation Criteria in Section 10-2.1802 and Standards in Section 10-2.1810.
13. That the Community Development Department is authorized to approve minor changes.

14. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
15. That the Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.

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 18th day of February, 2016.

Planning Commission Chair
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. 2016-**-PCR-*** 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 18th day of February, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

Aaron Jones
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

**CITY OF REDONDO BEACH
PLANNING DIVISION**

PLANNING DEPT. REVIEWED BY: SK
DATE REVIEWED: 2/12/16

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: 2505 ARTESIA BLVD. REDONDO BEACH 90278			
EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 13 & 14 BLOCK: 27 TRACT: REDONDO VILLA TRACT # 2			ZONING: C-2-PD
FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE) SITE SIZE (SQ. FT.): 9,096 GROSS FLOOR AREA (SQ. FT.): 800 FLOOR AREA RATIO:			
RECORDED OWNER'S NAME: JIMMY CORDONES MAILING ADDRESS:		AUTHORIZED AGENT'S NAME: MAILING ADDRESS:	
TELEPHONE:		TELEPHONE:	
APPLICANT'S NAME: TODD HOOPER MAILING ADDRESS: 4550 173RD ST, LAWNSDALE 90260 TELEPHONE: 310-365-9190		PROJECT ARCHITECT/FIRM/PRINCIPAL: MAILING ADDRESS: TELEPHONE: LICENSE NO.	
B		REQUEST	
The applicant requests a Conditional Use Permit to use the above described property for the following purposes: AN UPSCALE, ZEN INSPIRED BOUTIQUE FOCUSING ON TATTOOS AND PIERCING. WE WILL HAVE AN AREA ALLOCATED FOR RETAIL SALES OR JEWELRY AND CLOTHING. THERE WILL BE A GALLERY ON PREMISES TO DISPLAY ARTWORK OF LOCAL ARTISTS. THE LOCATION WILL HAVE A SPA-LIKE, PEACEFUL BUDDHIST ATMOSPHERE. THERE WILL BE UP TO 4 EMPLOYEES WITH THE HOURS OF OPERATION BEING FROM 11AM - 10PM, 7 DAYS PER WEEK.			

CID 68116

20160421

C

SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.

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

CURRENTLY VACANT.

REMOVED EXISTING CARPET THAT WAS VERY OLD AND MOLDY. COAT AND SEAL EXISTING CONCRETE FLOORS. THE PREVIOUS BUSINESS WAS A MULTI-MEDIA STORE. IT WASN'T KEPT UP VERY WELL. OUR BUSINESS HAS TO BE COMPLETELY STERILE, SO WE ARE STRIPPING IT DOWN AND STERILIZING EVERYTHING. I AM CONFIDENT THE OTHER BUSINESSES IN THE BUILDING WILL BE VERY HAPPY WITH OUR IMPROVED LOOK AND FEEL OF THE SPACES.

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.)

NO CHANGE NEEDED FOR PARKING, SETBACKS. NO LANDSCAPING TO BE DONE.

SITE IS IDEAL FOR PROPOSED USE. THERE ARE A TOTAL OF 18 PARKING SPACES IN THE REAR OF THE BUILDING - 2 OF WHICH ARE EXCLUSIVELY OURS. THE LOT IS GENERALLY 1/2 FULL IN THE DAYTIME AND MOSTLY EMPTY IN THE EVENING. THERE IS ALSO PUBLIC PARKING ON ARTESIA AND THE SIDE STREETS SURROUNDING THE LOCATION.

PARKING SPACES 5/6 ARE DEDICATED TO OUR BUSINESS.

3 OF THE OTHER 4 BUSINESSES ARE CLOSED AND GONE BY 7PM.

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

THE SITE IS ON ARTESIA BOULEVARD - 3 BLOCKS WEST OF INGLEWOOD AVENUE. IT IS BETWEEN THE PUBLIC WALKWAY AND PHEALAN AVENUE. THERE IS A NICE FLOW OF PEDESTRIAN AND AUTO TRAFFIC WITHOUT BEING CONGESTED.

OWNER'S AFFIDAVIT

Project address: 2505 ARTESIA BLVD RB 90278

Project description: Tattoo Shop / Body Modification

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

Signature(s) *Jimmy Kordones*

Address: 17104 Brighton Way
Lawrence Ca 90247

Phone No. (Res.) 310 3274855
(Bus.) 310 6256495

Subscribed and sworn to (or affirmed) before me this 5 day of Feb., 2016

by _____, proved to me on the basis of satisfactory

evidence to be the person(s) who appeared before me.

FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal

California Jurat Certificate

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

S.S.

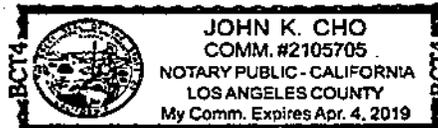
Subscribed and sworn to (or affirmed) before me on this 05th day of Feb.,
Month

2016, by Timmy Kordones and
Name of Signer (1)

H,
Name of Signer (2), proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

John K. Cho
Signature of Notary Public



For other required information (Notary Name, Commission No., etc.)

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Owner's Affidavit

containing 01 pages, and dated 02/05/2016

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # 119 Entry # 25

Notary contact: (310) 516-7853

Other

Affiant(s) Thumbprint(s) Describe: _____

February 2016

PHOTOGRAPHIC DOCUMENTATION OF SITE CONDITIONS
AT PACIFIC SANGHA TATTOO
2505 ARTESIA BLVD, REDONDO BEACH, CA 90278
APN 4153-020-009



Photograph 1: Southerly panoramic view
of existing buildings.
January 29, 2016



Photograph 2: Southeasterly panoramic view
of existing buildings.
January 29, 2016



Photograph 3: Easterly panoramic view of existing wall and parking area.
January 29, 2016

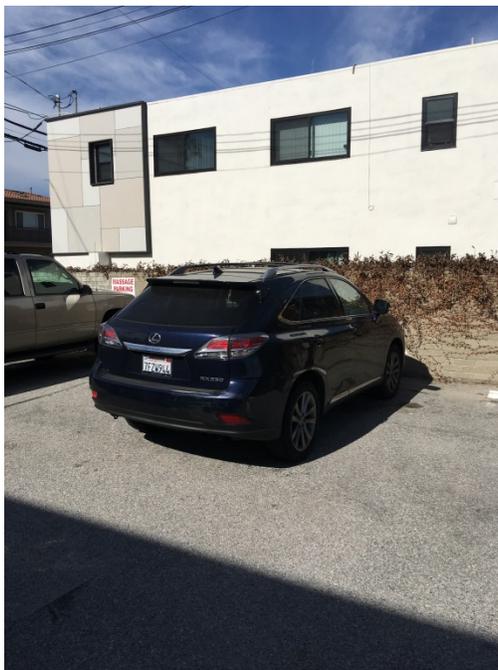


Photograph 4: Northeasterly panoramic view of existing parking area.
January 29, 2016

February 2016



Photograph 5: Northerly panoramic view of existing parking area.
January 29, 2016



Photograph 6: Northwesterly panoramic view of existing parking area.
January 29, 2016



Photograph 7: Westerly panoramic view of existing parking area.
January 29, 2016



Photograph 8: Southwesterly panoramic view of existing buildings.
January 29, 2016

February 2016



Photograph 9: Easterly view
of existing buildings, garbage disposal site and parking area.
January 29, 2016



Photograph 10: Northerly panoramic view
of existing buildings.
January 29, 2016



Photograph 11: Northwesterly panoramic view of existing buildings.
January 29, 2016



Photograph 12: Westerly view of Artesia Boulevard.
January 29, 2016

February 2016



Photograph 13: Southwesterly panoramic view of existing buildings.
January 29, 2016



Photograph 14: Southerly panoramic view of existing buildings.
January 29, 2016



Photograph 15: Southeasterly panoramic view of existing buildings and parkway.
January 29, 2016



Photograph 16: Easterly panoramic view of Artesia Boulevard.
January 29, 2016

February 2016



Photograph 17: Northeasterly panoramic view of existing parkway.
January 29, 2016



Photograph 18: Northeasterly panoramic view of existing buildings and parkway.
January 29, 2016



Photograph 19: Northerly view of front entrance to proposed Pacific Sangha Tattoo.
January 29, 2016



Photograph 20: Southerly view of rear entrance to proposed Pacific Sangha Tattoo.
January 29, 2016

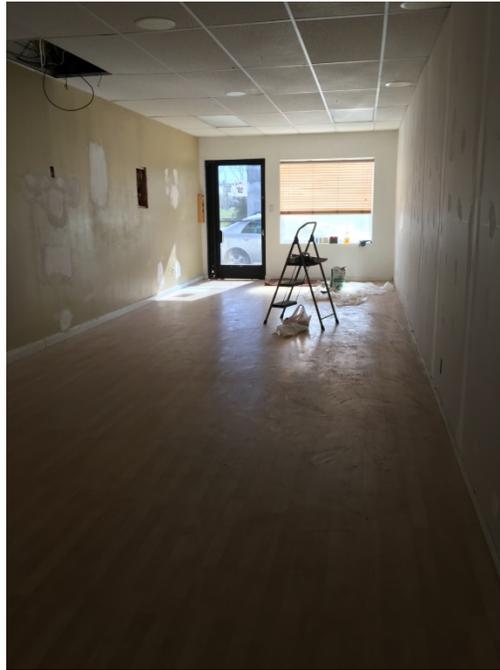
February 2016



Photograph 21: Northerly view from front door of interior space (front room).
January 29, 2016



Photograph 22: Northwesterly view of interior space (front room).
January 29, 2016



Photograph 23: Southerly view of interior space (front room).
January 29, 2016



Photograph 24: Northerly view of existing hall.
January 29, 2016

February 2016



Photograph 25: Easterly view of interior space (future storeroom).
January 29, 2016



Photograph 26: Northerly view from existing hall of interior space (rear room).
January 29, 2016



Photograph 27: Southeasterly view of existing bathroom.
January 29, 2016



Photograph 28: Southwesterly view of existing bathroom.
January 29, 2016

February 2016



Photograph 29: Northeasterly view of existing cubicles and rear room.
January 29, 2016



Photograph 30: Easterly view of existing cubicle.
January 29, 2016



Photograph 31: Easterly view of existing interior space (rear room).
January 29, 2016



Photograph 32: Southerly view of existing cubicles and rear room.
January 29, 2016

February 2016



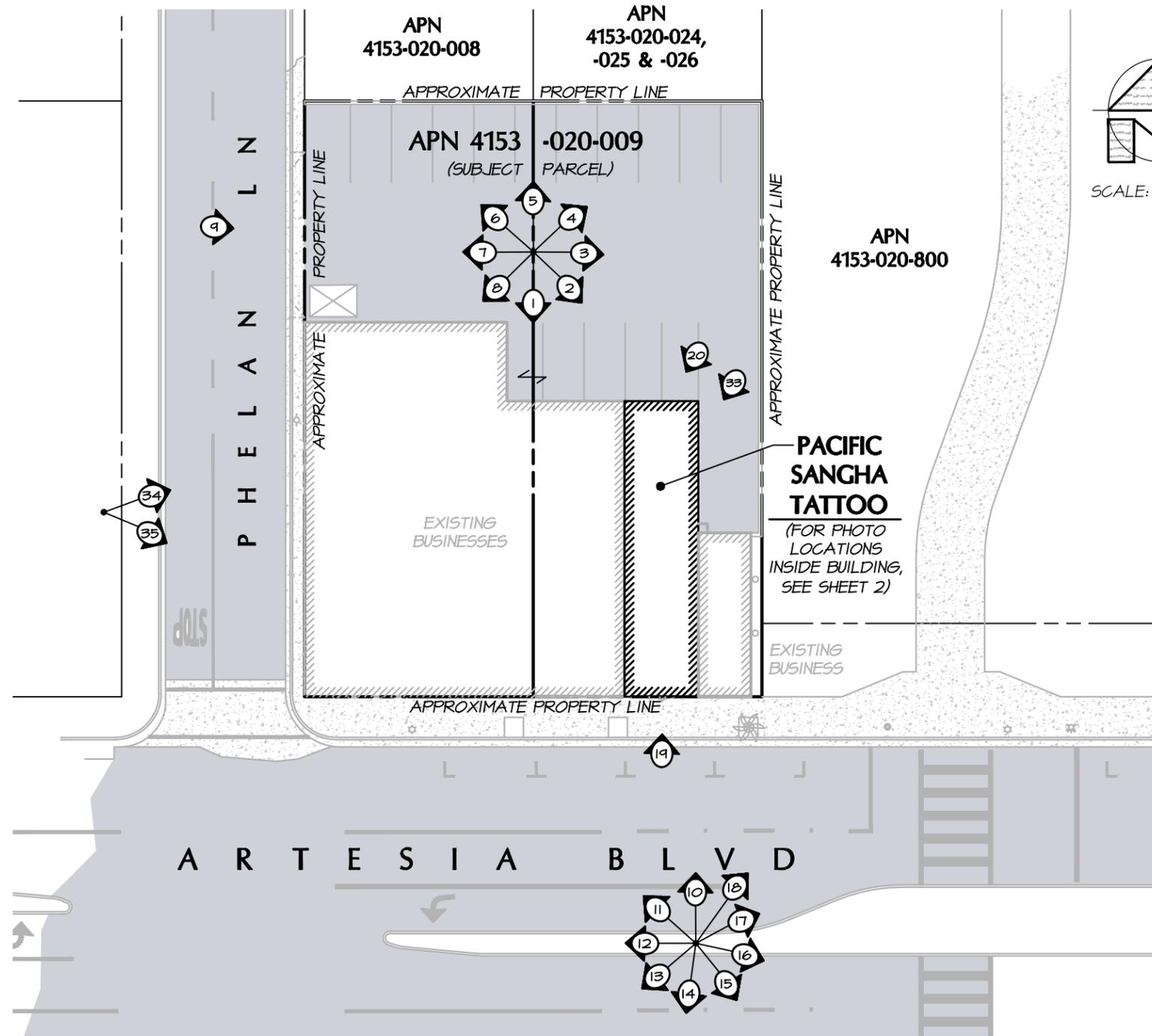
Photograph33: Southwesterly view
of existing buildings and parking area.
January 29, 2016



Photograph 34: Northeasterly panoramic view
of existing buildings.
January 29, 2016



Photograph 35: Easterly panoramic view
of existing buildings.
January 29, 2016

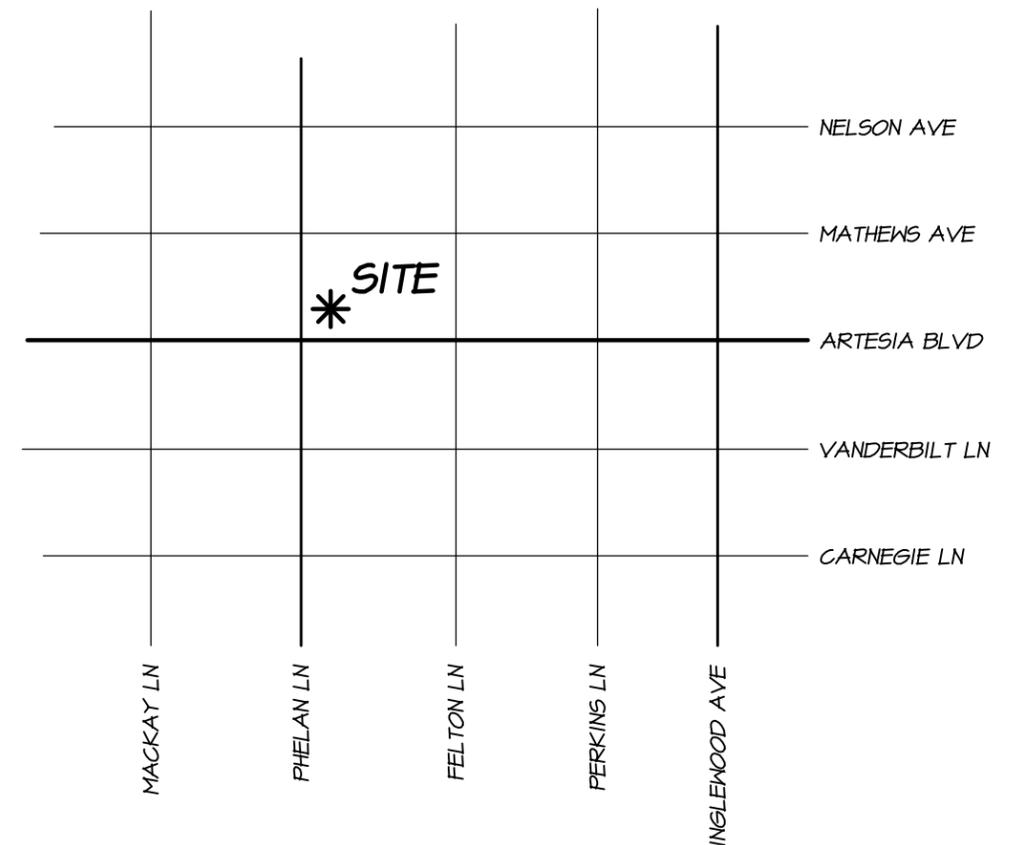
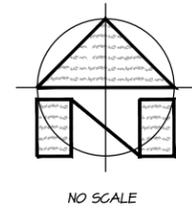
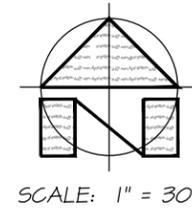


**OVERALL SITE PLAN
PHOTO LOCATION MAP**

SCALE: 1" = 30'

NOTES:

- ① REPRESENTS LOCATION AND DIRECTION OF PHOTOGRAPH TAKEN BY TODD HOOPER ON JANUARY 29, 2016. SEE "PHOTOGRAPHIC DOCUMENTATION OF SITE CONDITIONS AT PACIFIC SANGHA TATTOO," FOR PHOTO DESCRIPTIONS. THE PROPERTY LINES AND PARCEL FEATURES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN COMPILED USING AERIAL PHOTOGRAPHY FROM GOOGLE EARTH AND WITH DATA PROCURED FROM THE CITY OF REDONDO BEACH WEBSITE AND FROM THE LOS ANGELES COUNTY PROPERTY ASSESSMENT INFORMATION SYSTEM.

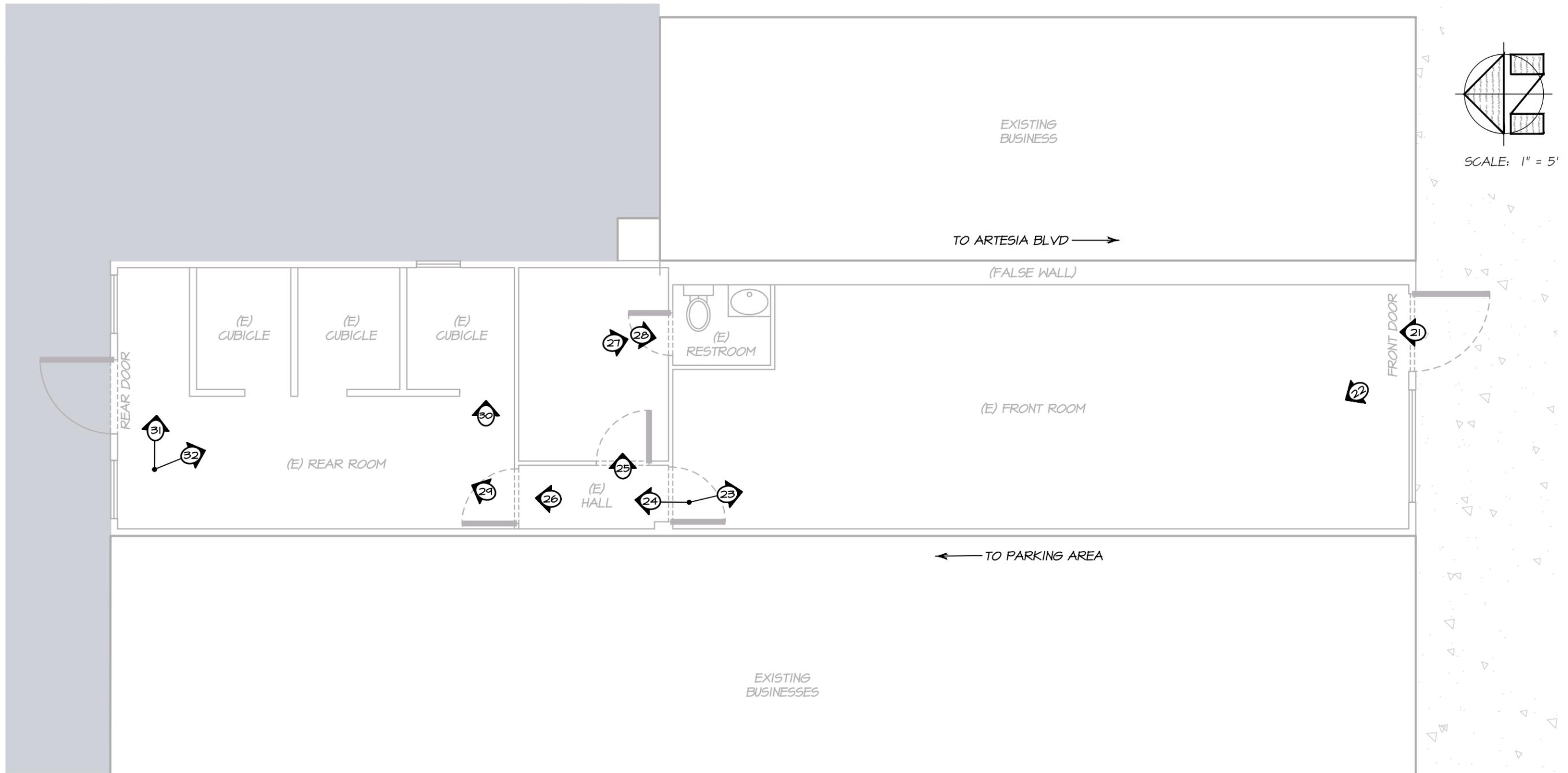


LOCATION MAP
NO SCALE

NOTES:

Prepared by:
Kelly Peers
1596 Milton Road
Napa, CA 94559
(707) 227-0858

Pacific Sangha Tattoo
c/o Todd Hooper
2505 Artesia Blvd.
Redondo Beach, CA 90278
APN 4153-020-009
February 2016
Sheet 1 of 2



**INTERIOR SITE
PHOTO LOCATION MAP**

SCALE: 1" = 5'

LEGEND:

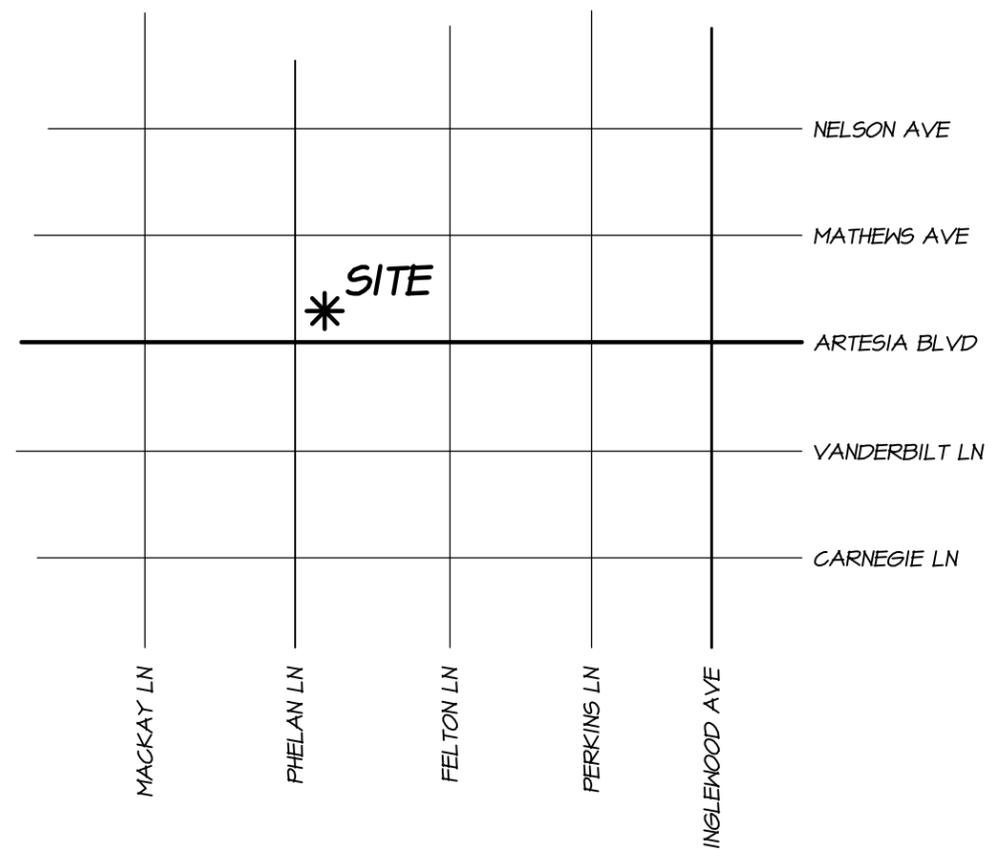
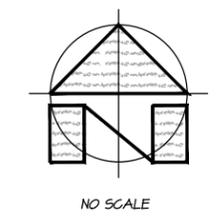
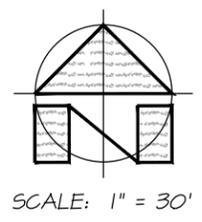
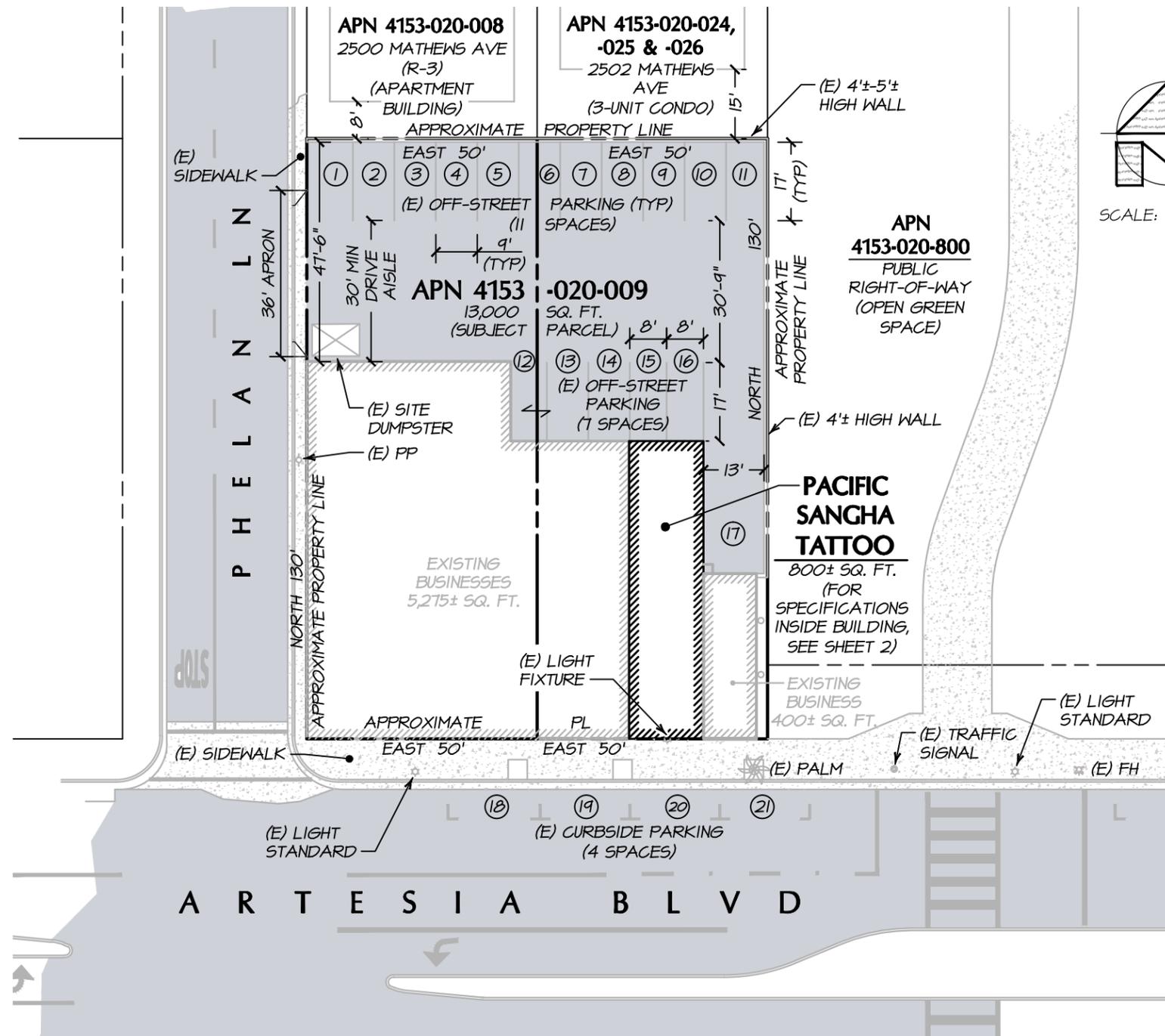
(E) EXISTING

NOTE:

① REPRESENTS LOCATION AND DIRECTION OF PHOTOGRAPH TAKEN BY TODD HOOPER ON JANUARY 29, 2016. SEE "PHOTOGRAPHIC DOCUMENTATION OF SITE CONDITIONS AT PACIFIC SANGHA TATTOO," FOR PHOTO DESCRIPTIONS.

Prepared by:
Kelly Peers
 1596 Milton Road
 Napa, CA 94559
 (707) 227-0858

Pacific Sangha Tattoo
 c/o Todd Hooper
 2505 Artesia Blvd.
 Redondo Beach, CA 90278
 APN 4153-020-009
 February 2016
 Sheet 2 of 2



LOCATION MAP
NO SCALE

**OVERALL SITE PLAN
USE PERMIT DRAWINGS**
SCALE: 1" = 30'

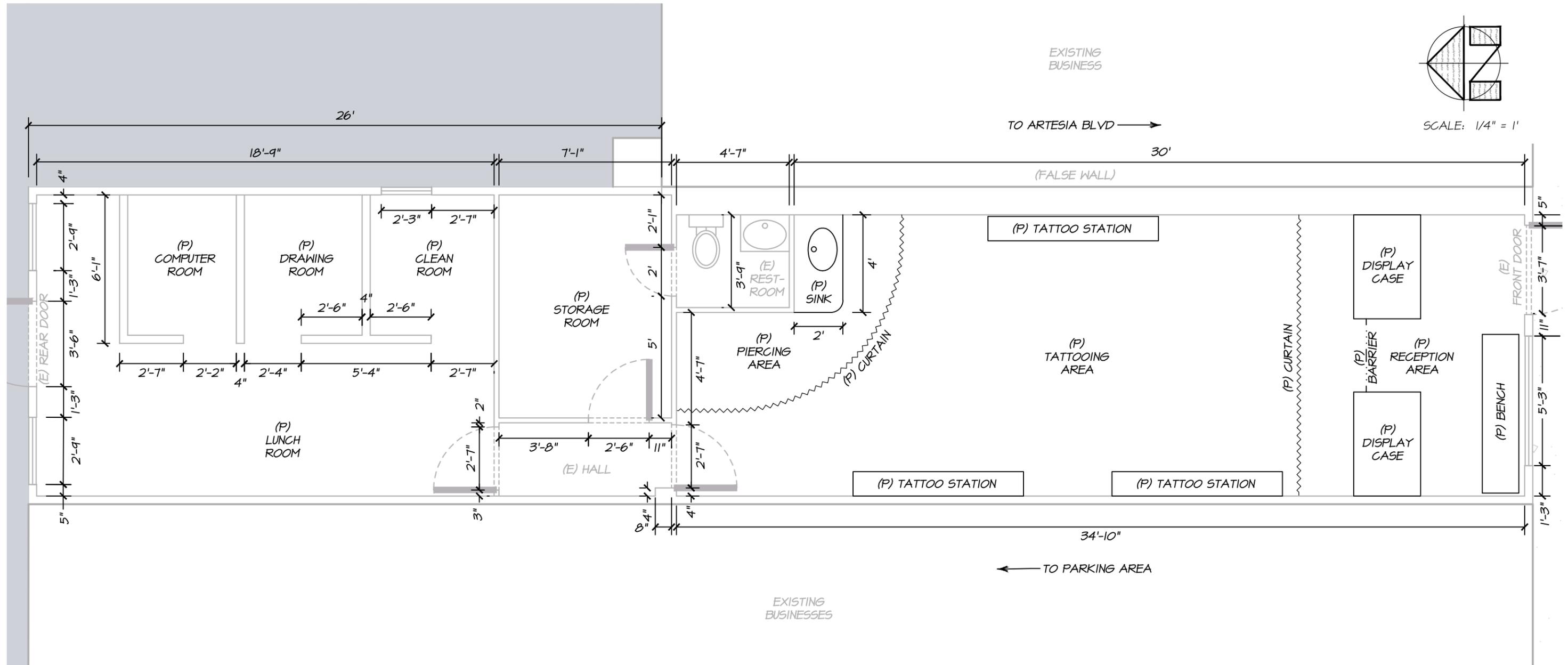
- LEGEND:**
- (E) EXISTING
 - FH FIRE HYDRANT
 - TYP TYPICAL
 - Ⓚ PARKING SPACE

NOTES:

1. THE PROPERTY LINES AND PARCEL FEATURES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN COMPILED USING AERIAL PHOTOGRAPHY FROM GOOGLE EARTH AND WITH DATA PROCURED FROM THE CITY OF REDONDO BEACH WEBSITE AND FROM THE LOS ANGELES COUNTY PROPERTY ASSESSMENT INFORMATION SYSTEM.
2. ALL OFF-STREET PARKING SPACES CURRENTLY EMPLOY WHEEL STOPS, WHICH ARE NOT SHOWN HERE FOR CLARITY.

Prepared by:
Kelly Peers
1596 Milton Road
Napa, CA 94559
(707) 227-0858

Pacific Sangha Tattoo
c/o Todd Hooper
2505 Artesia Blvd.
Redondo Beach, CA 90278
APN 4153-020-009
February 2016
Sheet 1 of 3



INTERIOR SITE LAYOUT USE PERMIT DRAWINGS

SCALE: 1/4" = 1'

LEGEND:

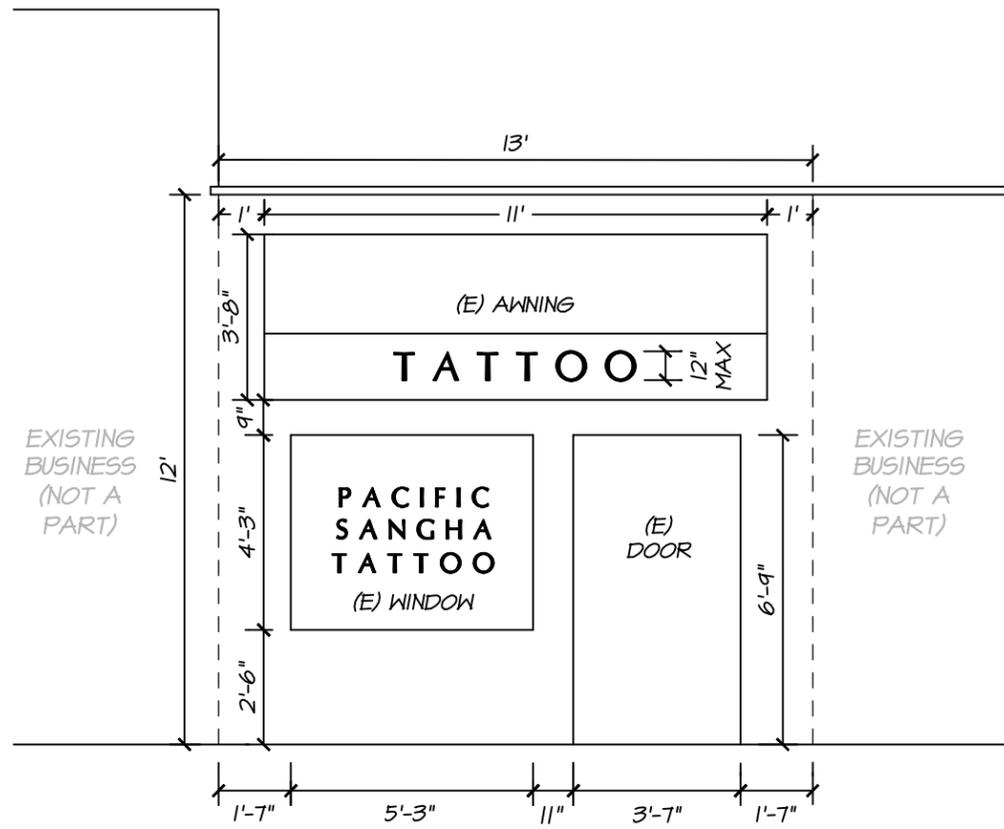
(E) EXISTING
(P) PROPOSED

NOTES:

1. THE DIMENSIONS SHOWN HEREON ARE APPROXIMATE. THEY ARE DERIVED FROM FIELD MEASUREMENTS.
2. THE PLACEMENT AND SIZE OF PROPOSED FURNISHINGS ARE APPROXIMATE AND ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY.
3. GREY LINEWORK DESIGNATES EXISTING FEATURES. BLACK LINEWORK DESIGNATES PROPOSED FEATURES.

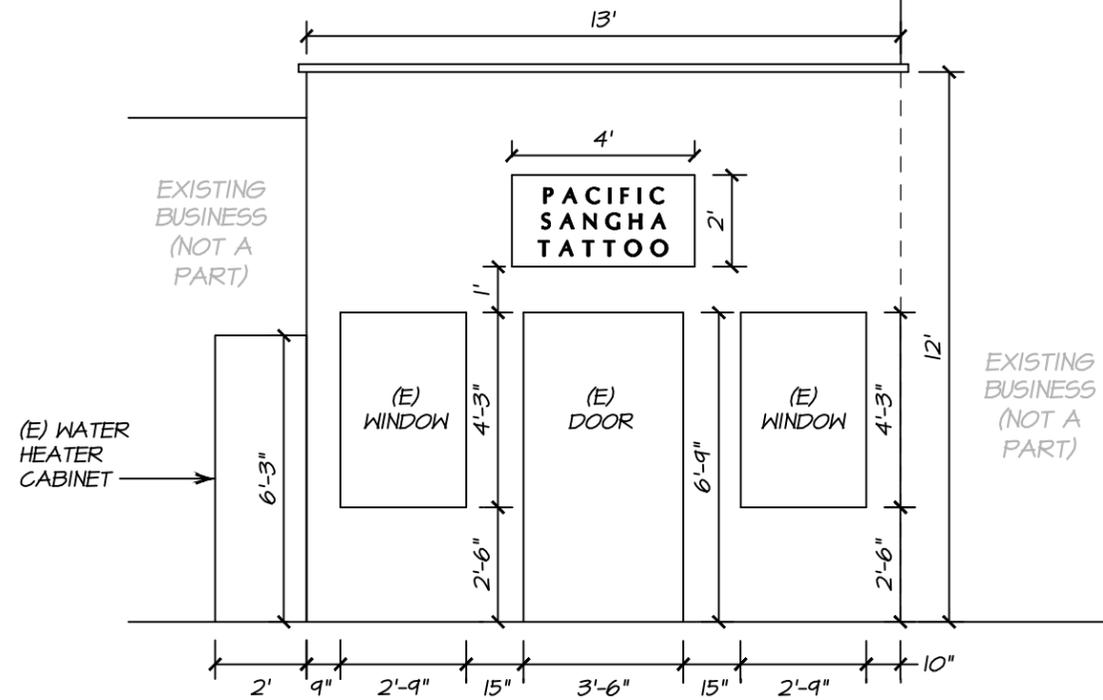
Prepared by:
Kelly Peers
1596 Milton Road
Napa, CA 94559
(707) 227-0858

Pacific Sangha Tattoo
c/o Todd Hooper
2505 Artesia Blvd.
Redondo Beach, CA 90278
APN 4153-020-009
February 2016
Sheet 2 of 3



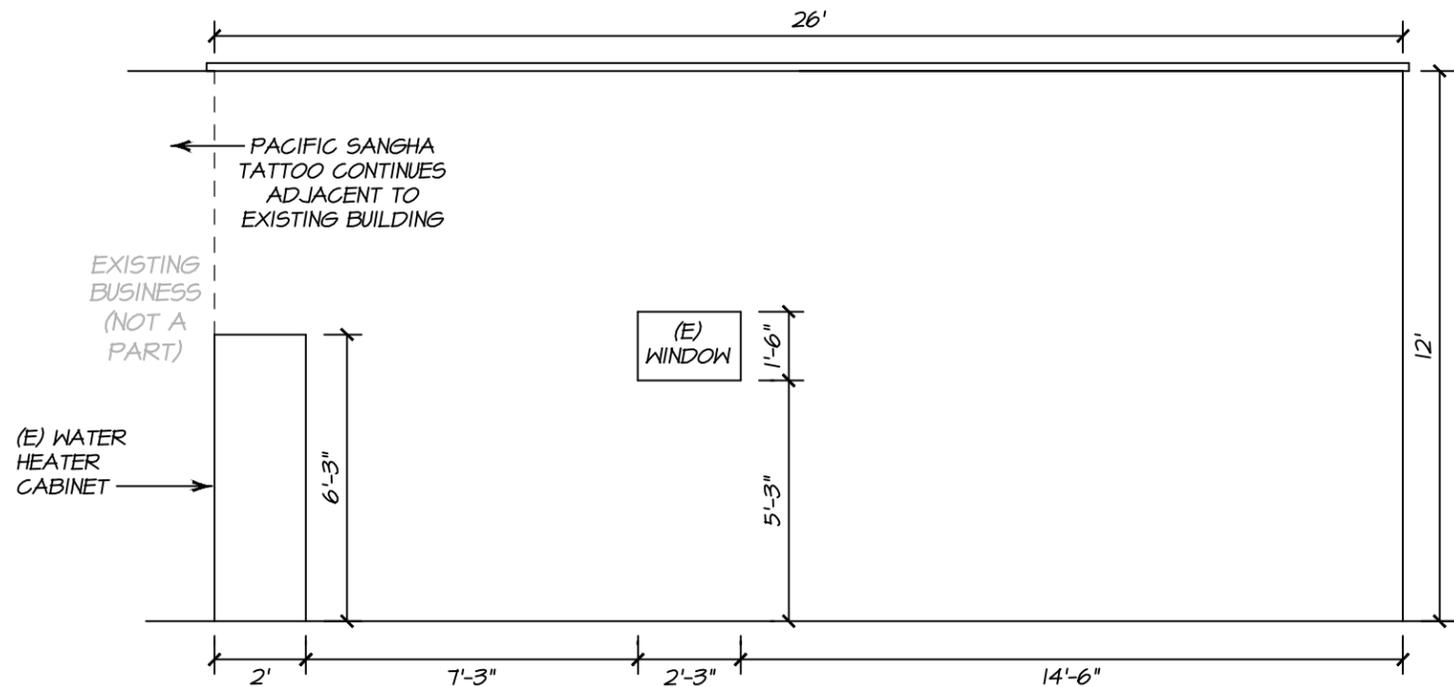
SOUTH ELEVATION

SCALE: 1/4" = 1'



NORTH ELEVATION

SCALE: 1/4" = 1'



EAST ELEVATION

SCALE: 1/4" = 1'

LEGEND:

- (E) EXISTING
- (P) PROPOSED

NOTES:

1. THE DIMENSIONS SHOWN HEREON ARE APPROXIMATE. THEY ARE DERIVED FROM FIELD MEASUREMENTS.
2. THE SIZE OF PROPOSED SIGNAGE IS APPROXIMATE AND ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY.

Prepared by:
 Kelly Peers
 1596 Milton Road
 Napa, CA 94559
 (707) 227-0858

Pacific Sangha Tattoo
 c/o Todd Hooper
 2505 Artesia Blvd.
 Redondo Beach, CA 90278
 APN 4153-020-009
 February 2016
 Sheet 3 of 3



Administrative Report

Planning Commission Hearing Date:

March 17, 2016

AGENDA ITEM: 9 (PUBLIC HEARING)

PROJECT LOCATION: 901 North Catalina Avenue

APPLICATION TYPE: CONDITIONAL USE PERMIT, COASTAL DEVELOPMENT PERMIT AND AN EXEMPTION DECLARATION

CASE NUMBER: 2016-03-PC-008, 2016-03-CDP-002

APPLICANT'S NAME: PETER ROCKWOOD, DBA THE COOP

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration, a Conditional Use Permit and a Coastal Development Permit to allow the operation of a children's activity center within an existing commercial building on property located in a Commercial (C-5A) zone, within the City's Coastal Zone.

DEPARTMENT'S RECOMMENDATION:

The Community Development Department recommends that the Planning Commission make the findings as set forth in the staff report, adopt the Exemption Declaration and approve the Conditional Use Permit and Coastal Development Permit subject to the plans and applications submitted, and the conditions contained in the staff report and adopt the attached resolution.

BACKGROUND INFORMATION:

The subject property is developed as a multi-tenant commercial center with an eco-friendly car wash, a sit-down restaurant, and six (6) other commercial tenant spaces. A total of 15,474 square feet of tenant spaces are located in three (3) distinct buildings. A rectangular inner courtyard is located between Building A (903 N. Catalina Avenue) at the corner of North Catalina Avenue and North Gertruda Avenue and Building B (901 N. Catalina Avenue), which faces North Catalina Avenue.

The proposed hours of operation are 10:00 a.m. to 6:00 p.m. Monday through Friday. Weekend hours will be 10:00 a.m. to 8:00 p.m. Children and their parent(s) or care-taker will visit the COOP for two (2) hour periods during the week. The children will typically be between one (1) and ten (10) years of age, though children younger or older than that will also be welcome. The children's parents/care-takers are required to stay with the children as they enjoy the various play areas, toys, and games available to them. The space can also be booked for private play parties on the weekends. A maximum of 15 children with their parents/care-takers and two (2) staff members will occupy the tenant space at any given time.

The proposed business intends on installing wall signs above their main entrance in the courtyard, above their street frontage on North Gertruda Avenue and in the available sign slots located on the two (2) existing monument signs.

DEPARTMENT'S ANALYSIS OF REQUEST:

Pursuant to Section 10-5.710 of the City's Coastal Zoning Ordinance, the proposed business is defined as a personal improvement service, which requires the approval of a Conditional Use Permit. Potential issues relating to the proposed business include potential noise impacts and the availability of on-site parking for this use.

There are two (2) scenarios regarding potential noise impacts generated by the voices and sounds of the children and their parents/care-takers. The first scenario is about the noise generated in the interior space. Such noise is unlikely to impact the neighboring tenants that include a restaurant directly adjacent to the east and a vacant tenant space to the west, or any of the other businesses located in the commercial center. The second scenario is about the noise that will be generated by the use of the outdoor patio. According to the applicant, they anticipate that the outdoor patio will be used primarily by the adults. It is designed to accommodate a maximum of ten (10) people. Some of the noise emanating from the patio will be mitigated by the surrounding walls. Even so, the noise that may escape from the outdoor patio is likely no louder or bothersome than the noise generated by the restaurant guests sitting in the outdoor dining area. Furthermore, the outdoor patio will never be in use earlier than 10:00 a.m. or later than 6:00 p.m. during the week and 8:00 p.m. on the weekends. There are no residences in the immediate area that might be affected by either the indoor or outdoor noise generated by this business.

The business is proposing to have maximum of 20 children and two (2) employees at any given time. Required parking for the proposed business is based on a ratio of one (1) parking space for every two (2) students/children and one (1) parking space for every employee. This equates to a requirement for twelve (12) on-site parking spaces. Attached is a detailed 'Parking Summary' for the entire center, known as the 'GreenStreet Center'. A snapshot of that parking analysis is provided below. As can be seen, the Center has adequate on-site parking to accommodate the existing businesses, the proposed

business and two (2) future businesses. Furthermore, the center has a surplus of six (6) parking spaces.

Parking Analysis of the Greenstreet Center

<u>Summary by Bldg.:</u>		
Building A (903 N. Catalina Ave)		10,262 s.f.
	King Shabu Shabu	3,062 s.f.
	Unlimited Fitness	1,704 s.f.
	The COOP	3,000 s.f.
	Remaining Empty Space	2,496 s.f.
Building B (901 N. Catalina Ave)		4,596 s.f.
	Lux Nails	1,437 s.f.
	Roman Aroma Café	1,640 s.f.
	Remaining Empty Space	1,519 s.f.
Building C (905 N. Catalina Ave)		616 s.f.
	GreenStreet Auto Spa	616 s.f.
Total Area:		15,474 s.f.
	Total REQUIRED Parking Stalls	75.0
	Total ACTUAL Parking Stalls	81.0
	surplus parking stalls:	6.0

The proposed signs as illustrated in the attached plans appear to meet the sign criteria for that commercial center. However, detailed sign specifications will need to be submitted and approved by the Planning and Building Divisions prior to the issuance of sign permits.

Pursuant to Section 10-5.2214 of the Coastal Zoning Ordinance this project requires the approval of a Coastal Development Permit. The purpose of the Permit is to provide a review process to ensure that development in the Coastal Zone is in compliance with the California Coastal Act (Division 20 of the Public Resources Code), and implementing regulations (California Code of Regulations, Title 14, Division 5.5), and the City of Redondo Beach Certified Coastal Land Use Program. These requirements are intended in protect coastal resources and public access to the coast, where applicable.

The proposed business complies with the criteria in so much as it complies with the City's Coastal Land Use Plan and the Coastal Zone Implementing Ordinance. The proposed business is not located between the sea and the first public road paralleling the sea.

Therefore, it does not conflict with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code. Lastly, the proposed business has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) requirements pursuant to Section 15301 of the CEQA Guidelines.

ENVIRONMENTAL STATUS:

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

FINDINGS:

1. The proposed project is in compliance with the following findings as per Section 10-5.2218 (c) of the Redondo Beach Municipal Code in conjunction with the granting of the Coastal Development Permit and approval of the project:
 - a) That the approval of the proposed business at the subject property is in conformity with the Certified Local Coastal Program as it applies to properties located in a Commercial (C-5A) zone.
 - b) That the proposed development, is not located between the sea and the first public road paralleling the sea. Therefore, it does not conflict with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.
 - c) That the decision-making body has complied with any CEQA responsibilities it may have in connection with the project, and in approving the proposed development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available. The project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) requirements pursuant to Section 15301 of the CEQA Guidelines.
2. In accordance with Section 10-5.710 of the Redondo Beach Municipal Code, the proposed personal improvement service is conditionally permitted within the Commercial (C-5A) zone.
3. In accordance with Section 10-5.2506(B) of the Redondo Beach Municipal Code, the applicant's request for a Conditional Use Permit is consistent with the criteria set forth therein for the following reasons:

March 17, 2016

- a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 5, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.
 - b) The site of the project has adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the use.
 - c) The use of the site will have no adverse effect upon abutting property or the permitted use thereof, subject to the conditions of approval.
 - d) That approval of the Conditional Use Permit request, as submitted, is in accordance with the objectives and policies of the City of Redondo Beach General Plan, in that the area is designated as Commercial (C-5A) and the proposed use is compatible with that designation.
 - e) That the proposed use will not have an adverse impact upon abutting properties, the neighborhood, or the City, and the use will be designed in a manner to protect the public health, safety, convenience, interest and general welfare, in that the conditions of project approval appropriately limit the intensity of the activity to maintain compatibility with surrounding uses.
4. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and approved.
 5. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).
 6. The Planning Commission hereby finds that the proposed project will have no impact on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.

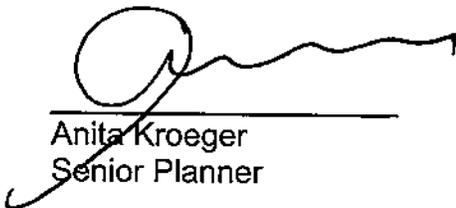
CONDITIONS:

1. The approval granted herein is for the operation of a children's day play and party space operation within an existing commercial tenant space, approximately 3,000 square feet in size. The proposed business, to be known as 'The COOP', shall be maintained and operated in substantial compliance with the proposal and plans reviewed and approved by the Planning Commission at its meeting of March 17, 2016.

March 17, 2016

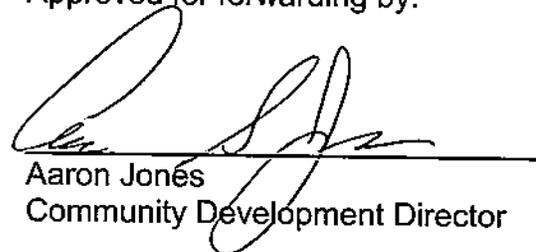
2. That all exterior and interior alterations to the building shall comply with all applicable codes, regulations and requirements and the applicant shall obtain all necessary permits from the Building Department, Engineering Department, Fire Department and any other agency with jurisdiction over interior and exterior improvements to the tenant space.
3. That the children's day play and party space business shall be allowed to operate from 10:00 a.m. to 6:00 p.m. Monday through Friday, and 10:00 a.m. to 8:00 p.m. Saturday and Sunday.
4. That the children's day play and party space business shall be allowed to operate with a maximum of 20 children and two (2) employees at any given time.
5. That the applicant shall obtain a separate sign permit and that no signs shall be installed prior to approval by the Community Development Department in accordance with the City's Sign Regulation Criteria, Section 10-2.1802.
6. That the Community Development Department is authorized to approve minor changes.
7. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
8. That the Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.

Submitted by:



Anita Kroeger
Senior Planner

Approved for forwarding by:



Aaron Jones
Community Development Director



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: March 17, 2016

PROJECT ADDRESS: 901 North Catalina Avenue

PROPOSED PROJECT: Consideration of an Exemption Declaration to approve the operation of a children's activity center within an existing commercial building on property located in a Commercial (C-5A) zone, within the City's Coastal Zone.

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

Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that projects involving minor alterations to existing structures and involving negligible or no expansion of use, are categorically exempt from the preparation of environmental documents. This finding is supported by the fact that the proposed project consists of the use of an existing commercial building as a children's activity center on property located in a Commercial (C-5A) zone and the City's Coastal zone.


Anita Kroeger
Senior Planner

RESOLUTION NO. 2016--PCR-*****

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION, A CONDITIONAL USE PERMIT AND A COASTAL DEVELOPMENT PERMIT TO ALLOW THE OPERATION OF A CHILDREN'S ACTIVITY CENTER IN AN EXISTING COMMERCIAL BUILDING LOCATED WITHIN THE COMMERCIAL (C-5A) ZONE AT 901 NORTH CATALINA AVENUE

WHEREAS, an application was filed on behalf of the owners of property located at 901 North Catalina Avenue for approval of an Exemption Declaration, a Conditional Use Permit and Coastal Development Permit to allow the operation of a Children's Activity Center in an existing building located within a Commercial (C-5A) 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 Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 17th day of March, 2016, with respect thereto.

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

1. The proposed project is in compliance with the following findings as per Section 10-5.2218 (c) of the Redondo Beach Municipal Code in conjunction with the granting of the Coastal Development Permit and approval of the project:
 - a) That the approval of the proposed business at the subject property is in conformity with the Certified Local Coastal Program as it applies to properties located in a Commercial (C-5A) zone.
 - b) That the proposed development, is not located between the sea and the first public road paralleling the sea. Therefore, is does not conflict with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.
 - c) That the decision-making body has complied with any CEQA responsibilities it may have in connection with the project, and in approving the proposed

development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available. The project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) requirements pursuant to Section 15301 of the CEQA Guidelines.

2. In accordance with Section 10-5.710 of the Redondo Beach Municipal Code, the proposed personal improvement service is conditionally permitted within the Commercial (C-5A) zone.
3. In accordance with Section 10-5.2506(B) of the Redondo Beach Municipal Code, the applicant's request for a Conditional Use Permit is consistent with the criteria set forth therein for the following reasons:
 - a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 5, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.
 - b) The site of the project has adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the use.
 - c) The use of the site will have no adverse effect upon abutting property or the permitted use thereof, subject to the conditions of approval.
 - d) That approval of the Conditional Use Permit request, as submitted, is in accordance with the objectives and policies of the City of Redondo Beach General Plan, in that the area is designated as Commercial (C-5A) and the proposed use is compatible with that designation.
 - e) That the proposed use will not have an adverse impact upon abutting properties, the neighborhood, or the City, and the use will be designed in a manner to protect the public health, safety, convenience, interest and general welfare, in that the conditions of project approval appropriately limit the intensity of the activity to maintain compatibility with surrounding uses.
4. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and approved.
5. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section

15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).

6. The Planning Commission hereby finds that the proposed project will have no impact on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.

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 and Coastal Development Permit pursuant to the plans and applications considered by the Planning Commission at its meeting of the 17th day of March, 2016.

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 for the operation of a children's day play and party space operation within an existing commercial tenant space, approximately 3,000 square feet in size. The proposed business, to be known as 'The COOP', shall be maintained and operated in substantial compliance with the proposal and plans reviewed and approved by the Planning Commission at its meeting of March 17, 2016.
2. That all exterior and interior alterations to the building shall comply with all applicable codes, regulations and requirements and the applicant shall obtain all necessary permits from the Building Department, Engineering Department, Fire Department and any other agency with jurisdiction over interior and exterior improvements to the tenant space.
3. That the children's day play and party space business shall be allowed to operate from 10:00 a.m. to 6:00 p.m. Monday through Friday, and 10:00 a.m. to 8:00 p.m. Saturday and Sunday.
4. That the children's day play and party space business shall be allowed to operate with a maximum of 20 children and two (2) employees at any given time.
5. That the applicant shall obtain a separate sign permit and that no signs shall be installed prior to approval by the Community Development Department in accordance with the City's Sign Regulation Criteria, Section 10-2.1802.
6. That the Community Development Department is authorized to approve minor changes.

7. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
8. That the Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.

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 17th day of March, 2016.

Planning Commission Chair
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. 2016-**-PCR-*** 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 17th day of March, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

Aaron Jones
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

B	REQUEST
	<p>The applicant requests a Conditional Use Permit to use the above described property for the following purposes:</p> <p>To change use of vacant use to be a personal enhancement use and also extend patio space into existing courtyard.</p> <p>Owners Statement: The Coop is a contemporary play and party space for children in a safe clean environment. Offering toys, games, books, ball pit, bouncer, & electronic dance floor for children and parents to be entertained. The Coop is a gathering spot for friends, families, and neighbors and is beneficial to our guests physical and social engagement. We pride ourselves on great activities and fun parties with a variety of themes and options for each special occasion. We appeal to both kids & adults with well-designed play areas, retro/fun games, and classic modern furniture.</p> <p>Kids will play in our large ball pit, 2 curvy slides/rope climbing tunnel, a great bouncer equipped with a basketball net or they can play in our coop tee pee or dance away on the electronic dance and gaming floor. There is something for everyone and our goal is to provide a terrific experience for both children and parents.</p>

C	SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.
	<p>1. Describe existing site improvements and their present use. If vacant, please specify.</p> <p>The existing unit is a vacant suite with no existing partitions, finished ceiling, finishes, or restrooms. The neighboring suite includes a restaurant. Site improvements would include a patio, restrooms, and an interior buildout including areas described in the owner's statement in section B.</p> <p>The existing site is a one-level, 21,185 square-foot retail-shopping plaza and high-end auto spa. Existing tenants include (2) restaurants, a fitness center, nail salon, and auto spa.</p>
	<p>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.)</p> <p>The existing site is ideal in terms of shape and size to fully accommodate the proposed use and conforms to the development standards set forth in the Zoning Ordinance. All standards, including setbacks, parking and landscaping requirements have been met in the proposed plans.</p>

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

The perimeter of the site is bordered by three public streets:

- 1) North Gertruda Avenue to the north. This street is 140 feet wide, fully paved and has traffic flowing in both directions. There will be an automobile and pedestrian entrance and exit into and out of the proposed retail plaza and auto spa off North Gertruda Avenue.
- 2) North Catalina Avenue to the east. This street is 160 feet wide, fully paved and has traffic flowing in both directions. There will be an automobile and pedestrian entrance and exit into and out of a small parking area off North Catalina Avenue.

North Francisca Avenue to the south. This street is 70 feet wide (60 feet at narrowest point), partially paved and has traffic flowing in only one direction. There will be no entrance or exit into or out of the proposed development from this street. This street will not be used or accessed for the proposed retail development.

4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.

The proposed use will help revitalize the development by bringing families into the center and adding revenue to adjacent businesses.

5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.

The Coop plan and layout will provide distinctive character within the community that meets the City's expectations for architecture, signage, and will provide a distinctive family oriented activity center for the City. The program is beneficial to children's physical and psychological wellbeing.

Environmentally friendly building materials, practices and electricity and water usage will be incorporated within the space.

Overall, the proposed space will attract families that will in turn bring in revenue to the shopping center and surrounding businesses. The proposed Coop space will provide much needed attraction to the immediate area and increase the economic vitality of the City.

B	TYPE OF APPLICATION (Consult with Planning Department staff)
<input type="checkbox"/>	Exempt
<input type="checkbox"/>	Categorical Exclusion
<input type="checkbox"/>	Coastal Development Permit public hearing waiver
<input checked="" type="checkbox"/>	Coastal Development Permit public hearing required

C PROJECT DESCRIPTION: (Provide a detailed description of the project.)

To change use of vacant use to be a personal enhancement use and also extend a patio space into the existing courtyard.

Owners Statement: The Coop is a contemporary play and party space for children in a safe clean environment. Offering toys, games, books, ball pit, bouncer, & electronic dance floor for children and parents to be entertained. The Coop is a gathering spot for friends, families, and neighbors and is beneficial to our guests physical and social engagement. We pride ourselves on great activities and fun parties with a variety of themes and options for each special occasion. We appeal to both kids & adults with well-designed play areas, retro/fun games, and classic modern furniture.

Kids will play in our large ball pit, 2 curvy slides/rope climbing tunnel, a great bouncer equipped with a basketball net or they can play in our coop tee pee or dance away on the electronic dance and gaming floor. There is something for everyone and our goal is to provide a terrific experience for both children and parents.

D PROJECT INFORMATION: (Note: Please provide a detailed project description on a separate page.)

Where questions do not apply to your project, indicate "NOT APPLICABLE" or N.A.

1. TYPE OF PROJECT

- New _____ Sq. Ft.
- Addition _____ Sq. Ft.
- Demolition _____ Sq. Ft.
- Change of use from Vacant to Personal Enhancement
- Grading _____ Cu. Yds.
- Fence _____ Height _____ Length
- Paving _____ Amount
- Other _____

2. ADDITIONAL INFORMATION

Note: If yes to any of the items b through h, please explain on a separate sheet.

- a. Has any application for development on this site been submitted previously to the California Coastal Zone Conservation Commission or Coastal Commission? YES NO
If yes, state previous Application Number:
- b. Are any utility extensions necessary to serve the project? If yes, explain. YES NO
- c. Does the development involve diking, filling, dredging or placing structures in open coastal waters? If yes, explain and indicate whether the U.S. Army Corps of Engineers Permit has been applied for.
 YES NO
- d. Will the development extend into or adjoin any beach, tidelands, submerged lands or public trust lands?
 YES NO
- e. Is the development in or near:
- Sensitive habitat areas? YES NO
 - 100 year floodplain? YES NO
 - Park or recreation area? YES NO
- f. Will the development harm existing lower-cost visitor and recreational facilities? YES NO
Will the development provide public or private recreational opportunities? YES NO
- g. Does the site contain any:
- Historic resources? YES NO
 - Archaeological Resources? YES NO
- h. Will the proposed development be visible from:
- Park, beach or recreation areas? YES NO
 - Harbor area? YES NO
- i. Is the project a "Priority Project" as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? YES NO
- If yes, are copies (2 or 25 copies, as applicable) of the *Low Impact Development (LID)* report attached?
 YES NO
- j. Is the a project with "Planning priority project characteristics" as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? YES NO
- If yes, are copies (2 or 25 copies, as applicable) of the *Low Impact Development (LID)* report attached?
 YES NO

E	SHOWINGS: Explain how the project is consistent with the Certified Local Coastal Program.
	<p>1. Is the project designed in full accordance with the development standards and other provisions of the Zoning Ordinance for the Coastal Zone? If not, explain.</p> <p>The proposed daytime play and party space for children and the commensurate interior, exterior and sign improvements does not conflict with the City's Certified Local Coastal Program. The location of the project is not between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea.</p>
	<p>2. If the proposed development is located between the sea and the first public road paralleling the sea, indicate how it is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the California Public Resources Code.</p> <p>The existing development is not located between the sea and first public road.</p>

3. Will the project have an effect on public access to and along the shoreline, either directly or indirectly (e.g. removing parking used for access to the beach)? If yes, describe the effect.

No, site has dedicated parking and does not require any street parking.

OWNER'S AFFIDAVIT

Project address: 901 N. Catalina Avenue, Redondo Beach, CA
Project description: Greenstreet Redondo Beach 90277

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

Signature(s): [Handwritten Signature]

Address: 2005 VIA ACALONES
PALOS VERDES EST. CA. 90274

Phone No. (Res.) 310 373 2623
(Bus.) 310 533 3800

Subscribed and sworn to (or affirmed) before me this 13th day of February, 2012 by Jennifer Yang, Notary Public approved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



[Handwritten Signature]
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal

The Coop

Business Summary

For

**City Approval Of A Conditional Use Permit To Open And
Operate The Coop, A Prospective Tenant At Greenstreet
903 N. Catalina Avenue, Suite 101 Redondo Beach, CA 90277**



**Submitted By Julie Kurdyla
February 5, 1016**

Introduction

We have sent you the enclosed business summary to facilitate your approving a Conditional Use Permit for the COOP children's play and party center. As per our conversations with the city, we are to be classified as "Personal Improvement Services". We believe that we have included everything you will need and anticipate your authorization upon examination of the attached information.

What is the COOP?

The COOP is a contemporary day play and party space for children in a safe clean environment. Offering toys, games, books, a ball pit, bouncer, & electronic dance floor and game center for children and parents to be entertained. The COOP is a gathering spot for friends, families, and neighbors and is beneficial to our guests' physical and social engagement. We pride ourselves on great activities and fun parties with a variety of themes and options for each special occasion. We appeal to both children & adults with well-designed play areas, retro/fun games, and classic modern furniture.

Kids will play in our large ball pit, 2 curvy slides/rope climbing tunnel, a great bouncer equipped with a basketball hoop, play in our COOP tee pee or dance away on the electronic dance floor and game center. There is something for everyone and our goal is to provide a terrific experience for both children and parents.

History of The COOP

The COOP is a franchise started in 2009 by founders Juliet Boydston & Lucinda Lent and has locations in Studio City, CA, Frisco, TX, and San Francisco, CA. They have been featured in numerous publications and gained popularity and national exposure when they appeared on the TV show “Shark Tank.”

Operations

Location: The COOP is a prospective tenant at GreenStreet Redondo Beach (903 N. Catalina Avenue, Suite 101 Redondo Beach, CA 90277)

Hours of Operation: 10:00 a.m. – 6:00 p.m. daily. Extended hours for Private Parties from 6:00pm – 8:00pm

Please note that there will be little to no parking required for The COOP from 8:00 a.m. – 10:00 a.m. or after 8:00 p.m. daily, and Unlimited Fitness is closed on Sunday, thus increasing parking availability.

Target market/client: South Bay parents with toddlers and young children looking for a clean, safe indoor play space and environment for their children to enjoy, along with upscale themed birthday parties on the weekends. With the COOP themed party packages, guests are provided with all the decor, favors, goodie bags and balloons included.

Age of Children: varies, but typically 1-10 year olds

The Process: Children visit the COOP with their parents for approximately 2 hours of play time during the week and for private parties during weekend days. Additionally, children are not dropped off...parents are required to stay with their children in the facility, and no daycare is provided. Weekend birthday parties are booked in advance and only 1 party is allowed at a time, thus providing exclusivity for the families and guests.

Maximum number of children: 15-20 children for day play Monday through Friday and 15 -20 children on Saturday and Sunday for each of the private parties.

Square Footage: 3,000 SF

Parking: 1 stall for each employee and 1 stall per each two guests (2 employees and up to 20 guests)

Sample Birthday Party Package:

THE COOP classic

\$750

- 2 hours of private playtime
- 2 Super COOPer's to help set up and clean up
- Free return pass for birthday child & siblings
- COOP COLORed – Table runners, paper goods, napkins and flatware
- 3 Medium cheese pizzas
- Juice for kids
- 2 dozen helium balloons
- Party for 15 children
- 9 months & under – No charge
- Must have head count of children 14 days before the event
- Non-refundable \$200 deposit

Parking

The City has classified the COOP as a “Personal Improvement Service” which will require one space per employee and one space per (2) guests. We believe that we fall well within the guidelines to be able to operate in our C-5 zone located at 903 N. Catalina Avenue, Suite 101 in Redondo Beach. The location is 3,000 square feet which allocates us 12 parking spaces. The following Chart shows our typical day play and party attendance and the allocated parking spaces:

<u>Activity</u> <u>Type:</u>	<u>#of</u> <u>Children:</u>	<u>#of</u> <u>Employees:</u>	<u>Parking</u> <u>Spaces</u> <u>Allocated:</u>	<u>Spaces</u> <u>Used:</u>
Day play	20 max	2 max	12	12
Party	20 max	2 max	12	12

Conclusion

We trust that you will see fit to grant the COOP a Conditional Use Permit. You will find that, wherever we open, our facility impacts the community in many positive ways and we feel that the city of Redondo Beach is a perfect location for our establishment. We are a family oriented organization that serves not only to improve the health and wellbeing of youngsters but to provide services for the whole family as well. We operate with the highest level of integrity and demonstrate wholesome family values.

GreenStreet Center Redondo Beach
Area & Parking Summary

<u>Summary by Bldg.:</u>		<u>Parking Code by Use</u>	
Building A (903 N. Catalina Ave)	10,262 s.f.		
King Shabu Shabu	3,062 s.f.	27.0 stalls	1 stall/every 4 seats (as approved by CUP)
Unlimited Fitness	1,704 s.f.	5.0 stalls	1 stall for each instructor & 1 stall for every two students (1 instructor w/ 8 students)
The COOP	3,000 s.f.	12.0 stalls	1 stall for each employee & 1 stall per each two students (2 employees and up to 20 students)
<i>Remaining Empty Space</i>	2,496 s.f.	10.0 stalls	1 stall/250 s.f.
Building B (901 N. Catalina Ave)	4,596 s.f.		
Lux Nails	1,437 s.f.	6.0 stalls	1 stall/250 s.f.
Roman Aroma Café	1,640 s.f.	7.0 stalls	1 stall/250 s.f. (12 or fewer indoor seats)
<i>Remaining Empty Space</i>	1,519 s.f.	6.0 stalls	1 stall/250 s.f.
Building C (905 N. Catalina Ave)	616 s.f.		
GreenStreet Auto Spa	616 s.f.	2.0 stalls	1 stall/250 s.f.
Total Area:	15,474 s.f.		
Total REQUIRED Parking Stalls		75.0	<i>total required parking stalls</i>
Total ACTUAL Parking Stalls		81.0	<i>total actual parking stalls (62 on parking deck; 8 in Catalina lot; 11 downstairs)</i>
surplus parking stalls:		6.0	<i>total extra parking stalls</i>

PARKING STALL NOTES

TOTAL PARKING PROVIDED:	11 SPACES
LOWER LEVEL	62 STALLS
UPPER LEVEL	8 STALLS
N.CATALINA AVE PARKING	8 STALLS
TOTAL PROVIDED:	81 STALLS



11 Golden Shore | Suite 540
Long Beach, CA 90802
562.436.9900 Phone | 562.436.9905 Fax
www.KardentDesign.com

ARCHITECT:

DATE SIGNED: _____

CONSULTANT:

The above drawings, specifications, ideas, designs and arrangements represented hereby are and shall remain the property of KARDENT and no part there shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of KARDENT. Visual contact with these plans or specifications shall constitute exclusive evidence of acceptance of these restrictions.

REVISIONS:

NO.	DATE	DESCRIPTION
1	2/5/2016	CUP & CDP PERMIT APPLICATIONS

PLAN CHECK: --

PROJECT:

THE COOP
903 N. CATALINA AVE.
SUITE 101
REDONDO BEACH, CA 90277

DRAWN BY: JK
CHECKED BY: JK

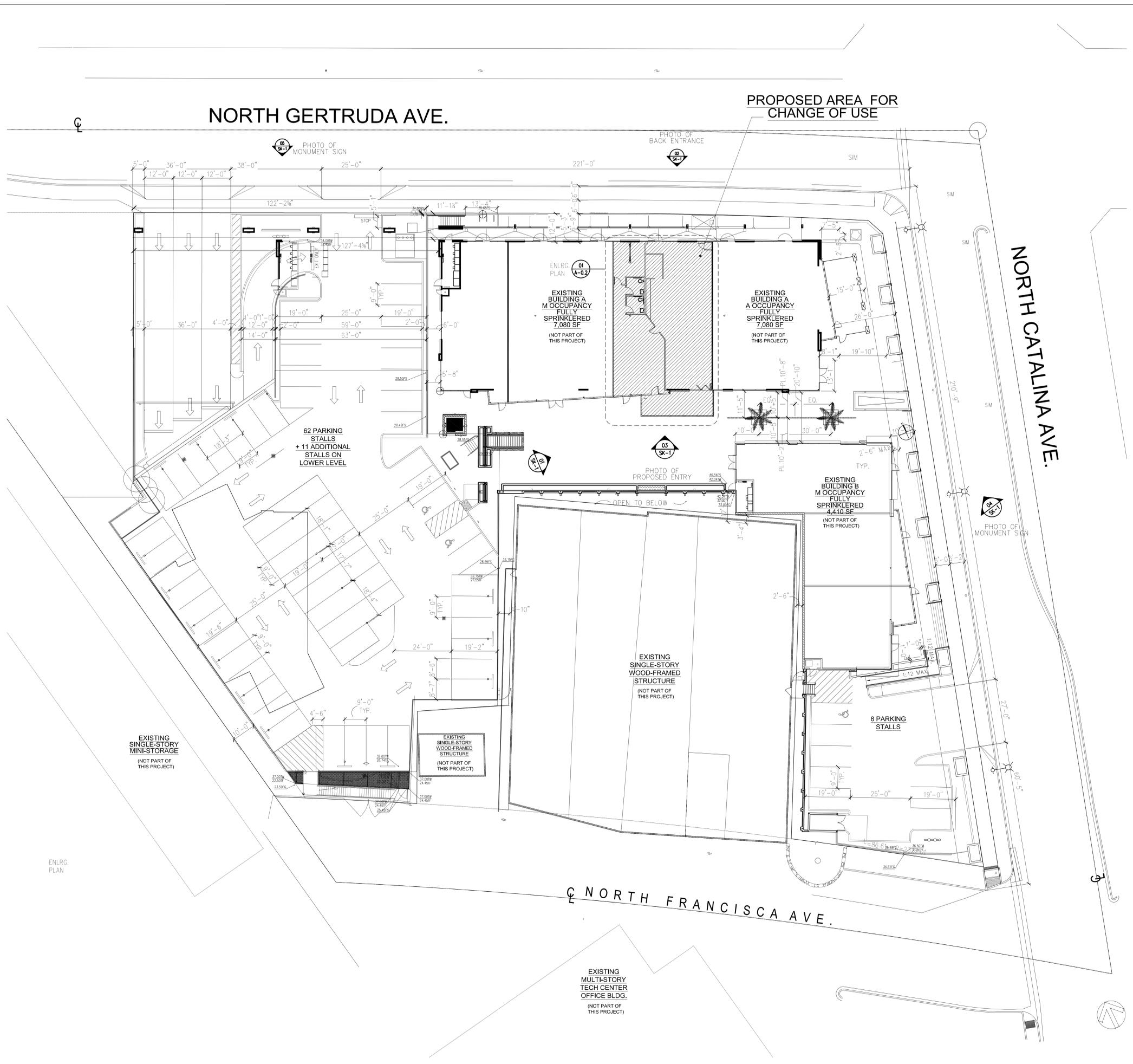
SHEET TITLE:
EXISTING SITE PLAN (REFERENCE ONLY)

SHEET NUMBER:

A-0.1

PROJECT:	SCALE:	DATE:
10206.01	--	2/5/2016

© COPYRIGHT
These drawings and specifications are the property and copyright of Kardent Design and shall not be used on any other work except by written agreement with Kardent Design.
All Rights Reserved.



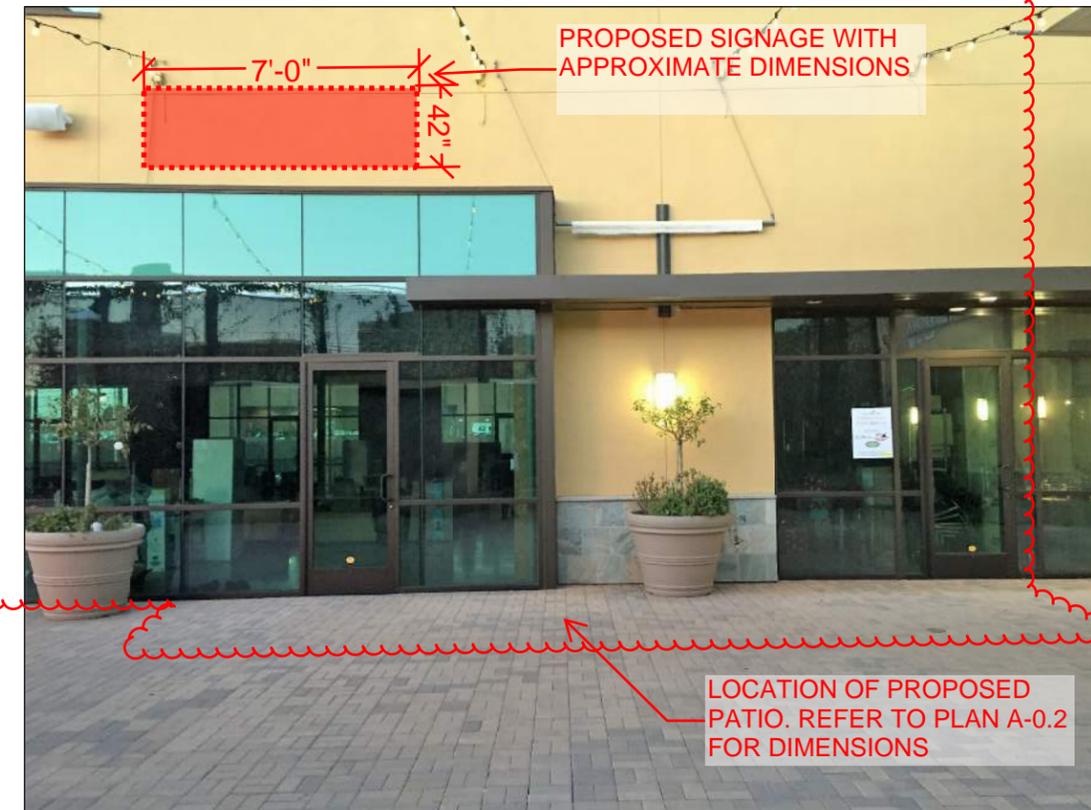
PROJECT DESIGN DIRECTOR: THE COOP REDONDO BEACH OFFICE PAVAN_2 UPPER SITE PLAN_11:00:14 AM BNL_S/REDAWING



01 VIEW OF FRONT ENTRANCE IN COURTYARD



02 VIEW OF BACK FROM CATALINA



03 VIEW OF FRONT ENTRANCE/COURTYARD



04 EXISTING SIGNAGE



05 EXISTING SIGNAGE



KARDENT
Design | Planning | Management

11 Golden Shore | Suite 540
Long Beach, CA 90802
562.436.9900 Phone 562.436.9905 Fax
www.KardentDesign.com

DRAWN BY: JKF	SCALE: NTS
PROJECT NO.: 10206.01	ISSUED: 2/5/2016
REVISED:	REVISED:
REVISED:	REVISED:

PROJECT NAME:

THE COOP

PROJECT ADDRESS:

903 N. CATALINA AVE.
SUITE 101
REDONDO BEACH, CA

SHEET TITLE:
EXTERIOR PHOTOS

SHEET NUMBER:
SK-1



01 EXAMPLE OF BUILDING SIGNAGE

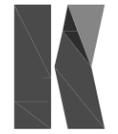


02 EXAMPLE OF DOOR GRAPHICS



03 EXAMPLE OF WINDOW GRAPHICS

04 NOT USED



KARDENT
Design | Planning | Management

11 Golden Shore | Suite 540
Long Beach, CA 90802
562.436.9900 Phone 562.436.9905 Fax
www.KardentDesign.com

DRAWN BY: JKF	SCALE: NTS
PROJECT NO.: 10206.01	ISSUED: 2/5/2016
REVISED:	REVISED:
REVISED:	REVISED:

PROJECT NAME:

THE COOP

PROJECT ADDRESS:

903 N. CATALINA AVE.
SUITE 101
REDONDO BEACH, CA

SHEET TITLE:
SIGNAGE EXAMPLES

SHEET NUMBER:
SK-2



01 EXAMPLE OF PATIO



02 EXAMPLE OF INDOOR BALL PIT



03 EXAMPLE OF PARTY TABLE / ENTRANCE



04 EXAMPLE OF ENTRANCE RECEPTION



05 EXAMPLE OF FLOOR TOY



06 MARKETING MATERIALS



KARDENT
Design | Planning | Management

11 Golden Shore | Suite 540
Long Beach, CA 90802
562.436.9900 Phone 562.436.9905 Fax
www.KardentDesign.com

DRAWN BY: JKF	SCALE: NTS
PROJECT NO.: 10206.01	ISSUED: 2/5/2016
REVISED:	REVISED:
REVISED:	REVISED:

PROJECT NAME:

THE COOP

PROJECT ADDRESS:

903 N. CATALINA AVE.
SUITE 101
REDONDO BEACH, CA

SHEET TITLE:
INTERIOR CONCEPT
PHOTOS

SHEET NUMBER:

SK-3

Planning Commission March 17, 2016

Item #10



Commission Budget Presentation

FY 2016-17 City Budget

City of Redondo Beach

Commission Budget Presentation

- Outreach in Advance of New Fiscal Year on July 1, 2016
- Snapshot of Redondo Beach
 - New Management Team in Place
 - Agreements in Place with all Labor Groups
 - Significant Training Programs
 - Waterfront Project Environmental Review
 - Two Significant Hotel Projects under Construction
 - Long Range Strike Bomber Award to Northrop
 - Loss of Nordstrom and Rising PERS Rates
 - Open Gov Program Launched



Reports > Annual

Help Download

Filters Views

SHOW

Revenues vs Expen...

BROKEN DOWN BY

Revenues vs Expen...

FILTERED BY All

- Funds >
- Departments >
- Project >
- Revenue & Expens... >

FISCAL YEAR



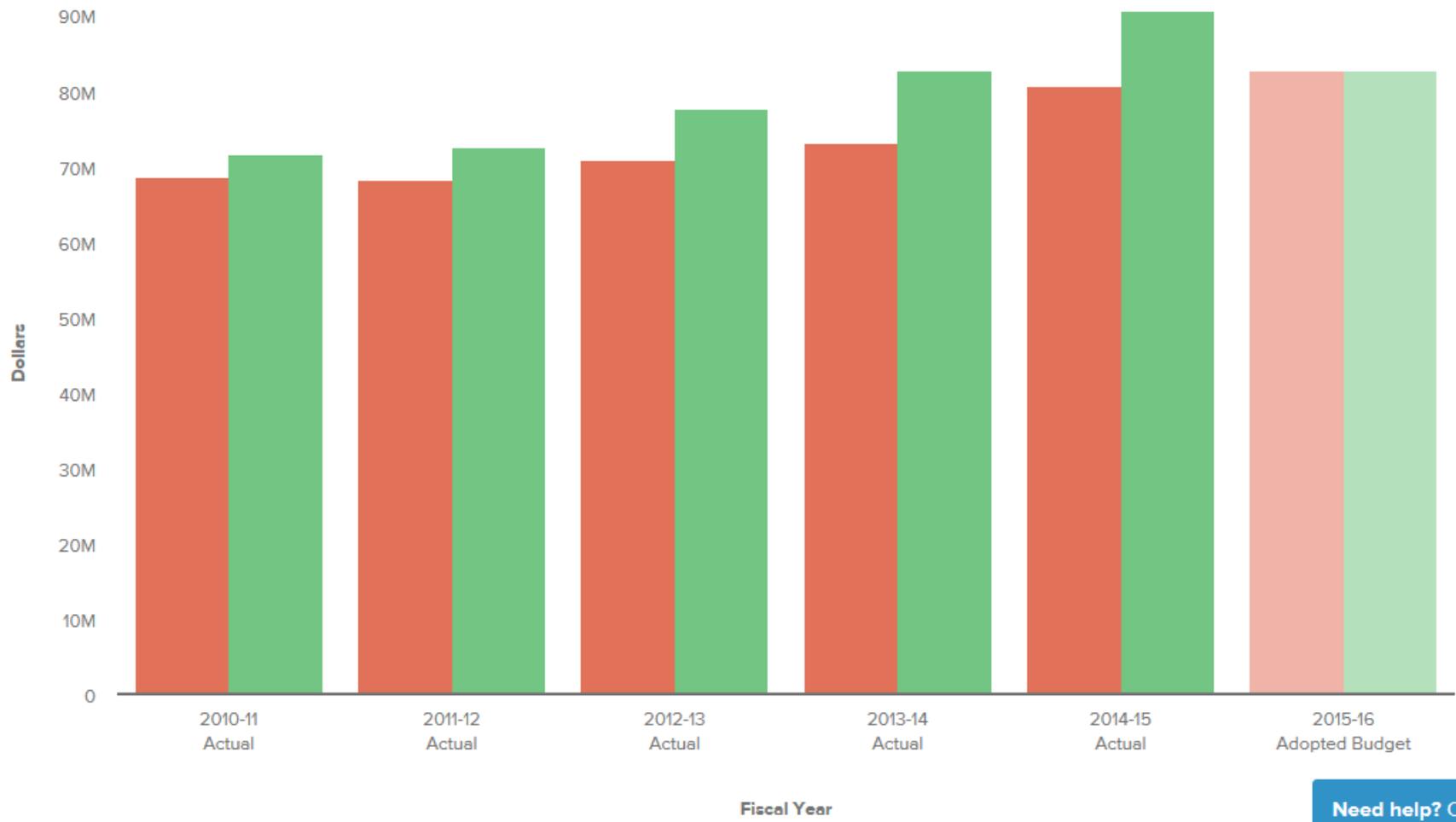
DOCUMENTS

- Adopted_Budget_FY_16.pdf
- City_of_Redondo_Bee

CONFIGURE REPORT

- Settings >
- Set default state >

Back Reset Types General Fund



9 Notes in this view

Sort Large to Small

- Revenues
- Expenses



Need help? Check out the Resource Center

Reports > Annual

Help Download

Filters Views

SHOW
Revenues

BROKEN DOWN BY
Revenue Type

FILTERED BY All >

- Funds >
- Departments >
- Project >
- Revenue Type >

FISCAL YEAR

2011 2016

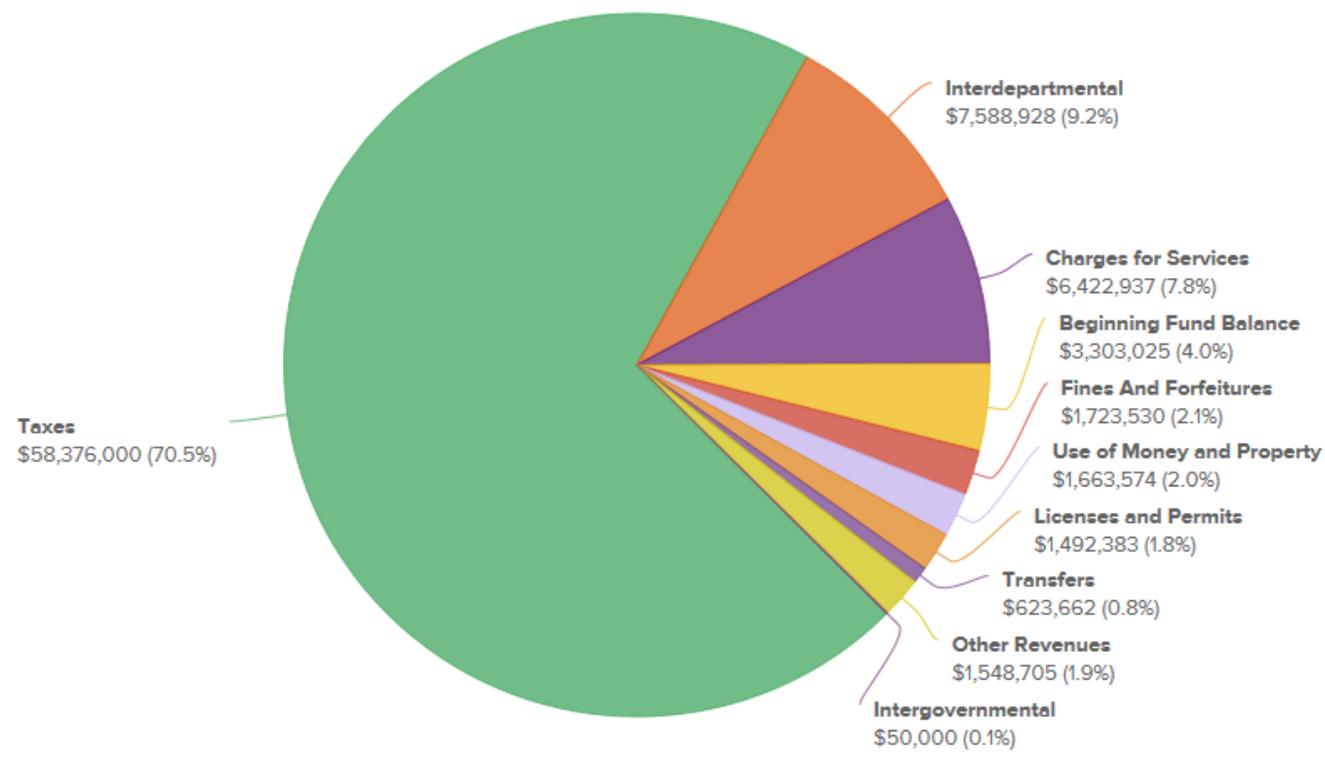
DOCUMENTS

- Adopted_Budget_FY_16.pdf
- City_of_Redondo_Bee

CONFIGURE REPORT

- Settings >
- Set default state >

← Back Reset Revenues Governmental



4 Notes in this view

Sort Large to Small

- Taxes
- Interdepartmental
- Charges for Services
- Beginning Fund Balance
- Fines And Forfeitures
- Use of Money and Prop...
- Licenses and Permits
- Transfers
- Other Revenues
- Intergovernmental



2015-16 Adopted Budget

Need help? Check out the Resource Center

Reports > Annual

Help Download

Filters Views

Back Reset Departments Governmental Expenses



SHOW

Expenses

BROKEN DOWN BY

Departments

FILTERED BY All

Funds

Departments

Project

Expense Type

FISCAL YEAR

2015 2016

DOCUMENTS

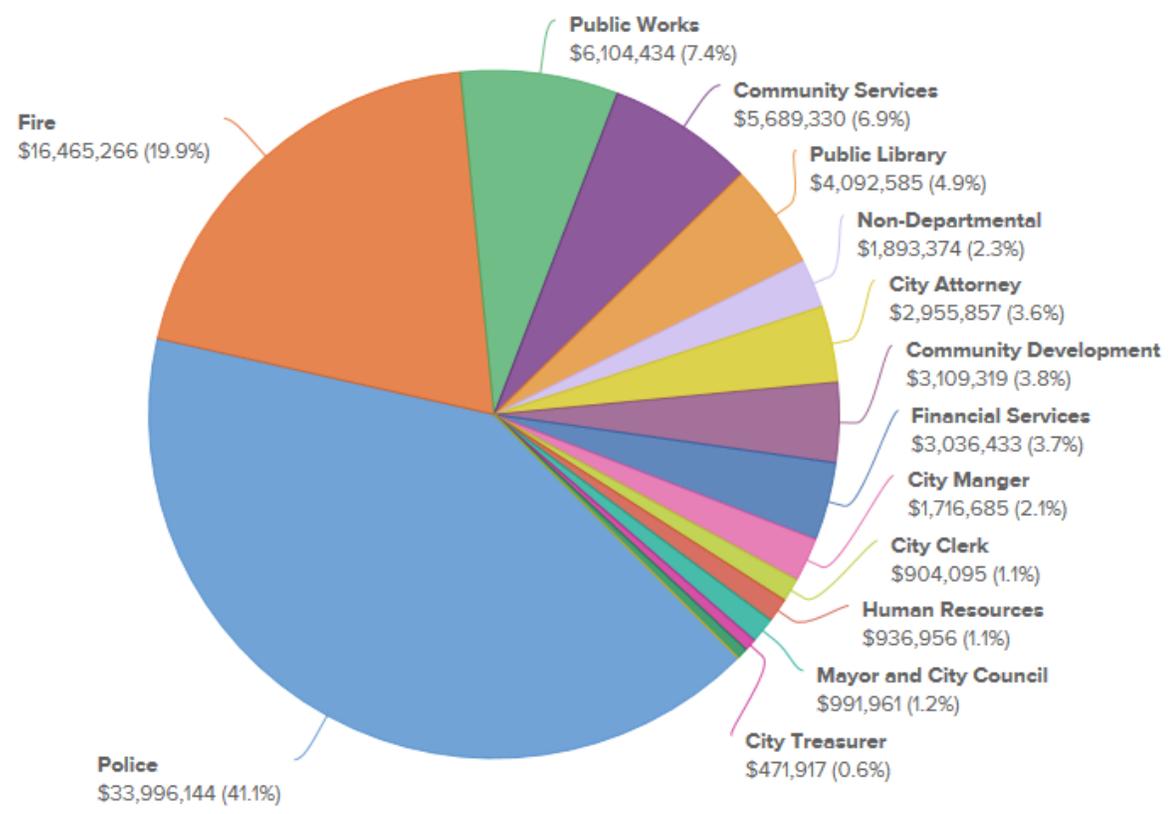
Adopted_Budget_FY_16.pdf

City_of_Redondo_Bee

CONFIGURE REPORT

Settings

Set default state



7 Notes in this view

Sort Large to Small

- Police
- Fire
- Public Works
- Community Services
- Public Library
- Non-Departmental
- City Attorney
- Community Develop...
- Financial Services
- City Manger
- City Clerk
- Human Resources
- Mayor and City Council
- City Treasurer

2015-16 Adopted Budget

Need help? Check out the Resource Center

Reports > Annual

Filters Views

SHOW
Expenses

BROKEN DOWN BY
Expense Type

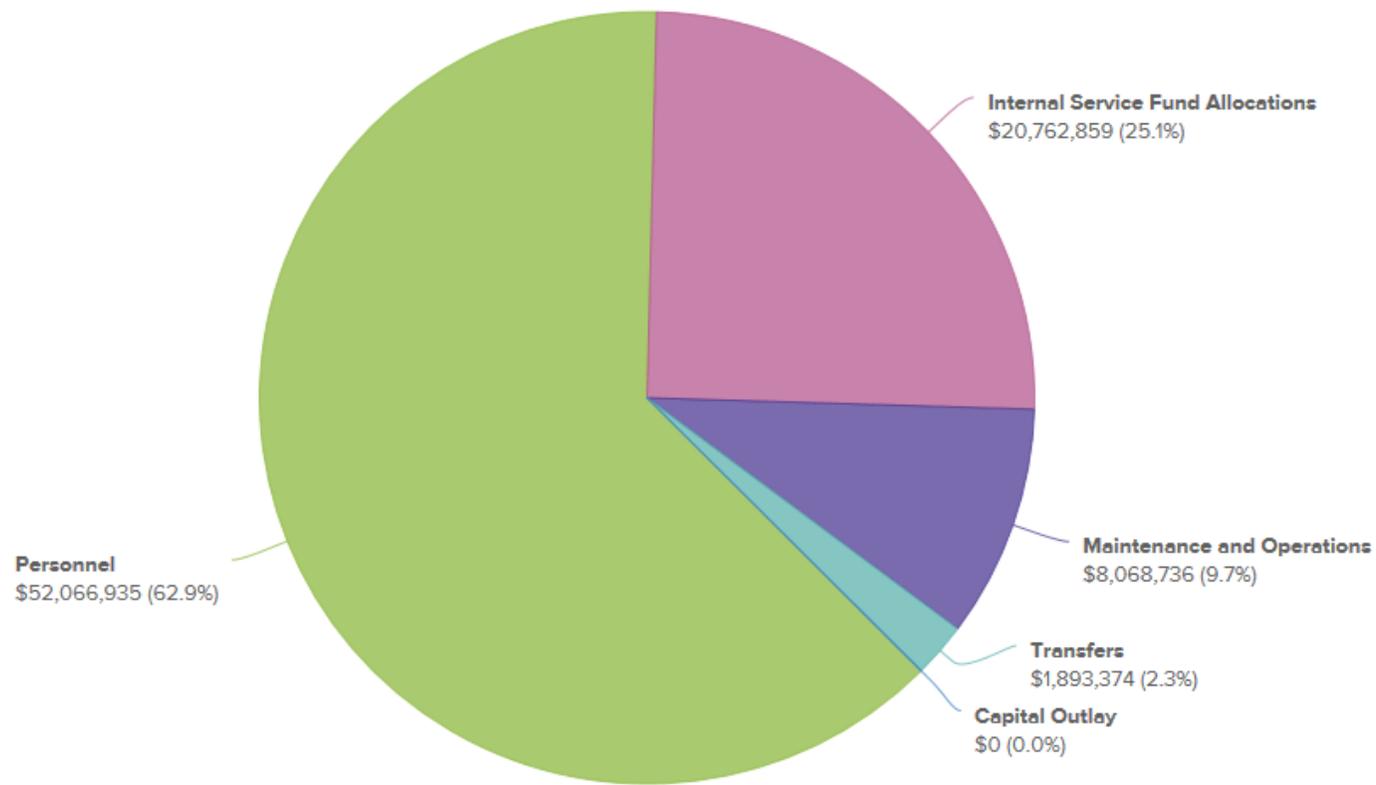
FILTERED BY All >
Funds >
Departments >
Project >
Expense Type >

FISCAL YEAR
2015 2016

DOCUMENTS
Adopted_Budget_FY_16.pdf
City_of_Redondo_Bee

CONFIGURE REPORT
Settings >
Set default state >

← Back | ↻ Reset | Expenses | Governmental ***



7 Notes in this view

Sort Large to Small

- Personnel
- Internal Service Fund Al...
- Maintenance and Opera...
- Transfers
- Capital Outlay



2015-16 Adopted Budget | < >

Need help? Check out the Resource Center

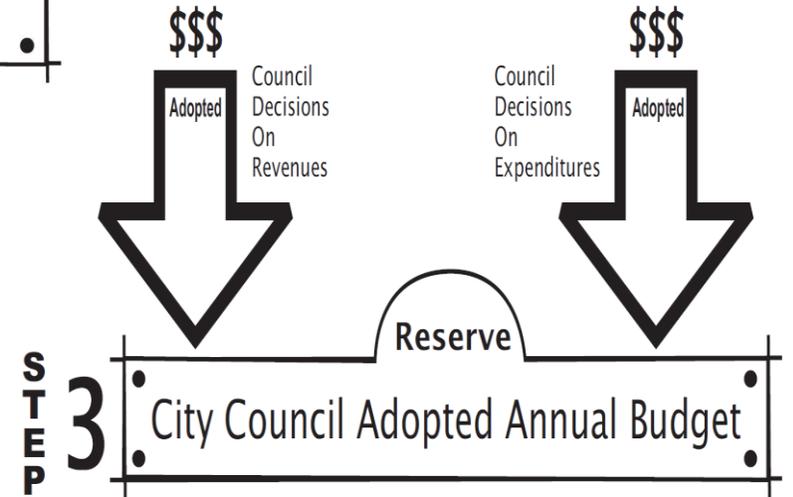
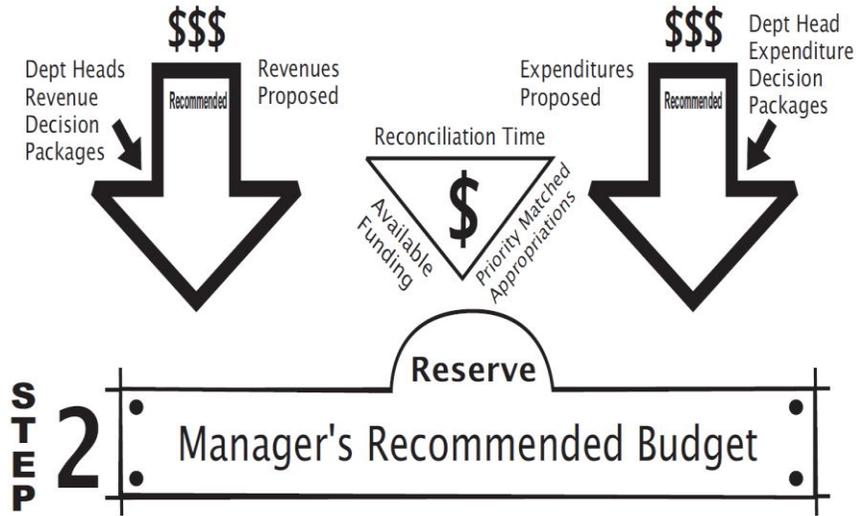
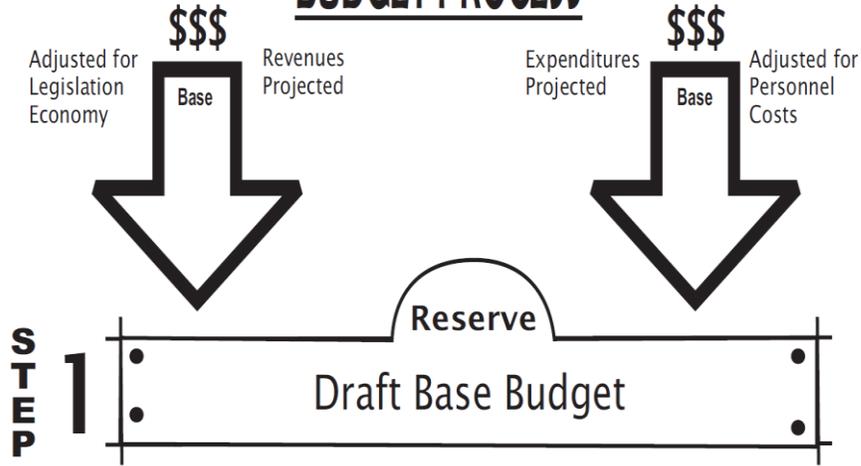
2016 BUDGET CALENDAR

Jan & Feb 2016	City Manager Request for Commission FY 2016-2017 Budget & CIP Feedback
January 5, 2016	2016 Budget Calendar Approval
January 14, 2016	FY 2014-2015 Comprehensive Annual Financial Report (CAFR) Review w/ Budget and Finance Commission
January 19, 2016	City Treasurer's Update on Investments and Economic Trends
January 19, 2016	Strategic Plan Monthly Update
February 16, 2016	Strategic Plan Monthly Update
March 2016	Commission Input for Strategic Plan
March 15, 2016	FY 2015-2016 Midyear Budget Report
March 15, 2016	FY 2016-2017 CIP Budget Priorities Review
March 15, 2016	Strategic Plan Monthly Update
March 29, 2016	Strategic Plan Workshop
April 14, 2016	FY 2015-2016 Midyear Budget Review/FY 2016-2017 Budget Planning w/ Budget & Finance Commission
April 19, 2016	City Treasurer's Update on Investments and Economic Trends
April 19, 2016	Strategic Plan Adoption
April 28, 2016	Presentation of FY 2016-2017 CIP to Joint Budget & Finance and Public Works Commissions
May 16, 2016	FY 2016-2017 Proposed Budget and CIP Budget Delivered to Mayor and City Council
May 17, 2016	FY 2016-2017 Proposed Budget and CIP Budget Received and Filed / Budget Challenges Discussion
May 17, 2016	FY 2016-2017 Proposed Budget Public Hearing Date Set
May 17, 2016	Strategic Plan Monthly Update
May 26, 2016	City Manager FY 2016-2017 Proposed Budget Review with Budget & Finance Commission



June 7, 2016	FY 2016-2017 Proposed Budget & CIP Public Hearing
June 16, 2016	Fiscal Year 2015-2016 CIP Review for Consistency with General Plan by Planning Commission
June 21, 2016	FY 2016-2017 Budget and CIP Adoption
June 21, 2016	Strategic Plan Monthly Update
July 1, 2016	New Fiscal Year Begins
July 19, 2016	City Treasurer's Update on Investments and Economic Trends
July 19, 2016	Strategic Plan Monthly Update
August 16, 2016	Strategic Plan Monthly Update
September 2016	Commission Input for Strategic Plan
September 2016	Strategic Plan Workshop
September 20, 2016	Strategic Plan Monthly Update
October 18, 2016	Strategic Plan Adoption
October 18, 2016	City Treasurer's Update on Investments and Economic Trends
November 15, 2016	Strategic Plan Monthly Update
November 15, 2016	Budget Carryovers from FY 2015-2016 to Fiscal Year 2016-2017
November 15, 2016	FY 2015-2016 General Fund Balance Reserves and Designations
November 15, 2016	Capital Improvement Program Activity Update
November 30, 2016	Adopted FY 2016-2017 Budget Document Printed
December 20, 2016	Independent Auditor's Report on City Finances
December 20, 2016	FY 2015-2016 Comprehensive Annual Financial Report (CAFR) Received and Filed
December 20, 2016	Strategic Plan Monthly Update

BUDGET PROCESS



Commission Budget Presentation

Recommendation – Provide Input

-- Receive and File Presentation

