AGENDA – REGULAR MEETING
PLANNING COMMISSION
CITY OF REDONDO BEACH
THURSDAY JUNE 16, 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

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 June 16, 2016.
5. Approval of the following minutes: Regular Meeting of May 19, 2016.
6. Receive and file the Strategic Plan Update of May 17, 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 Amendment to a Conditional Use Permit to allow the expansion of an existing micro-brewery with an ancillary tasting area on property located within an Industrial-Commercial (IC-1) zone.

APPLICANT:	Tom Dunbabin, dba King Harbor Brewing Co.
PROPERTY OWNER:	Gagos Properties, Ltd
LOCATION:	**2907 182nd Street**
CASE NO.:	2016-06-PC-012
RECOMMENDATION:	Approve with conditions

9. A Public Hearing for consideration of an Exemption Declaration and a Conditional Use Permit to allow the operation of a baseball training facility on property located within an Industrial-Commercial (IC-1) zone.

APPLICANT:	Drew Van Orden, dba Game Seven
PROPERTY OWNER:	Gagos Properties, Ltd
LOCATION:	**1306 Kingsdale Aveue**
CASE NO.:	2016-06-PC-013
RECOMMENDATION:	Approve with conditions

10. A Public Hearing for consideration of an Exemption Declaration and a Conditional Use Permit to allow the operation of an automobile sales lot on property located within a Commercial (C-2B) zone.

APPLICANT:	Platinum Autohaus
PROPERTY OWNER:	Sieghardus Sylla
LOCATION:	**600 N. Pacific Coast Highway**
CASE NO.:	2016-06-PC-014
RECOMMENDATION:	Approve with conditions

11. A Public Hearing for consideration of an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit, and Vesting Tentative Parcel Map No. 74219 for the construction of a new mixed-use project consisting of 12 residential apartment units and 5,938-square feet of commercial development on property located within a Mixed-Use (MU-3C) zone, in the Coastal Zone.

APPLICANT:	Avenue I Group, LLC
PROPERTY OWNER:	Same as applicant
LOCATION:	**219 Avenue I**
CASE NO.:	2016-06-PC-015
RECOMMENDATION:	Approve with conditions

VIII. OLD BUSINESS

Items continued from previous agendas.

IX. NEW BUSINESS

Items for discussion prior to action.

12. Proposed 2016-2021 Capital Improvement Program: Finding of Consistency with the General Plan.

RECOMMENDATION: Adopt resolution for Finding of Consistency

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, July 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.

June 9, 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 June 8, 2016, the agenda for the June 16, 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

Minutes
Regular Meeting
Planning Commission
May 19, 2016

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:	Biro, Mitchell, Sanchez, Ung, Chair Rodriguez
Commissioners Absent:	Vice Chair Goodman, Commissioner Gaian
Officials Present:	Aaron Jones, Community Development Director
	Anita Kroeger, Senior Planner
	Cheryl Park, Assistant City Attorney
	Genny Ochoa, Recording Secretary

SALUTE TO THE FLAG
Commissioner Ung led the Commissioners and audience in a Salute to the Flag.

APPROVAL OF ORDER OF AGENDA
Moved by Commissioner Sanchez, seconded by Commissioner Ung, to approve the Order of Agenda as presented.

Motion carried by the following vote:

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

CONSENT CALENDAR ITEMS
4. Approval of Affidavit of Posting for the Planning Commission meeting of May 19, 2016.

5. Approval of the following minutes: Regular Meeting of April 21, 2016.

6. Receive and file the Strategic Plan Update of April 19, 2016.

7. Receive and file written communications.

Moved by Commissioner Mitchell, seconded by Commissioner Sanchez, to approve the Consent Calendar Items, as presented:

Motion carried by the following vote:

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

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

Commissioner Biro disclosed meeting with the applicant’s representative to discuss Item 8.

Chair Rodriguez disclosed discussing Item 8 with citizens.

Commissioner Sanchez disclosed communicating with staff to receive clarification and requested video and transcripts of the November 19, 2015 Planning Commission meeting for his review.

EXCLUDED CONSENT CALENDAR – NONE

Commissioner Mitchell recused himself from Item 8 due to potential conflict of interest.

PUBLIC HEARINGS

8. Public Hearing to review and make recommendations to the City Council regarding a request for a (Revised) Mitigated Negative Declaration/Initial Environmental Study (IS-MND), and Mitigation Monitoring and Reporting Program (including modified mitigation measures), a Conditional Use Permit, Design Review, Landscape and Irrigation Plan, Sign Review, and a Minor Subdivision (Vesting Tentative Tract Map No. 72662) for a revised mixed-use project with 146 residential apartment units, and approximately 23,800 square feet of commercial space with 578 parking spaces at a maximum height of three stories, with an average height of 33 feet and a maximum height of 42 feet above existing grade, and the renovation of an existing 110-room hotel, on property located within a Mixed Use (MU-3A) zone.

APPLICANT:	Legado Redondo, LLC
PROPERTY OWNER:	Same as applicant
LOCATION:	**1700 S. Pacific Coast Highway**
CASE NO.**:**	2016-05-PC-011
RECOMMENDATION:	Review project and provide recommendations for the City Council

Chair Rodriguez reminded the audience that the Commission would be making a recommendation to City Council on the proposed project and the recommendation would not be a final decision.

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

> Open the Public Hearing and receive and file all documents regarding Case No. 2016-05-PC-011.

Motion carried by the following vote:

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

Community Development Director Jones reported technical difficulties (with the PowerPoint presentation), however there would be video record of the slide presentation.

Senior Planner Anita Kroeger reported a revision to staff's report: page three, last paragraph, revise the City Council appeal hearing date to April 5, 2016.

Senior Planner Kroeger reviewed staff's report which included:

Purpose of the Public Hearing

- Direction from City Council (April 5, 2016)
  - Council directed Planning Commission to review/make recommendation on 146-unit & 23,000 SF commercial version
  - Planning Commission recommendation to be reported to City Council at a continued Appeal Hearing – June 14, 2016

Community Concerns

- Traffic – congestion, circulation, effectiveness of mitigation
- Parking & Safety – underground parking, pedestrian crossings
- Compatibility – mass, height & scale
- Design – undesirable Contemporary design
- Housing Tenure – rental units versus owned units
- Noise – increase impacts
- Hotel – no renovation plans submitted

Additional Concerns voiced at City Council Appeal Hearing – April 5, 2016

- Hotel – no renovation or operation plans provided
- Density – still too many residential units
- Preserve ficus tree on PCH – adjust the plans accordingly
- Vehicular Safety on PV Blvd – visibility with 2 new driveways

149-Unit Version vs 146-Unit Version

- Residential Units: reduced from 149 to 146
- Commercial SF: reduced from 37,600 to 23,800
- Predominant Height: reduced from 38' to 33'
- Number of stories
- Open Space
- Parking
- Architecture: modified from Contemporary to Mediterranean

Project Traffic Trip Generation

- Reduction in commercial space results in 68% decrease in trip generation

Additional Considerations

- 146-unit proposal addresses some concerns regarding:
  - Height, Mass & Scale, Architecture & Traffic

- Preservation of ficus tree would require:
  - Arborist Report, Adjustment to Traffic Mitigation Measures & Approval of Caltrans (DOT)

- Traffic Safety & Visibility Concerns on PV Blvd:
  - Could be mitigated by redesign of medians & striping

- Legado's Response:
  - 5:12 pm, May 5, 2016, Legado email to Planning stating their legal counsel recommended against providing additional information/revisions

Summary

- Staff's opinion – 146-unit proposal meets criteria for approval of CUP, PCDR, Sign Review & VTTM
- 146-unit version addresses to some extent concerns about traffic, compatibility & design
- Legado failed to provide design & operational plans for hotel
- Legado unwilling to address concern for ficus tree
- Mitigation can address traffic concerns on PV Blvd

Recommendation

- That the Planning Commission recommend to City Council either:
  - Approve the 146-unit version along with additional condition regarding traffic medians & striping on PV Blvd; or
  - Deny the 146-unit version

Commissioner Biro recommended edits to: (1) page 3, bullet 6 to read November 24, 2015, and (2) page 8 regarding guest parking to read 48 spaces.

Chair Rodriguez recommended an edit to page 5, bullet 4 to read 146 units.

Commissioner Ung recommended an edit to page 8, first paragraph under Parking, to read 292 spaces.

In response to Commissioner Sanchez, Senior Planner Kroeger stated that the community and some Council members have asked for the hotel plans and it was at the discretion of the Planning Commission if the plans should be provided (as part of the package).

Chair Rodriguez asked for comments from the applicant.

Applicant Edward Czuker, President and CEO of Legado Companies (Legado), stated that staff spoke of opponents of the project but not of those in favor. He stated that they had started with a proposal of 180 units and downscaled the project to 146 units as well as reduced the height from 56 feet to 33 feet and changing the design from Contemporary to Mediterranean. Applicant Czuker added that they had a positive experience working with the community and received good suggestions on public open space and providing a pet friendly environment. Applicant Czuker stated that they reduced retail and tried to make space available for pedestrians and bikers. Applicant Czuker stated that they were proud of the project and that it would be an asset to the community and improve the vitality of the Riviera.

Mr. Fernando Villa, on behalf of the applicant, came forward and clarified that the left-hand turn lane and middle lane on Palos Verdes Boulevard were proposed design

features that would enhance safety and were not mitigation measures because there were no significant impacts being mitigated.

Chair Rodriguez called for those in the audience wishing to speak in favor of or against the proposed Legado project.

Guy Brydon, 4015 Pacific Coast Highway, spoke against the project – stated that the proposal was an urban development and that Redondo Beach is a suburban city. Mr. Brydon asked that the community be kept suburban and that the property be developed appropriately.

Jeff Abrams spoke against the project – stated that the project was too much development on a small parcel and asked for responsible development.

Jane Abrams, 416 Avenue G, spoke against the project – commented on lost hotel jobs and an incomplete parking update.

Nestor Moto, Jr., spoke in favor of the project – commented that the project could provide needed housing and added that it had been downgraded to address community needs. In response to Commissioner Sanchez, he estimated monthly rental cost for a one-bedroom, 700-900 sq. ft. unit at $1600-2000.

Cavin Shorter, 203 Camino del Campo, spoke against the project – expressed his frustration with the condition of the fire-damaged (building) causing people vexation when driving past the site, and stated that Council should think about the moral compass in their decision on moving forward with the project.

Alejandra Weyman spoke against the project – commented on concerns about the IS-MND (traffic, air quality, noise), suggested that a full EIR should be prepared, and requested that the Planning Commission recommend denial of the project.

Tatiana Osipova spoke against the project – requested City Council denial of the project.

Bertin Guillory spoke against the project – stated that Legado was trying to “put a square in a circle” and that no approval should be given until hotel plans are known, and asked that the Commission recommend denial of the project.

Jeff Mirosavich, 404 Avenue G, spoke against the project – stated that the project was not compatible with the neighborhood, and commented on density and water (supply). He urged that the proposal be rejected.

Rolf Strutzenberg, 431 Avenue F, spoke against the project – stated that the project would not benefit the City, and commented on affordable housing, density, timeline for the hotel operation, and land use policy, and asked for denial of the project.

Carol Perry, 413 Avenue G, spoke against the project – commented on housing affordability and the need for the applicant’s respect and acknowledgement of the community. She expressed appreciation to the Commission for listening to the community’s views.

Radica Hent, spoke in favor of the 146-unit project – stated that she wanted to think of future generations and that she supported the project.

Joe Oliveri, 1401 S. Pacific Coast Highway, spoke against the project - commented on Legado reducing number of units and suggested to Legado that the project be developed as a first-class, high-end gateway to the City.

Bruce Szeles, 5326 Linda Dr., Torrance, spoke against the project – commented on trusting Legado with the development of a 4-star hotel, and asked for denial of the project.

Goran Gudinovic spoke in favor of the project – stated that apartments were needed in the City, and recommended approval of the project.

Eric Hooper, 30728 Ganado Dr., Palos Verdes, spoke in favor of the project – stated he "liked" expansion of PCH turn lanes.

Daniel Caltricher, 30728 Ganado Dr., Palos Verdes, spoke in favor of the project – commented about moving to Redondo Beach.

Bruce Caukin, 163, Via La Circula, spoke against the project – commented on Riviera residents being interconnected with this project, Caltrans projects/permits for PCH, reduction of units to 110-112, and the high price of the units.

Patricia Williams, 412 Avenue G #11, spoke against the project – stated that the project was too large and would increase traffic, expressed concern for quality of life, and urged a "no" vote on the project.

Hayden Martin spoke in favor of the project – stated that he enjoyed the community and would like to live in the project area.

Jordan Almeida spoke in favor of the project – sated that Redondo Beach was a prime location to live in and urged for approval of the project. In response to Commissioner Sanchez, Mr. Almeida estimated monthly rents at $2500-3500.

Cameron Wessel spoke in favor of the project – commented on Legado's community outreach.

Bryan Lew, Palos Verdes, spoke in favor of the project – stated that the project would benefit the City of Redondo Beach.

Mark Rizk, South Bay resident, spoke in favor of the project – stated that there were not enough apartments in the City and that Legado would be a great addition to the City.

Andy Shelby, 1800 S. Pacific Coast Highway, spoke against the project – stated that he would like a 2-story development, removal of the hotel from the proposal, and that 146 units be developed "across the whole site." He asked that the project be rejected unless modified.

Marilyn Brajevictt, 1314 S. Prospect Ave., spoke against the project – stated that major traffic would be created and suggested consideration of a smaller project.

Joray Ess spoke in favor of the project – stated that the project would benefit the City and boost the local economy.

Sean Ostiker spoke in favor of the project – stated that he was looking for the type of housing proposed by Legado and asked that the Commission support the project.

Don Moore, Redondo Beach, spoke against the project – commented on the lack of hotel plans, and stated that he wanted good neighbors and a nice hotel, and not a 146-unit project. He asked for denial of the project.

Julie Moore, Redondo Beach, spoke against the project – stated that she wanted responsible development, commented that the hotel was needed, and that she disagreed with the traffic study. She stated that in reviewing the recording of the last City Council meeting, 60% of the opponents were from Redondo Beach, the rest were from Torrance. She added that less than half of the proponents were from Redondo Beach and several were hotel employees of the Palos Verdes Inn. Ms. Moore stated that the majority of the proponents were from other cities. She asked that the project be denied.

Taime Riley, Avenue E, spoke against the project – commented on lack of hotel information, traffic conditions beyond PCH and Palos Verdes Blvd., and commercial vacancies. She asked for denial of the project.

Mary Trainor, 215 Paseo de Granada, spoke against the project – thanked the Commission and staff for their work on the project and for not “rubber stamping” the project. She commented on the project’s traffic impact on PCH and Palos Verdes Blvd., and the threatened removal of the median. Ms. Trainor stated that the removal of the median and widening of PCH would serve to speed traffic. She urged denial of the project.

Hythum Kiswani spoke in favor – stated that the City needed housing in the area and asked for approval of the proposal as presented.

Siegfried Calaquion, Palos Verdes resident, spoke in favor – stated that the project was ideal and asked for support of the project.

Holly Osborne, north Redondo Beach, spoke against the project – commented that the removal of the medians would not make the area more walkable, and compared the site to 1800 PCH which has less retail and less units than Legado’s project; and the 3-story subterranean parking.

Don Szerlip, Heritage Point, spoke in favor – commented on residential units, percentage of renters, the project’s appropriate location, and traffic mitigation which would improve the level of the intersection. Mr. Szerlip stated that the City had removed over a dozen trees from the Patterson school site and no objection was made, and the removal of the ficus tree would not affect the City. Mr. Szerlip added that he approved the development and that the hotel would generate revenue to the City. Mr. Szerlip

recommended approval of the project with the condition that the City Council require the hotel to have permitting at the same time or not give entitlements to the project.

Emily Vollmer, new resident, spoke against the project – commented that the City was more affordable than Los Angeles, the Riviera was walkable, the hotel operation was a good idea, and stated that she opposed the project.

Gloria Balcom, Riviera, spoke against the project – commented that the project was too dense and too tall and that it would increase traffic and water usage. She stated that the project would compromise the health and safety of the City's residents and visitors. Ms. Balcom added that the hotel plans were vague and that the property was in disrepair and that Legado should provide a specific plan for the hotel. She expressed opposition to the tree removal, and asked that the project be denied unless "meaningfully" modified.

Michael Dube, 259 Paseo de Granada, spoke against the project – commented that the project was huge and asked that it be denied.

Mara Kapano, Avenue H, spoke against the project – stated that the project this big did not fit the community's direction and that she opposed the project.

Susan Renick spoke against the project – commented on the "Next Door" blog where community information is shared; excessive traffic on Prospect Ave., and estimated 1,750 additional cars at PCH and Palos Verdes Blvd. Ms. Renick commented on the Planning Commission's role to "protect the vitality of the community" and from overdevelopment. Ms. Renick urged the Commission to recommend denial of the proposal.

Anthony White, Riviera resident, spoke in favor – commented on the legality of the project and that the City Attorney has said that 149 units were legal and viable. Mr. White urged a recommendation for City Council approval.

John Erikson, 219 Avenue G, spoke in favor – commented on changes made by Legado, hotel revenues, and support of property owner rights. Mr. Erikson stated he approved the proposed project.

Michael Bahe, 456 Palos Verdes Blvd., spoke against the project – commented that this area represents a less dense and better lifestyle and that the project was too big. Mr. Bahe state that placing too many units on the site would be a disservice to the character of the community and that the project should not be approved.

Tim Smith, employee of hotel representative, commented that former hotel employees were waiting for a decision, and stated that they need to be considered in the decision made.

Robyn Crevalt, Avenue G, spoke against the project – commented on preserving the beach lifestyle. Ms. Crevalt stated that the proposed project was too big and that PCH was highly congested. She urged that the Planning Commission recommend to the City Council denial of the project.

Floyd (Quarrels) commented on his lack of understanding of the project's trip generation calculations.

Marcie Guillermo, District 1, spoke against the project – commented on loss of hotel taxes, lack of property maintenance to the site, high density and lack of infrastructure, respect for property and community rights, and asked that the Commission listen to the community and make an informed decision that will benefit the City.

Michelle Deland, spoke against the project – commented on parking conditions and stated that a high-rise building would be inappropriate for the City.

Ann Cambar, Torrance, spoke against the project – asked that the Commission consider the speakers who represent community neighbors and families, and stated that her tally (on tonight's speakers) was 33 against the project and 18 in favor.

Nils Nehrenheim, District 1, spoke against the project – commented on traffic mitigation and unstudied intersections, density, housing, community character, and removal of the medians, which would create problems for pedestrians. He stated that mitigation for Palos Verdes Boulevard needed to be discussed, and that the hotel project was incomplete. Mr. Nehrenheim added that a comprehensive application was needed to agree upon.

The following individuals left speaker cards without addressing the Commission:

Arinna Shelby, 1800 S. Pacific Coast Highway, Redondo Beach: Against the project
Ellen Geobert, 3001 Blaisdell Ave., Redondo Beach: Against the project
Suzanne McCune, 1224 S. Gertruda, Redondo Beach: Against the project
Sheila Garcia, no further information
Renee Ohta, no further information

Michael Shean, Attorney for Legado, commented that the proposed project was below the zoning for the subject parcel and was identified in its 180-unit version in the Housing Element. He stated that the City Council and Planning Commission agreed that the project was zoned for this parcel, as designated in the General Plan. Mr. Shean added that the project was smaller scaled than the project(s) envisioned by the Council and Planning Commission for the subject site.

Ed Czuker, Legado, commented on the misinformation regarding the pedestrian median, which would be a "refuge" if pedestrian laws are broken by jaywalking on PCH. He stated that the removal of the tree and median were Caltrans' requirements to improve traffic flow and pattern, and not part of Legado's plan. He added that they did not have issue with the City wanting to keep or not keep the tree and median, and they did not want that decision to affect the project's traffic impact and change the CEQA documents. Applicant Czuker commented on the structure configuration of the 1- 2- and 3-story structures, reduced from the 3- and 4-story original proposal, and stated that project's "urbanization" was an overstatement. He commented that (as "big" taxpayers) they have a vested interest in the City and wanted to see a large revenue-generating hotel be developed. Applicant Czuker stated that suggested Caltrans and traffic engineer improvements to traffic flow would enhance the City's lifestyle and quality of life, and added that the traffic flow would be improved by 10-15 percent. He commented on

proposed sewer and water off-site improvements and stated that the project was environmentally-, pedestrian-, and bike-friendly. Applicant Czuker stated that they were proud of the proposed project and asked for its approval.

In response to Commissioner Biro regarding timing on hotel improvements, occupancy and building permits, Applicant Czuker commented on discussions regarding a condition or requirement to come back to the Planning Commission to get approval of the hotel design and implementation prior to the issuance of the Certificate of Occupancy. Applicant Czuker stated that the hotel design needed to be coordinated and integrated with the apartment design. He added that they were in discussion with the hotel operators regarding design recommendations, as well as staff regarding recommendations for a high-end, 4-star hotel and the elements being artistically implemented. Applicant Czuker commented that the hotel and apartments needed to be financed as two separate projects due to separate property legal descriptions and air space subdivision requirements. Applicant Czuker referenced the Supplement Information handout with pictures of exterior and interior improvements to a high-end quality project. Applicant Czuker added that they could not finish the hotel design until the design of the apartment building(s) was completed.

In response to Commissioner Biro, Applicant Czuker stated that they would not be able to obtain a Certificate of Occupancy for the apartments until the approval of a Conditional Use Permit for the hotel, and estimated the start of construction for the apartments was 6-12 months. He further responded that they were periodically addressing landscaping and tree trimming maintenance to the hotel site and could include painting the building as suggested by Commissioner Biro. Applicant Czuker stated that they were still meeting with insurance adjusters and attorneys regarding the insurance settlement and hoped that a settlement would be made as soon as possible.

In response to Chair Rodriguez, Applicant Czuker stated that they would be working on the hotel plans during construction of the apartments. He stated that they were interested in working on the hotel plans concurrently with the start of the apartment construction and that their attempt would be to promptly present (the hotel plans) to the Commission for approval.

In response to Commissioner Sanchez, Applicant Czuker stated that they were moving forward by working on budgets, design, and themes, and responded that 10 years ago their plan for the site was the hotel and retail use. He commented on the impacts of the economic recession of 2008-09 and (at the time) looking at how to revitalize the site, considering multiple options with the hotel being part of the concept. He added that they have worked with consultants to develop a hotel theme and stated that they analyzed the development potential for the site. He responded to Commissioner Sanchez's question on what their plan for the site was by stating that the property was purchased as an investment property to maximize the site's revenue.

In response to Commissioner Ung regarding lack of hotel plans, Applicant Czuker stated that they could not provide a hotel design until the apartments/retail design that would complement the hotel use was completed. He commented on the design layout with purpose or function and that theme and features need to be thought through. He added that they were working with design experts for the hotel and commented regarding the

balconies/exterior look/elevations/lobby spaces. He stated that the hotel (design) had to be correlated with the apartment design.

Moved by Commissioner Sanchez, seconded by Commissioner Biro, to close public participation of the Public Hearing.

Motion carried by the following vote:

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

In response to Commissioner Biro, Senior Planner Kroeger stated that the required mitigated measures for the 146-unit project in the IS-MND, as prepared by the City's environmental consultants, were adequate. She added that the consultants had found no reason to redo the entire environmental documents. She added that there were no significant impacts that were unmitigated, therefore an EIR was not required. She further stated that the mitigation measures in the IS-MND based on the traffic consultant and traffic engineer would improve level of service at that intersection.

In response to Chair Rodriguez, Senior Planner Kroeger stated that commercial uses generated more traffic than residential uses and the 68 percent decrease in generated traffic was due to the proposed project's decrease in commercial square footage.

Community Development Director Jones added that the reduced commercial component was what makes the difference in traffic trip generation (outlined in the consultant's letter included in staff's report).

In response to Commissioner Sanchez, Senior Planner Kroeger clarified that the F.A.R. for residential/mixed use/commercial was determined by the entire property. She stated that mixed uses have a higher F.A.R. because the General Plan encouraged mixed use projects and were based on the entire site, and added that the Vesting Tentative Parcel Map was required because it separated the pad from the hotel to provide for financing.

In response to Commissioner Biro, Senior Planner Kroeger stated if the hotel project did not go forward, the applicant would have to start with a new project and that a condominium project would need to meet the allowed residential density.

Community Development Director Jones added that the City has not received any condominium development applications since 1988. Mr. Jones further added that commercial use could be added to the site, and that staff could recommend approval of plans for hotel renovation prior to apartment Certificate of Occupancy, and could also tie the issuance of the Conditional Use Permit to the Certificate of Occupancy.

In response to Chair Rodriguez, Community Development Director Jones stated that since 1990, traffic on PCH and Palos Verdes Boulevard intersection has decreased, City population has increased by 0.5% annually, and that there was adequate water supply to support the project.

Senior Planner Kroeger added that utility providers have provided letters of support, and that the units were “greener” with less utility and water usage.

Community Development Director Jones stated that, for Planning purposes, the City has used 120 units net gain per year.

In response to Chair Rodriguez, Community Development Director Jones stated that the proposed project averaged 33 feet in height for the predominant portions, with portions at 45 feet.

Senior Planner Kroeger added that condominium projects on Avenue G were similar in height and some were more dense than the proposed mixed use project.

Community Development Director Jones stated that older buildings on Avenue G had a higher density than the proposed project. Mr. Jones added that newer buildings to the east of the site had lower densities.

In response to Chair Rodriguez, Community Development Director Jones stated that the subject site was in a location where the water table is “quite far down,” and perhaps the biggest engineering constraint was the retaining wall at the rear of the property, however was feasible because of the setback required for the access road to the rear. He clarified the relationship between the highest point of the project compared to the condos behind the site.

Senior Planner Kroeger clarified the height of the buildings and added that some units would have views blocked and that units close to Palos Verdes Boulevard would maintain their views.

Community Development Director Jones stated that staff suggested that Planning Commission recommend requiring approval of the plans for the hotel renovation and completion of the renovation prior to issuance of the Certificate of Occupancy. He added that the Commission consider that direction be given to the applicant regarding keeping the property clean, safe, and attractive

In response to Commissioner Ung, Community Development Director Jones stated that citizen concerns could be reported to the hotel’s management, and to the Police Department during after-hours.

Moved by Commissioner Biro to recommend to the City Council approval of the proposed 146-unit Legado project, with an additional requirement that the hotel improvements be completed prior to issuance of Certificate of Occupancy. Commissioner Biro further suggested Conditional Use Permit approval prior to (issuance of) a demolition permit of the site and that the site be maintained and lit during additional time of processing of the project.

Commissioner Sanchez stated that he agreed with Commissioner Biro regarding the Certificate of Occupancy and permitting requirements, and amended the motion by adding a recommendation to further amend the project to reduce the number of units from 146 to 128.

Chair Rodriguez acknowledged and thanked the applicant for reducing traffic by decreasing the retail use.

Commissioner Biro concurred to the amendment of the motion.

Motion seconded by Commissioner Ung.

Motion carried by the following vote:

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

Senior Planner Kroeger announced that the Planning Commission recommendation would be reported to the City Council at a continuation of the appeal hearing in a Special Meeting scheduled for June 14, 2016.

Commissioner Mitchell returned to the dais at 10:18 p.m.

OLD BUSINESS - NONE

NEW BUSINESS - NONE

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
Marci Guillermo commented on zoning changes and urged a “no” vote on Measure K in the upcoming election.

COMMISSION ITEMS AND REFERRALS TO STAFF
Chair Rodriguez reminded everyone to vote on June 7, 2016.

ITEMS FROM STAFF
Community Development Director Jones announced that a public hearing on the Waterfront project before the Harbor Commission would be held on June 13, 2016 at 6:30 p.m.

COUNCIL ACTION ON PLANNING COMMISSION MATTERS
Community Development Director Jones reported that on May 17, 2016, the City Council approved the Request for Proposals (RFP) for a General Plan Update

ADJOURNMENT: 10:23 PM
Moved by Commissioner Mitchell, seconded by Sanchez, to adjourn the meeting at 10:23 p.m. to a regular meeting to be held at 7:00 p.m. on Thursday, June 16, 2016, in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California.

Motion carried by the following vote:

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

Respectfully submitted,

Aaron Jones
Community Development Director

Administrative Report

Council Action Date: May 17, 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 adopted by the City Council on April 19, 2016.

EXECUTIVE SUMMARY

On March 29, 2016, the City Council held a Strategic Planning Workshop to establish 10 year goals, 3 year goals and six-month objectives. The objectives set were adopted by the City Council at the April 19, 2016 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 first of the March 29, 2016 Strategic Planning session's six-month objectives. The next Strategic Planning Retreat will be held on September 14, 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 included 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. The sixth three-year strategic plan goals were developed on September 12, 2013. Finally, the seventh three-year strategic plan goals were developed on the March 29, 2016. The following are the five strategic plan goals for 2016-2019. They are not in priority order*:*

- Modernize City communications systems
- Vitalize the Waterfront, Artesia Corridor, Riviera Village and South Bay Galleria
- Ensure sustainability, livability, and health by completing the General Plan update and by implementing environmentally responsible programs
- Assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure
- Maintain a high level of public safety with public engagement

At the March 29, 2016 Strategic Planning, ten-year goals were also developed. The following are the six strategic plan goals for 2016-2026. They are not in priority order:

- Be the premier waterfront location on the West Coast
- Secure funding for new safety facilities and City Hall
- Create the most innovative law enforcement agency in America
- Secure a voter-approved plan for a de-industrialized AES site
- Revitalize the South Bay Galleria
- Increase and enhance parks and public open space

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 May 17, 2016

CITY OF REDONDO BEACH ☼ SIX-MONTH STRATEGIC OBJECTIVES

March 29, 2016 – September 15, 2016

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

THREE-YEAR GOAL: *Modernize City communication systems*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the August 16, 2016 council Meeting	IT Director, working with All Departments	Identify options to make the phone system easier for the public to use and present to the City Council for information and possible action.		X		
2. At the June 7, 2016 Council Meeting	IT Director, working with Police Chief, Fire Chief, RBUSD and City Manager	Identify the cost and feasibility of establishing a reverse 911 notification system and report the results, with recommendations, to the City Council for action.		X		
3. By September 15, 2016	CS Director, working with IT Director, City Attorney and City Manager	Present to the City Council for review a status report on the implementation of a social media policy and pilot program.				Social Media Pilot Program on hold pending approval of Social Media Policy by City Attorney.
4. By April 29, 2016	CS Director	Create a City Staff Directory and distribute to all City Departments and the City Council.	X			
5. At the May 3, 2016 Council Meeting	IT Director	Present to the City Council for action a contract for a website upgrade.			X	Revised to May 17, 2016 Council Meeting

THREE-YEAR GOAL: *Vitalize the Waterfront, Artesia Corridor, Riviera Village and South Bay Galleria*						
WHEN	**WHO**	**WHAT**	**STATUS**			**COMMENTS**
			DONE	ON TARGET	REVISED	
1. At the September 20, 2016 Council Meeting	PW Director, working with CD Director	Report on the outdoor Dining Deck Pilot Program and present options to the City Council for action regarding possible program extension.		X		
2. At the June 7, 2016 Council Meeting	CD Director	Report to the City Council the results of Code Enforcement's review of temporary signs on Artesia Boulevard.		X		
3. By June, 22, 2016	CD Director	Release the draft EIR on South Bay Galleria for public review and comment.		X		
4. By September 15, 2016	PW Director, working with CD Director	Evaluate the feasibility of converting Catalina Avenue, between Avenue I and Elena, to a one-way street.		X		
5. By August 1, 2016	WED Director, working with ACM	Present a report with recommendations to the City Council for action on the results of the public outreach meetings regarding a new boat ramp.		X		
6. At the September 6, 2016 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		
7. By 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 AES Task Force (unless extended by both parties).		X		
8. At the July 19, 2016 Council Meeting	City Manager with City Attorney and CD Director	City Council to select consulting services firms needed to support the AES Task Force following the RFP Process used for the General Plan update.		X		
9. DATE TO BE DETERMINED	AES Task Force, working with Consultants	Present findings regarding options for using AES property.				

10. FUTURE OBJECTIVE	WED Director, working with Fire Chief	Develop a Transient Vessel Mooring Marketing Plan and recommend boater amenities to promote the harbor as a destination.				
11. FUTURE OBJECTIVE	CD Director, working with WED Director	Present to the City Council for action an ordinance to modify parking requirements citywide to help encourage economic development.				
11. 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: *Ensure sustainability, livability, and health by completing the General Plan update and by implementing environmentally responsible programs*						
WHEN	**WHO**	**WHAT**	**STATUS**			**COMMENTS**
			DONE	ON TARGET	REVISED	
1. At the May 17, 2016 Council Meeting	CD Director	Prepare a request for proposal (RFP) for contract services for the General Plan update and present to the City Council for consideration and release.	X			RFP presented to Council for action on May 17, 2016
2. At the July 19, 2016 Council Meeting	CD Director, working with City Manager and City Attorney	Recommend to the City Council for action the selection of a General Plan Update consultant.		X		
3. At the August 16, 2016 Council Meeting	CD Director, working with City Manager and City Attorney	Present to the City Council for consideration the formation and composition of a citizens' General Plan Advisory Committee, including potential inclusion of representatives from Neighborhood Councils.		X		
4. At the July 19, 2016 Council Meeting	PW Director, working with CD Director, City Manager and City Attorney	Present to the City Council for consideration a report on whether to prohibit single use plastic bags from being distributed in Redondo Beach.		X		
5. By August 16, 2016	City Attorney, working with CS Director	Present to the City Council for direction options for restructuring the Redondo Beach Sister City Committee as a separate non-profit 501 c3 and/or an official City committee or commission.		X		

THREE-YEAR GOAL: ***Assess, prioritize, and plan for park/open space acquisition, and for reconstruction of major City facilities and infrastructure***

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the September 6, 2016 Council Meeting	ACM, working with PW Director, , Police Chief, Fire Chief and FS Director	Assess the need for and develop preliminary cost estimates for reconstruction of public safety facilities (police station, fire stations and shooting range) and report the results to the City Council.		X		
2. At the September 6, 2016 Council Meeting	ACM, working with PW Director and FS Director	Assess the need for and develop preliminary cost estimates for City Hall reconstruction.		X		
3. By June 21, 2016	PW Director	Prepare a Budget Response Report assessing the need for and develop preliminary cost estimates for reconstruction of roadway infrastructure citywide.			X	BRR to be presented on May 17, 2016
4. By June 21, 2016	WED Director, working with PW Director	Present to the City Council for consideration a plan for maintenance and repair of the Pier Parking Structure.		X		
5. At the August, 16, 2016 Council Meeting	PW Director, working with Fire Chief	Determine the feasibility, right of way impacts, and costs of converting 4-way stop sign intersections to roundabouts through a resident petition program.		X		
6. At the May 17, 2016 Council Meeting	CS Director, working with PW Director and ACM	Present to the City Council for consideration options and cost estimates for adding lights at the playing field(s) at Dominguez Park		X		
7. At the May 17, 2016 Council Meeting	CS Director, working with PW Director and ACM	Present to the City Council options and cost estimates for adding dug outs and/or backstops at Fulton Field and Julia Field.		X		
8. FUTURE OBJECTIVE	PW Director, working with Fire Chief and WED Director	Evaluate the feasibility of docking Tall Ships at a City Pier and make a recommendation to the City Council for action.				

THREE-YEAR GOAL: *Maintain a high level of public safety with public engagement*						
WHEN	**WHO**	**WHAT**	**STATUS**			**COMMENTS**
			DONE	ON TARGET	REVISED	
1. By September 15, 2016	Police Chief, working with ACM and City Manager	Continue to work towards implementation of recommendations from the Assessment of the Redondo Beach Police Department.		X		
2. At the August 2, 2016 Council Meeting	Police Chief, working with City Attorney and City Manager	Research and prepare an ordinance for City Council consideration for the potential regulation of aerial drones in Redondo Beach.		X		
3. By August 1, 2016	CD Director, working with City Attorney, HR Director and City Manager	Implement measures to enable City code enforcement officers to issue citations for violations of the Municipal Code.		X		
4. At the May 3, 2016 Council Meeting	Fire Chief, working with the City Attorney and City Manager	Complete analysis and present to the City Council a recommendation on whether to submit a proposal to Los Angeles County for the Redondo Beach Fire Department to provide 911 ambulance transport service for all emergency calls originating in Redondo Beach			X	Presentation rescheduled to June 07, 2016 Council Meeting

Administrative Report

Planning Commission Hearing Date:

AGENDA ITEM:	8 (PUBLIC HEARING)
PROJECT LOCATION:	2907 182nd Street
APPLICATION TYPE:	EXEMPTION DECLARATION AND AN AMENDMENT TO A CONDITIONAL USE PERMIT
NUMBER:	2016-06-PC-012
APPLICANT'S NAME:	Thomas Dunbabin

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration and an amendment to a Conditional Use Permit to allow for the expansion of an existing micro-brewery with an ancillary tasting area within an existing commercial building on property located in an Industrial-Commercial (IC-I) zone at 2907 182nd Street.

DEPARTMENT'S RECOMMENDATION:

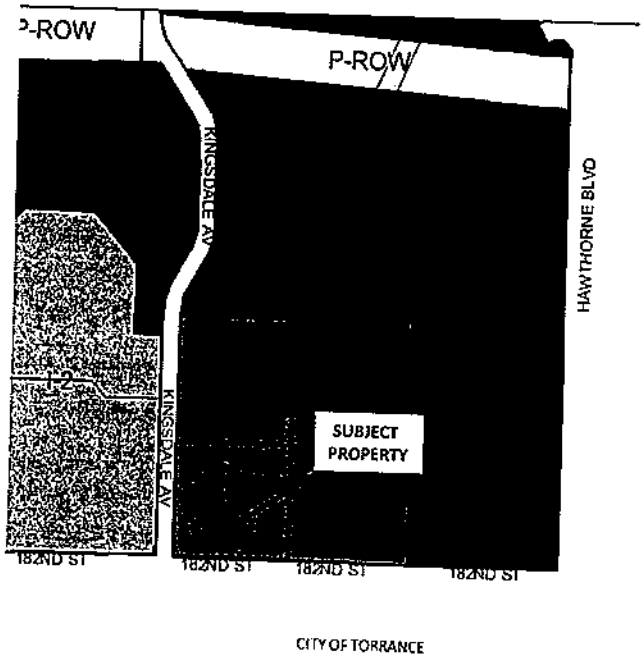
The Community Development Department recommends that the Planning Commission make the findings as set forth in the staff report and the attached Resolution, adopt the Exemption Declaration and approve an amendment to a Conditional Use Permit subject to the plans and applications submitted, and the findings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

EXISTING CONDITIONS & BACKGROUND:

The subject property is zoned Industrial-Commercial (IC-I) and is located at the northeast corner of the intersection of 182nd Street and Kingsdale Avenue in a L-shaped center constructed in 1973. The center has a total of 36,000 gross square feet of building area with 14 tenant spaces in two (2) buildings. One hundred fourteen (114) parking spaces are available on-site in three (3) areas, one located at front property line on 182nd Street, one located at front property line on Kingsdale Avenue and another one, the largest of the three (3) to the rear of the two (2) buildings. The odd-shaped lot is 2.58 acres (112,385 square feet) in size. The existing micro-brewery and ancillary tasting room proposed use is located in Unit 7, Building B, which faces 182nd Street. The other tenants include a variety of light industrial uses such as an auto body center, a glass manufacturing company, offices, and a warehouse for an ambulance service. Vehicular access to the

center is available via a driveway on 182nd Street and two (2) driveways on Kingsdale Avenue.

The adjacent properties to the north and east are also zoned Industrial-Commercial (IC-I) and are developed with similar light industrial uses. The telephone company, Verizon occupies a large industrial site to the west across Kingsdale Avenue that is zoned Industrial I-2. Multi-family developments are located to the south across 182nd Street in the City of Torrance.



On July 18, 2013 the Planning Commission approved a micro-brewery and ancillary tasting room at the subject property (see the attached Staff Report, excerpts of the Planning Commission Meeting and the resolution of approval). That staff report provides a brief summary of the local craft brewery business. It also describes the operation of the micro-brewery and the tasting room that has been in business since that time.

The current operation occupies a 3,600 square-foot space as follows: 2,950 square feet (82%) devoted to production of beer; 500 square feet (14%) for the taproom (tasting area) and approximately 150 square feet (4%) for an office and restrooms. The local craft brewery is a full production brewing and packing business. They brew beer on-site, then keg, bottle and can it for off-site distribution. The kegs, both half-barrel and 1/16th barrels, bottles and cans are then wholesaled to regional markets including bars, restaurants, markets and liquor stores who in turn sell the products as retail to the public. The on-site tasting of the beer allows potential customers to experience and rate the beer before they commit to an order. It also allow for tastings by the general public who can purchase some of their retail products on-site.

During their last three years of operation the brewery has hosted the following events:

Grand Opening – March 29th, 2014
First Anniversary – March 28th, 2015
Second Anniversary – April 2nd, 2016

Temporary Use Permits were obtained from the Planning Division and Type 77 special event liquor licenses were issued by the California ABC in conjunction for each these events. According the Police Department there were no complaints made or incident

reports logged in connection with these events. Furthermore, no complaints or incidents have been recorded in the three (3) years since the business has been in operation.

According to the applicant the micro-brewery has been very successful and has grown faster than they anticipated it would. As such, they need to expand their physical operation in order to keep up with the demand for their products.

DESCRIPTION OF THE REQUEST:

The project proposal consists of the expansion of an existing local craft brewery with an ancillary tasting room and retail sales, known as the "King Harbor Brewery". As described above, the demand for the local craft beer brewed by this company has expanded more quickly than expected three (3) years ago when the business was first approved. In order to meet the demand the business proposes to double in size by expanding into the adjacent vacant tenant space. The tap room is also very popular and customers are often turned away due to the lack of seating.

The nature of their business will not change with the expansion into the neighboring unit. The additional space will be used for the storage of kegs, grain, and equipment. In addition, the size of tasting room will be doubled in size and will maintain the same proportional ratio as in the existing business operation. The tasting or 'tap room' consists of 28 seats. The total size of the tenant space will be 7,200 square feet including a tasting room 1,000 square feet in size with 56 seats. Currently, the wholesale beer products are stored on a temporary basis at an off-site cold storage facility in Bell Gardens. The expanded floor plan will allow them to store the wholesale beer products on-site. The elimination of this extra trip will lower the number of trips generated by this business making it a 'greener operation.

The staffing at the brewery started with three (3) employees including a master brewer, and two (2) business partners who will handle the finances, the marketing, and overall operations. Typically, the master brewer is the only individual on-site during the brewing hours while the other two (2) individuals are out selling and marketing their products. The two (2) business partners staff the tap room where they market their products via the tastings. The existing hours of operation for the tap room are Wednesday – Friday from 4:00 p.m. to 6:00 p.m. Saturday 12:00 noon to 8:00 p.m. and Sunday 12:00 noon to 6:00 p.m.

The applicant would like to extend the tasting room hours to meet customer demand. Specifically, they would like to propose a new schedule with the following hours: Monday to Thursday, 4:00 – 8:00 p.m., Friday, 12:00 noon to 10:00 p.m., Saturday, 12:00 noon to 10:00 p.m., and Sunday 12:00 noon to 8:00 p.m. Two or three additional staff will need to be brought on to accommodate the larger tap room with the expanded hours of operation.

All tap room employees will be required to be Licensee Education on Alcohol and Drugs (LEAD) certified through the California Alcoholic Beverage Control Department (ABC) to ensure proper beer serving knowledge and techniques. In addition, they will also need to be certified as *Beer Servers* by the Cicerone organization (a similar organization to the Sommelier organization for wine servers.) A "zero tolerance" policy will be implemented with respect to the sale and tasting of alcohol to minors, including compliance with all of the state requirements.

Security for the expanded facility and products will be implemented through a variety of measures and procedures. Specifically, they will be installing professional grade locks and limiting the distribution of keys to a subset of individuals that are vetted and are required to have keys for standard business operations. Additionally, they will be installing security cameras in strategic locations in the interior of their facility to monitor both the tap room and manufacturing floor, on a 24/7 basis. The site lines in the tap room will be constructed in such a way to facilitate visual surveillance by their on-site staff.

The applicant is intending to move the existing cabinet sign to a central location over the expanded store front. A photograph of the street-facing elevation of the tenant space shows the new location of the existing business sign.

The local craft brewery will require an amendment to their Type 23 license from the Department of Alcoholic Beverage Control (ABC). A Type 23 ABC license is defined as follows: *"TYPE 23 - SMALL BEER MANUFACTURER - (Brew Pub or Local craft brewery) Authorizes the same privileges and restrictions as a Type 01. A brewpub is typically a very small brewery with a restaurant. A local craft brewery is a small-scale brewery operation that typically is dedicated solely to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant."* A Type 01 ABC License is defined as follows: *"TYPE 01 - BEER MANUFACTURER - (Large Brewery) Authorizes the sale of beer to any person holding a license authorizing the sale of beer, and to consumers for consumption on or off the manufacturer's licensed premises. Without any additional licenses, may sell beer and wine, regardless of source, to consumers for consumption at a bona fide public eating place on the manufacturer's licensed premises or at a bona fide eating place contiguous to the manufacturer's licensed premises. May conduct beer tastings under specified conditions".*

EVALUATION OF THE REQUEST:

Pursuant to Section 10-2.1020 of the Zoning Ordinance, beer manufacturing is a permitted use. However, the tasting facility (tap room) for the public requires the approval of a Conditional Use Permit. The purpose of a Conditional Use Permit (CUP) is to ensure that the proposed use is appropriate on the subject property and that it does not have an adverse effect on the surrounding land uses and does not disrupt the orderly development of the surrounding community.

The applicant has a successful history of operating an existing microbrewery and tap room at the subject property in accordance with the approved conditions and requirements of the City of Redondo Beach and ABC. Furthermore, they have hosted three (3) special events, one each year; none of which have resulted in any complaints or the filing of incident reports with the City's Police Department. The location appears to be suitable for the combined operation of brewing, packaging and distributing wholesale beer products along with an ancillary tap room open to the public for limited hours of operation.

While the primary purpose of the tap room is to facilitate beer tasting for potential wholesale clientele, the public - individuals 21 years of age or older - are also welcome to taste and purchase beer at a retail price. The tasting of beer for on-site consumption occurs in three ways - tasting portions, half portions, or full portions. A tasting portion is a 4-ounce glass that is filled with 3 ounces of liquid. These can be purchased individually or in a "flight." A half portion is a 6 ounce pour and a full portion is 12 ounces. Beer is also sold for off-site consumption in bottles and growlers.

According to the applicant "over-serving" has not and will not be an issue because staff members are and will be LEAD certified through the ABC, which provides training that specifically addresses under-age drinking, over-serving issues and how to prevent them from occurring. The City's Police Chief has indicated that he does not have any specific concerns regarding the proposed brewery and tap room likely because the proposed hours of operation are reasonable, and the required training of the staff will result in professional and responsible conduct with respect to the potential dangers of over-serving clientele. Staff will be trained in all aspects of a "zero tolerance policy" that addresses under-age drinking and over-serving.

The proposed expanded hours of operation are as follows:

1. Brewery operations will take place Monday through Friday, 9:00 a.m. to 6:00 p.m. In some cases the brew equipment may run 12 hours a day in order to complete two brews in one day.
2. The tap room will be open Monday – Thursday, 4:00 p.m. to 8:00 p.m., Friday and Saturday, 12:00 noon to 10:00 p.m. and Sunday, 12:00 noon to 8:00 p.m.

Planning staff agrees that the proposed hours of operation are reasonable and will not have an impact on surrounding properties and uses; the majority of which are light industrial. Although there are multiple-family residences across 182nd Street to the south in the City of Torrance, the enforcement of a "zero tolerance policy" will reduce the potential for the generation of unreasonable noise or poor behaviors on the part of the patrons.

The brewery generates a very faint odor, similar to the faint smell of a bakery, during the brewing hours (2 days every 2 weeks for the first year and up to 3 days a week in the fifth year). Since the interior brewery air is vented through a 16-foot tall ceiling and exhaust air rises there is no detectable odor around the exterior of the brewery.

The disposal of waste products from the brewing process will continue to be dealt with in two (2) ways. Liquid waste, consisting primarily of water and environmentally safe cleaning solutions (Simple Green Cleaner that is non-toxic, biodegradable), is disposed of through the local sewer system. An average of 6,000 gallons of liquid waste is produced per brew, which equates to an average of 54,000 gallons/month. As designed, it flows through hoses or run off of equipment after cleaning into a trench drain installed in the brewing area. The trench drain is connected directly to local waste water system. According to the Engineering Department the addition of 54,000 gallons of waste water a month is not a problem since the existing waste water system is running at 40% of capacity during peak hours, which flows into the County waste water system which has a much greater capacity than the City.

Solid waste consists of most of the grain kernel other than the starchy endosperm. Producing eight (8) batches per week will result in approximately 2,400 lbs. of wet solid waste per week. The wet solid waste is stored in 55 gallon plastic containers where the waste dries out. The dry solid waste weighs somewhat less than when it is wet. The solid waste is then made available to local farms, agriculture schools, and bakeries for their use. Solid waste (aka spent grain) makes excellent chicken and cattle feed. Also, many bakeries are experimenting with making breads and pastries using the spent grain; pizza dough is also being made from the spent grain. Spent grain can be used to make everything from bread and biofuel to pill coatings. The solid waste produced by breweries is actually being used in a lot of new and innovative ways by many environmental organizations due to its biodegradable and clean nature.

The applicant has provided an updated parking analysis for the site. Based on the use of the 7,200 square foot space including approximately 6,200 square feet of manufacturing/warehousing space and 1,000 square feet of retail space, a total of ten (10) parking spaces are required for the expanded operation. The analysis indicates that the vacant, existing and proposed retail, warehouse and manufacturing business at the subject property generate the need for a total of 79 on-site parking spaces

Given the availability of 114 on-site parking spaces, this will leave a surplus of 35 parking spaces. Based on this parking data and the fact that the majority of the businesses located on the subject property only operate on weekdays and close down their operations between the hours of 4:00 p.m. and 6:00 p.m., it is highly unlikely that the operation of the brewery and tap room will create any parking problems or shortages. (*. It should be noted that several numbers in this parking analysis differed slightly from the parking analysis provided for a proposed baseball training facility at the same subject property. Staff reconciled the parking analysis between the two (2) applications.)

PARKING ANALYSIS FOR KINGSDALE/182ND STREET

Parking Required	79
Parking available	114
Total Surplus	35

BUILDING USE AND PARKING REQUIRED

Building 1 (182nd)	Business Name	Business Type	Size (sq. ft)	Parking Required
2925	Body Centre	Office	1,800	6
2923	All Points Automotive	Manufacturing	1,800	4
2921	Art Department	Manufacturing	3,600 (double unit)	12
2917	Riviera Glass	Office	1,800	6
2915	McCormick Paramedics	Warehouse	1,800	2
2913	Vacant	Warehouse	1,800	4
2911	Ewell Construction	Office	1,800	6
2909	King Harbor Brewery	Beverage Manufacturer	3,600 (double unit)	5
2905	Proposed Expanded Brewery	Beverage Manufacturer	3,600 (double unit)	5
2901	Printer Repair	Warehouse	1,800	1
TOTAL			23,400	51

BUILDING USE AND PARKING REQUIRED

Building 2 (Kingsdale)	Business Name	Business Type	Size (sq. ft)	Parking Required
1300	Herbalife	Warehouse	4,400 (double unit	2
1304	La Cienaga Manufacturing	Manufacturing	2,200	4
1306	**Proposed Space (Game Seven Training)**	**Personal Improvement**	**4,400 (double unit)**	**10**
1310	Fire Safe Systems	Office	4,400 (double unit)	12
TOTAL			15,400	28
ENTIRE PROPERTY TOTAL			38,800	79

The applicant intends on using the existing wall sign. However, it will be relocated to a central location over the expanded store front.

ENVIRONMENTAL EVALUATION

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

FINDINGS:

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

    a) The proposed local craft (micro) brewery with an ancillary tasting room and retail sales is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter 5, Title 10 of the

Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.

b) The site has adequate access to public streets of adequate width to carry the kind and quantity of traffic generated by the proposed local craft (micro) brewery with an ancillary tasting room and retail sales.

c) The proposed local craft (micro) brewery with an ancillary tasting room and retail sales use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval. Conditions including but not limited to: the hours of operation; the training of employees; the posting of signs to discourage drinking and driving; the restriction of exterior signs advertising or promoting the availability of alcohol for on-site consumption and/or off-site retail sales; and, the disposal of waste.

d) The proposed local craft (micro) brewery with an ancillary tasting room and retail sales conforms to all of the requirements of the Zoning Ordinance.

e) The proposed local craft (micro) brewery with an ancillary tasting room and retail sales is consistent with the Comprehensive General Plan of the City.

2. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.

3. The project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15303 of the Guidelines of the California Environmental Quality Act (CEQA).

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

5. The Planning Commission further finds that in reviewing the Exemption Declaration it has exercised its own independent judgment.

CONDITIONS:

1. That the approval granted herein is for the operation of a local craft (micro) brewery with an ancillary tasting room (tap room) and retail sales within an existing industrial/commercial building at 2907 182nd Street and that it shall be constructed and operated in substantial compliance with the plans reviewed in conjunction with the applications approved by the Planning Commission on June 16, 2016.

2. The Conditional Use Permit allows for the operation of a tasting room (tap room) as an ancillary use to the brewery. Operation of the tasting room (tap room) requires the continued operation of the brewery as the primary use.

3. A revised plan for the disposal of the solid waste (spent grain), approved by the Planning and Public Works staff) must be filed with the Department of Community Development prior to the start of the expanded brewery operation. Revised plans, reflecting changed conditions, may be submitted for approval at any time during the operation of the local craft (micro) brewery should circumstances change.

4. Any modification to the approved floor plans requires the approval of the Department of Community Development. Significant changes to the sizes of the areas for each use as determined by the Director of the Department of Community Development may require review by the Planning Commission.

5. That the permitted hours of operation for the local craft (micro) brewery with an ancillary tasting room (tap room) and retail sales are as follows: Standard hours for the brewery operations will be Monday – Thursday, 4:00 p.m. to 8:00 p.m., Friday and Saturday, 12:00 noon to 10:00 p.m. and Sunday, 12:00 noon to 8:00 p.m.

6. That the local craft (micro) brewery with an ancillary tasting room and retail sales shall be required to obtain approval of a Type 23 license (beer/wine on and off site) from the Department of Alcoholic Beverage Control (ABC) to allow for both the retail sale of beer and on-site tasting.

7. That the applicant shall comply with all of the regulations of the Alcoholic Beverage Control Act and the regulations promulgated by the Alcoholic Beverage Control Board including, without limitation, the regulations set forth in 4Cal. Code of Regs. §§ 55, *et seq.*

8. That a "Zero Tolerance Policy" relating to minors and intoxication as presented by the applicant shall remain in place and shall be updated and/or improved in keeping with any and all applicable legislation and industry standards.

9. That the applicant shall post a sign in a clear and conspicuous location listing a telephone number at which a responsible party may be contacted during all open hours of the establishment to address concerns of the community regarding noise in the brewery, tasting room (tap room), and parking lot.

10. That the applicant shall, at all times display a *Designated Driver Sign* of at least ten inches by tens inches (10" x 10") in size in the tasting room (tap room) at eye level. The sign must be worded in such a way that reminds patrons who are consuming alcohol to designate a *non-drinking driver.*

11. No exterior advertising of any kind or type, including advertising including promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages which are clearly visible to the exterior constitute a violation of this condition.

12. All employees serving alcoholic beverages to patrons must complete a certified training program by the State Department of Alcoholic Beverage Control (ABC) for the responsible sales of alcohol. The training must be offered to new employees on not less than a quarterly basis.

13. Any and all employees hired to sell alcoholic beverages must provide evidence to that they have completed training in *the Leadership in Alcohol and Drugs (LEAD)* Program by the State Department of Alcoholic Beverage Control (ABC).

14. The applicant must have readily identifiable personnel to monitor and control the behavior of their patrons both inside and outside of the building premises, ensuring that the area surrounding the brewery location is generally free of people and are cleared of patrons and their vehicles by one-half hour after closing.

15. That the proposed security plan as presented by the applicant shall remain in place and shall be updated and/or improved in keeping with any and all applicable legislation and industry standards.

16. If complaints are received regarding excessive noise, parking availability, lighting, building access and the like associated with the tasting room (tap room), the City may, in its discretion, take action to review the Conditional Use Permit without limitation, including adding conditions or revoking the Permit.

17. That no signs shall be installed prior to the issuance of a Building permit and prior approval of the Planning Department.

18. That the project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Community Development Department, the Public Works Department and the Fire Department.

19. That the project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.

20. The applicant and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.

21. That the Planning Department shall be authorized to approve minor changes.

22. 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. The decision of the Planning Commission shall be final.

Prepared by:

Anita Kroeger
Associate Planner

Approved by:

Aaron Jones
Community Development Director

cc.

- Staff Report to the Planning Commission, July 18, 2013
- Excerpts of Minutes of the Planning Commission Meeting, July 18, 2013
- Resolution No. 2013-07-PCR-016
- Applicant's Submittals

CITY OF REDONDO BEACH

EXEMPTION DECLARATION
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: June 16, 2016

PROJECT ADDRESS: 2907 182nd Street

PROPOSED PROJECT: Consideration of an Exemption Declaration to approve the operation of a micro-brewery and ancillary tasting room within an existing commercial building on property located in an Industrial -Commercial (IC-1) zone.

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

> Section 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 operation of a micro-brewery and ancillary tasting room within an existing commercial building on property located in an Industrial -Commercial (IC-1) zone.

Anita Kroeger
Senior Planner

RESOLUTION NO. 2016-06-PCR-***

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 FOR THE EXPANSION OF AN EXISTING MICRO-BREWERY WITH AN ANCILLARY TASTING FACILITY AND RETAIL SPACE WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN AN INDUSTRIAL-COMMERCIAL (IC-1) ZONE AT 2907 182nd STREET (CASE NO. 2016-06-PC-012)

WHEREAS, an application was filed on behalf of the owner of the property located at 2907 182nd Street for approval of an Exemption Declaration and consideration of an amendment to a Conditional Use Permit to allow the expansion of an existing micro-brewery with an ancillary tasting facility and retail space within an existing commercial building on property located in an Industrial-Commercial (IC-1) 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 16th day of June, 2016, with respect thereto.

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

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

    a) The expansion of an existing local craft (micro) brewery with an ancillary tasting room and retail sales 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 has adequate access to public streets of adequate width to carry the kind and quantity of traffic generated by the proposed local craft (micro) brewery with an ancillary tasting room and retail sales.

c) The expansion of an existing local craft (micro) brewery with an ancillary tasting room and retail sales use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval. Conditions including but not limited to: the hours of operation; the training of employees; the posting of signs to discourage drinking and driving; the restriction of exterior signs advertising or promoting the availability of alcohol for on-site consumption and/or off-site retail sales; and, the disposal of waste.

d) The expansion of an existing local craft (micro) brewery with an ancillary tasting room and retail sales conforms to all of the requirements of the Zoning Ordinance.

e) The expansion of an existing local craft (micro) brewery with an ancillary tasting room and retail sales is consistent with the Comprehensive General Plan of the City.

2. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.

3. The project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15301 of the Guidelines of the California Environmental Quality Act (CEQA).

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

5. The Planning Commission further finds that in reviewing the Exemption Declaration it has exercised its own independent judgment.

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 amendment to a Conditional Use Permit pursuant to the plans and applications considered by the Planning Commission at its meeting of the 16th day of June, 2016.

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

1. That the approval granted herein is for the operation of a local craft (micro) brewery with an ancillary tasting room (tap room) and retail sales within an existing industrial/commercial building at 2907 182nd Street and that it shall be constructed and operated in substantial compliance with the plans reviewed in conjunction with the applications approved by the Planning Commission on June 16, 2016.

2. The Conditional Use Permit allows for the operation of a tasting room (tap room) as an ancillary use to the brewery. Operation of the tasting room (tap room) requires the continued operation of the brewery as the primary use.

3. A revised plan for the disposal of the solid waste (spent grain), approved by the Planning and Public Works staff) must be filed with the Department of Community Development prior to the start of the expanded brewery operation. Revised plans, reflecting changed conditions, may be submitted for approval at any time during the operation of the local craft (micro) brewery should circumstances change.

4. Any modification to the approved floor plans requires the approval of the Department of Community Development. Significant changes to the sizes of the areas for each use as determined by the Director of the Department of Community Development may require review by the Planning Commission.

5. That the permitted hours of operation for the local craft (micro) brewery with an ancillary tasting room (tap room) and retail sales are as follows: Standard hours for the brewery operations will be Monday – Thursday, 4:00 p.m. to 8:00 p.m., Friday and Saturday, 12:00 noon to 10:00 p.m. and Sunday, 12:00 noon to 8:00 p.m.

6. That the local craft (micro) brewery with an ancillary tasting room and retail sales shall be required to obtain approval of a Type 23 license (beer/wine on and off site) from the Department of Alcoholic Beverage Control (ABC) to allow for both the retail sale of beer and on-site tasting.

7. That the applicant shall comply with all of the regulations of the Alcoholic Beverage Control Act and the regulations promulgated by the Alcoholic Beverage Control Board including, without limitation, the regulations set forth in 4Cal. Code of Regs. §§ 55, *et seq.*

8. That a "Zero Tolerance Policy" relating to minors and intoxication as presented by the applicant shall remain in place and shall be updated and/or improved in keeping with any and all applicable legislation and industry standards.

9. That the applicant shall post a sign in a clear and conspicuous location listing a telephone number at which a responsible party may be contacted during all open hours of the establishment to address concerns of the community regarding noise in the brewery, tasting room (tap room), and parking lot.

10. That the applicant shall, at all times display a Designated Driver Sign of at least ten inches by tens inches (10" x 10") in size in the tasting room (tap room) at eye level. The sign must be worded in such a way that reminds patrons who are consuming alcohol to designate a non-drinking driver.

11. No exterior advertising of any kind or type, including advertising including promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages which are clearly visible to the exterior constitute a violation of this condition.

12. All employees serving alcoholic beverages to patrons must complete a certified training program by the State Department of Alcoholic Beverage Control (ABC) for the responsible sales of alcohol. The training must be offered to new employees on not less than a quarterly basis.

13. Any and all employees hired to sell alcoholic beverages must provide evidence to that they have completed training in *the Leadership in Alcohol and Drugs (LEAD)* Program by the State Department of Alcoholic Beverage Control (ABC).

14. The applicant must have readily identifiable personnel to monitor and control the behavior of their patrons both inside and outside of the building premises, ensuring that the area surrounding the brewery location is generally free of people and are cleared of patrons and their vehicles by one-half hour after closing.

15. That the proposed security plan as presented by the applicant shall remain in place and shall be updated and/or improved in keeping with any and all applicable legislation and industry standards.

16. If complaints are received regarding excessive noise, parking availability, lighting, building access and the like associated with the tasting room (tap room), the City may, in its discretion, take action to review the Conditional Use Permit without limitation, including adding conditions or revoking the Permit.

17. That no signs shall be installed prior to the issuance of a Building permit and prior approval of the Planning Department.

18. That the project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Community Development Department, the Public Works Department and the Fire Department.

19. That the project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.

20. The applicant and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.

21. That the Planning Division shall be authorized to approve minor changes.

22. 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. The decision of the Planning Commission shall be final.

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

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

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

PASSED, APPROVED, AND ADOPTED this 16th day of June, 2016.

Doug Rodriquez, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Aaron Jones, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2016-06-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 16th day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

Aaron Jones
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

Administrative Report

Planning Commission Hearing Date: **July 18, 2013**

AGENDA ITEM: 8 (PUBLIC HEARING)

PROJECT LOCATION: 2907 182nd Street

APPLICATION TYPE: EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT

NUMBER: 2013-07-PC-014

APPLICANT'S NAME: Thomas Dunbabin

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a micro-brewery with an ancillary tasting room and retail sales within an existing commercial building on property located in an Industrial-Commercial (IC-I) zone at 2907 182nd Street.

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 subject to the plans and applications submitted and the findings and conditions as contained in the staff report.

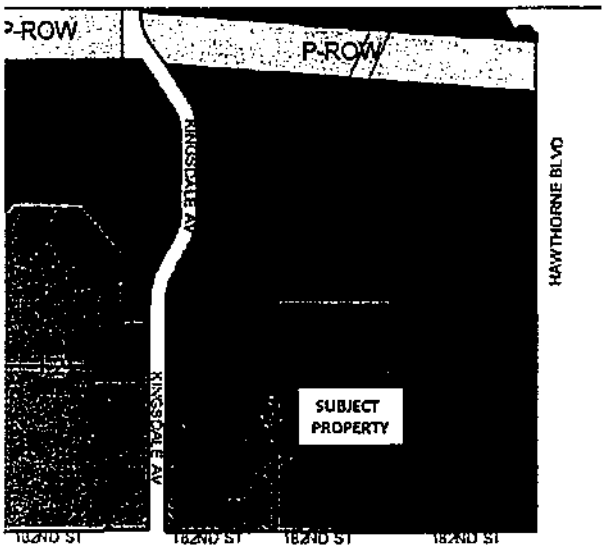
EXISTING CONDITIONS:

It should be noted at this point in the report that the terms "micro-brewery" and "local craft brewery" are interchangeable. The term "micro-brewery" was most commonly used up until seven (7) or eight (8) years a go. The term "local craft brewery" has since replaced the term "micro-brewery", though it is not completely uncommon to hear the use of both terms.

The subject property is zoned Industrial-Commercial (IC-I) and is located at the northeast corner of the intersection of 182nd Street and Kingsdale Avenue in a L-shaped center constructed in 1973. The center has a total of 36,000 gross square feet of building area with 14 tenant spaces in two (2) buildings. One Hundred Fourteen (114) parking spaces are available on-site in three (3) areas, one located at front property line on 182nd Street, one located at front property line on Kingsdale Avenue and another

one, the largest of the three (3) to the rear of the two (2) buildings. The odd-shaped lot is 2.58 acres (112,385 square feet) in size. The proposed use is to be located in Unit 7, Building B, which faces 182nd Street. The other tenants include a variety of light industrial uses such as a glass manufacturing company, offices, and a recreational use - batting cages. Vehicular access to the center is available via a driveway on 182nd Street and two (2) driveways on Kingsdale Avenue.
The adjacent properties to the north and east are also zoned Industrial-Commercial (IC-I) and are developed with similar light industrial uses. The telephone company, Verizon occupies a large industrial site to the west across Kingsdale Avenue that is zoned Industrial I-2. Multi-family developments are located to the south across 182nd Street in the City of Torrance.

DESCRIPTION OF THE REQUEST:



CITY OF TORRANCE

The project proposes the operation of a local craft brewery with an ancillary tasting room and retail sales, to be known as the Coastline Brewing Company. In the US, the American Brewers Association defines a "craft brewery" as "small, independent and traditional", with a production size of level than 6,000,000 US beer barrels (700,000,000 L) a year and with no more than 24% ownership by another alcoholic beverage company that is not itself a craft brewery.

The 3,600 square-foot tenant space is used as follows: 2,950 square feet (82%) devoted to beer; 500 square feet (14%) for the taproom (tasting area) and approximately 150 square feet (4%) for an office,

Please note that the drawings and plans prepared by the equipment supplier, Premier Stainless Systems, are dimensioned in inches, not feet, as is customary on most other drawings and plans. Additionally, an explanation of some of the terms used on the drawings and in the beer world is necessary. Specifically, the word "liquor" in the beer world means water, so that the hot liquor tank and the cold liquor tank listed on the Equipment Schedule (Sheet 4 of 4) actually means hot water tank and cold water tank. A Brite Tank is the tank that holds the beer prior to it being kegged. Additionally, though it does not appear on these plans, the word liquid actually means beer.

The local craft brewery will be a full production brewing and packing business. They will brew beer on-site, then keg, bottle and can it for off-site distribution. The kegs, both half-barrel and 1/16th barrels, bottles and cans will then be wholesaled to regional markets including bars, restaurants, markets and liquor stores who in turn will retail the products to the public.

On-site tasting of the beer will be available in the tap room. The purpose of the beer tasting is to allow potential customers to experience and rate the beer before they commit to an order.

According to their business plan two categories of beer are to be produced; *creatively sessionable beer* and *limited release beer*. Their core product will be *creatively sessionable beers*, which includes pale ale and India pale ale, currently the most consumed light beers, dark ale such a stout or porter, and a brewer's option, meaning that the brewer will decide which additional creative beer they will brew to distinguish themselves. Their line of *limited release beers* will include seasonal beers, an experimental beer, and possibly a very specific, small niche beer.

The applicants intend to phase in the production and distribution processes. Only kegs will be produced the first two (2) years with bottling and canning to start during the third year of production. The operators plan to distribute the kegs of beer themselves during the first two (2) years using their personal vehicles. Their personal vehicles will not be parked on-site outside of the operating hours. As required, larger delivery trucks will be used during business hours only to drop off supplies and pick up the kegs for distribution. These delivery trucks will not be stored on site, at any time during the day or evening.

Standard business hours for the brewery operations will be Monday through Friday, 9:00 a.m. to 6:00 p.m. However, in some cases the brew equipment may need to run 12 hours a day in order to complete two brews in one day. This will be the exception rather than the rule. The tap room will be open 4:00 p.m. to 8:00 p.m. on Wednesdays and Thursdays, 12 noon to 10:00 pm. on Fridays and Saturdays, 12 noon to 6:00 p.m. on Sundays.

Three (3) employees will handle all aspects of the business during the first two (2) years including a master brewer, and the two (2) business partners who will handle the finances, the marketing and overall operations. Only one (1) person, the master brewer, will be on-site during the brewing hours as the other two (2) individuals will be out most of the time selling/marketing their products. The two (2) business partners will be on-site during the tap room hours where they will market their products via the tastings. A maximum of three (3) employees, the brewer and the two (2) partners, will be on-site for approximately four (4) hours a week, from 4:00 p.m. to 6:00 p.m. on Wednesdays and Thursdays, when the brewing hours overlap with the tap room hours.

Additional positions, including an assistant brewer, tap room manger and office assistant, may be added thereafter dependent on their success. The qualifications of these employees will differ dependent on the specific jobs. All tap room employees will be required to be Licensee Education on Alcohol and Drugs (LEAD) certified through the California ABC to ensure proper beer serving knowledge and techniques. In addition, they will also need to be certified as *Beer Servers* by the Cicerone organization (a similar organization to the Sommelier organization for wine servers.) A "zero tolerance" policy will be implemented with respect to the sale and tasting of alcohol to minors, including compliance with all of the state requirements.

Security for their facility and products will be implemented through a variety of measures and procedures. Specifically, they will be installing professional grade locks and limiting the distribution of keys to a subset of individuals that are vetted and are required to have keys for standard business operations. Additionally, they will be installing security cameras in strategic locations in the interior of their facility to monitor both the tap room and manufacturing floor, on a 24/7 basis. The site lines in the tap room will be constructed in such a way to facilitate visual surveillance by their on-site staff.

The applicant is intending to replace the existing cabinet sign located over the store front entrance with their own sign. Photographs of the street-facing elevation of the tenant space show the proposed signage for the business.

The local craft brewery will require the approval of a Type 23 license from the Department of Alcoholic Beverage Control (ABC). A Type 23 ABC license is defined as follows: *"TYPE 23 - SMALL BEER MANUFACTURER - (Brew Pub or Local craft brewery) Authorizes the same privileges and restrictions as a Type 01. A brewpub is typically a very small brewery with a restaurant. A local craft brewery is a small-scale brewery operation that typically is dedicated solely to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant."* A Type 01 ABC License is defined as follows: *"TYPE 01 - BEER MANUFACTURER - (Large Brewery) Authorizes the sale of beer to any person holding a license authorizing the sale of beer, and to consumers for consumption on or off the manufacturer's licensed premises. Without any additional licenses, may sell beer and wine, regardless of source, to consumers for consumption at a bona fide public eating place on the manufacturer's licensed premises or at a bona fide eating place contiguous to the manufacturer's licensed premises. May conduct beer tastings under specified conditions".* In addition, the Community Development Department will need to approve the required ABC zoning affidavit if and when the Planning Commission approves the request for a Conditional Use Permit.

The proposed local craft brewery and tap room will also require a City of Redondo Beach Business license and permits from the Department of Environmental Health and the State Board of Equalization. A permit from the Alcohol & Tobacco Tax and Trade

Bureau will control the brewery operations as well as the labeling of the bottles and cans in the second phase of their development.

EVALUATION OF THE REQUEST:

Pursuant to Section 10-2.1020 of the Zoning Ordinance, beer manufacturing is a permitted use. However, the tasting facility (tap room) for the public requires the approval of a Conditional Use Permit. The purpose of a Conditional Use Permit (CUP) is to ensure that the proposed use is appropriate on the subject property and that it does not have an adverse effect on the surrounding land uses and does not disrupt the orderly development of the surrounding community.

As stated the business plan the industry standards and composition of breweries (NAICS 312120, SIC 2082*) indicate that there are four (4) large-scale breweries AB INBEV, MILLERCOORS, PABST BREWING CO, and D.G. Yuengling and Son Inc. that dominate the United States beer industry, with revenues of $96 billion in 2011. The remaining market share, which was around 5.7% in 2010, referred to as the "craft beer" industry is made up of many small market shareholders led by Samuel Adams (18.97%), Sierra Nevada (11.13%) and New Belgium (8.16%).

** NAICS 312120 is an Industry Statistic Sampler for the Brewery Industry. SIC 2082 is the Standard Industrial Classification Code for establishments primarily engaged in the manufacturing of malt beverages, including ale, beer, malt liquor, nonalcoholic beer, porter, and stout and other similar products.*

Within the craft beer production industry there are four different divisions – Brewpub (restaurant with on-site brewing), Local Craft Brewery (produces fewer than 15,000 barrels (bbls)/year), Specialty Brewery (produces 15,000 to 2 million bbls/year), and Contract Brewer (contracts out the production). In the United States, the amounts of each type are:

- Brewpubs: 1,063
- Local Craft Breweries: 789
- Regional Craft Breweries: 88 (specialty and contract breweries)

The following are some of the characteristics of craft beer and craft brewers:

- Craft Brewers are small brewers.
- The hallmark of craft beer and craft brewers is innovation. Craft brewers interpret historic styles with unique twists and develop styles that have no precedent.
- Craft beer is generally made with traditional ingredients like malted barley; interesting and sometimes non-traditional ingredients are often added for distinctiveness.

- Craft Brewers tend to be very involved in their communities through philanthropy, product donations, volunteerism, and sponsorship of events.
- Craft Brewers have distinctive, individualistic approaches to connecting with their customers.
- Craft Brewers maintain integrity by what they brew and their general independence, free from a substantial interest by a non-craft brewer.

If approved, the local craft brewery will be the first of its kind in Redondo Beach. Direct competitors are local craft breweries located in El Segundo (*El Segundo Brewing Company*), in Hermosa Beach (*The Brewery at Abigaile*), and in Torrance (*Strand Brewing Company, Monkish, Smog City and Dudes Brewing.*)

The Redondo Beach Brewing Co. located at the south end of the Riviera Village is a restaurant and bar that was established in 1993 and would be classified as a Brewpub. The on-site brewing of beer was approved as an ancillary use when it first opened and therefore did not require any additional approvals. There are four (4) small brewing tanks, two (2) 15-barrel (BBL) tanks and two (2) 10-BBL tanks on the premises. Beer is no longer brewed there because the quality of their beer products over time was rated as inferior in comparison to the highly-rated newer local craft beers, now available.

The applicant's have provided a thorough business plan (see attached) that addresses most of the salient issues applicable to the review and approval of a CUP. The plan includes an analysis of their proposed location and target market. The cost/benefit analysis focuses on the cities of Redondo Beach, Torrance, and the El Segundo/LAX area. The City of Hermosa Beach was excluded because they do not allow tap rooms (tastings) with their breweries. The City of Manhattan Beach was excluded because the real estate is too expensive for the operation of a brewery. As stated in the plan, their approach incorporates "the unique quality of residents in the South Bay; people [who] refuse to travel "long" distances – more than a couple miles," which has both pros and cons. ... If we are in a location that is perceived as "far away" it will hurt our taproom business, but if we are in a location that is easy to access (biking distance) then we can expect to have a busy taproom."

Redondo Beach is the applicant's first choice in terms of location because the demographics are a perfect fit for "craft beer" consumers, who are typically male Caucasians between 25 and 65 years of age with typical annual incomes greater than $75,000. The median age in Redondo Beach is in the mid-30's with a median annual household income of greater $67,000 and a pre-dominantly white population.

"Beverage manufacturers" are allowed to locate in all of the Industrial zones including I-1, I-1A, I-1B, I-2, I-2A and IC-1, and the Commercial (C-5A) zone. The applicants were most interested in locating on properties zoned C-5A because they are located on the west of North Catalina Avenue between the north entrance to the City and North

Broadway Avenue, closer to the beach, the Strand, the Pier, and the Riviera Village, where the majority of City's restaurants, bars and tasting rooms are located, as are pedestrian and cycling clientele that make up the beach culture and the beer culture of the City. However, the proposed location, at the northeast intersection of 182nd Street and Kingsdale Avenue is the applicant's second choice as it is tucked away in an industrial complex, relatively far from the activities and culture that generate their retail sales.

Experience indicates that many tap room patrons travel to and from the brewery in car pools with three (3) to four (4) people per vehicle. It is also common that patrons cycle to the facility and in some cases they walk; especially if they live within a quarter mile radius of the location. In order to promote cycling to the facility, it is recommended that the applicant provide on-site bicycle racks if a suitable location can be identified.

As indicated above, the proposed tap room (tasting facility) is approximately 500 square feet in size and will be open 4:00 p.m. to 8:00 p.m. on Wednesdays and Thursdays, 12 noon to 10:00 p.m. on Fridays and Saturdays, 12 noon to 6:00 p.m. on Sundays. While the primary purpose of the tap room is to facilitate beer tasting for potential wholesale clientele, the public - individuals 21 years of age or older - will also be welcome to taste and purchase beer at a retail price. The tasting of beer for on-site consumption will occur in three ways - tasting portions, half portions, or full portions. A tasting portion is a 4-ounce glass that is filled with 3 ounces of liquid. These can be purchased individually or in a "flight." A half portion is a 6 ounce pour and a full portion is 12 ounces. Liquid will be sold for off-site consumption in bottles and growlers.

"Beer flights" are small pours of different brews. Typically, patrons can procure four (4), 4-ounce pours with different liquids (beers) in each of the tasting glasses. The bottles are 22 ounces in size and are filled and sealed on site. These are provided by the Brewery and are branded to identify the source of the liquid. Growlers are 64 ounce refillable bottles that customers bring back to the brewery to have filled if that is where the growler was purchased. A growler is a glass or ceramic jug with a capacity of 64 U.S. fluid ounces. They are commonly sold at breweries and brewpubs as a means to sell take-out craft beer. The rapid growth of craft breweries and the growing popularity of home brewing have also led to an emerging market for the sale of collectible growlers.

According to the applicant "over-serving" will not be an issue because staff members will be LEAD certified through the ABC, which provides training that specifically addresses under-age drinking, over-serving issues and how to prevent them from occurring.

The City's Police Chief has indicated that he does not have any specific concerns regarding the proposed brewery and tap room likely because the proposed hours of operation are reasonable, and the required training of the staff will result in professional

and responsible conduct with respect to the potential dangers of over-serving clientele. Staff will be trained in all aspects of a "zero tolerance policy" that addresses under-age drinking and over-serving.

The proposed hours of operation are as follows:

- Brewery operations will take place Monday through Friday, 9:00 a.m. to 6:00 p.m. In some cases the brew equipment may run 12 hours a day in order to complete two brews in one day.
- The tap room will be open 4:00 p.m. to 8:00 p.m. on Wednesdays and Thursdays, 12 noon to 10:00 p.m. on Fridays and Saturdays, 12 noon to 6:00 p.m. on Sundays.

Planning staff agrees that the proposed hours of operation are reasonable and will not have an impact on surrounding properties and uses; the majority of which are light industrial. Although there are multiple-family residences across 182nd Street to the south in the City of Torrance, the enforcement of a "zero tolerance policy" will reduce the potential for the generation of unreasonable noise or poor behaviors on the part of the patrons.

The brewery will generate a very faint odor, similar to the faint smell of a bakery, during the brewing hours (2 days every 2 weeks for the first year and up to 3 days a week in the fifth year). Since the interior brewery air will be vented through a 16-foot tall ceiling and exhaust air rises it is unlikely that there will be any detectable odor around the exterior of the brewery.

The disposal of waste products from the brewing process will be dealt in two (2) ways. Liquid waste, consisting primarily of water and environmentally safe cleaning solutions (Simple Green Cleaner that is non-toxic, biodegradable), will be disposed of through the local sewer system. An average of 750 gallons of liquid waste is produced per brew, which equates to an average of 6,000 gallons/month. As designed, it will flow through hoses or run off of equipment after cleaning into a trench drain installed in the brewing area. The trench drain is connected directly to local waste water system. According to the Engineering Department the addition of 6,000 gallons of waste water a month is not a problem since the existing waste water system is running at 40% of capacity during peak hours, which flows into the County waste water system which has a much greater capacity than the City.

Solid waste consists of most of the grain kernel other than the starchy endosperm. The applicant anticipates each batch of beer will result in approximately 750 lbs. of solid waste, though it will vary slightly per recipe. Producing two (2) batches per week will result in approximately 1,500 lbs. of wet solid waste per week. The wet solid waste is stored in 55 gallon plastic containers where the waste dries out. The dry solid waste weighs somewhat less than when it is wet. The solid waste will be made available local

farms, agriculture schools, and bakeries for their use. Solid waste (aka spent grain) makes excellent chicken and cattle feed. Also, many bakeries are experimenting with making breads and pastries using the spent grain; pizza dough is also being made from the spent grain. Spent grain can be used to make everything from bread and biofuel to pill coatings. The solid waste produced by breweries is actually being used in a lot of new and innovative ways by many environmental organizations due to its biodegradable and clean nature. The plastic containers of spent grain will be picked up the farmers, bakeries etc. who will transport the product to their establishments by trucks or vans. Brewery staff will pick up the empty plastic containers and return them to the brewery for re-use. In the event that they are unable to create on-going connections or enough connections to reuse their full compliment of solid waste, they we will need to work with Athens, the City's solid waste contractor, on an acceptable disposal plan.

The prior use of the tenant space was the retail sale of electronics that required 14 parking spaces. The brewery and tap room will only require six (6) parking spaces based the use of the space including a tap room, an office and restrooms, the brewing area and a warehouse area where supplies and products will be stored. There are 114 on-site parking spaces, four (4) more than required by code based on the current mix of tenants including the proposed brewery. Based on this parking data and the fact that the majority of the businesses located on the subject property only operate on weekdays and close down their operations between the hours of 4:00 p.m. and 6:00 p.m., it is highly unlikely that the operation of the brewery and tap room will create any parking problems or shortages.

ENVIRONMENTAL EVALUATION

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

FINDINGS:

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

    a) The proposed local craft (micro) brewery with an ancillary tasting room and retail sales is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use, and the project is consistent with the requirements of Chapter

5, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.

b) The site has adequate access to public streets of adequate width to carry the kind and quantity of traffic generated by the proposed local craft (micro) brewery with an ancillary tasting room and retail sales.

c) The proposed local craft (micro) brewery with an ancillary tasting room and retail sales use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval. Conditions including but not limited to: the hours of operation; the training of employees; the posting of signs to discourage drinking and driving; the restriction of exterior signs advertising or promoting the availability of alcohol for on-site consumption and/or off-site retail sales; and, the disposal of waste.

d) The proposed local craft (micro) brewery with an ancillary tasting room and retail sales conforms to all of the requirements of the Zoning Ordinance.

e) The proposed local craft (micro) brewery with an ancillary tasting room and retail sales is consistent with the Comprehensive General Plan of the City.

2. The proposed project conforms to all of the requirements of the Zoning Ordinance, Title 10 of the Redondo Beach Municipal Code.

3. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.

4. The project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15303 of the Guidelines of the California Environmental Quality Act (CEQA).

5. 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.

6. The Planning Commission further finds that in reviewing the Exemption Declaration it has exercised its own independent judgment.

CONDITIONS:

1. That the approval granted herein is for the operation of a local craft (micro) brewery with an ancillary tasting room (tap room) and retail sales within an existing industrial/commercial building at 2907 182nd Street and that it shall be constructed and operated in substantial compliance with the plans reviewed in conjunction with the applications approved by the Planning Commission on July 18, 2013.

2. The Conditional Use Permit allows for the operation of a tasting room (tap room) as an ancillary use to the brewery. Operation of the tasting room (tap room) requires the continued operation of the brewery as the primary use.

3. A plan for the disposal of the solid waste (spent grain), approved by the Planning and Public Works staff) must be filed with the Department of Community Development prior to the start of the brewery operation. Revised plans, reflecting changed conditions, may be submitted for approval at any time during the operation of the local craft (micro) brewery.

4. Any modification to the approved floor plans requires the approval of the Department of Community Development. Significant changes to the sizes of the areas for each use as determined by the Director of the Department of Community Development may require review by the Planning Commission.

5. That the applicant work with staff to provide on-site bicycle racks if a suitable location can be identified.

6. That the hours of operation for the local craft (micro) brewery with an ancillary tasting room (tap room) and retail sales will be as follows: Standard hours for the brewery operations will be Monday through Friday, 9:00 a.m. to 6:00 p.m. On occasion the brew equipment will 12 hours a day in order to complete two brews in one day, which. The tap room will be open 4:00 p.m. to 8:00 p.m. on Wednesdays and Thursdays, 12 noon to 10:00 p.m. on Fridays and Saturdays, 12 noon to 6:00 p.m. on Sundays.

7. That the local craft (micro) brewery with an ancillary tasting room and retail sales shall be required to obtain approval of a Type 23 license (beer/wine on and off site) from the Department of Alcoholic Beverage Control (ABC) to allow for both the retail sale of beer and on-site tasting.

8. That the applicant must comply with all of the regulations of the Alcoholic Beverage Control Act and the regulations promulgated by the Alcoholic Beverage Control Board including, without limitation, the regulations set forth in 4Cal. Code of Regs. §§ 55, *et seq.*

9. That a "Zero Tolerance Policy" relating to minors and intoxication as presented by the applicant shall remain in place and shall be updated and/or improved in keeping with any and all applicable legislation and industry standards.

10. That the applicant must post a sign in a clear and conspicuous location listing a telephone number at which a responsible party may be contacted during all open hours of the establishment to address concerns of the community regarding noise in the brewery, tasting room (tap room), and parking lot.

11. That the applicant must, at all times display a *Designated Driver Sign* of at least ten inches by tens inches (10" x 10") in size in the tasting room (tap room) at eye level. The sign must be worded in such a way that reminds patrons who are consuming alcohol to designate a *non-drinking driver.*

12. No exterior advertising of any kind or type, including advertising including promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages which are clearly visible to the exterior constitute a violation of this condition.

13. All employees serving alcoholic beverages to patrons must complete a certified training program by the State Department of Alcoholic Beverage Control (ABC) for the responsible sales of alcohol. The training must be offered to new employees on not less than a quarterly basis.

14. Any and all employees hired to sell alcoholic beverages must provide evidence to that they have completed training in *the Leadership in Alcohol and Drugs (LEAD)* Program by the State Department of Alcoholic Beverage Control (ABC).

15. The applicant must have readily identifiable personnel to monitor and control the behavior of their patrons both inside and outside of the building premises, ensuring that the area surrounding the brewery location is generally free of people and are cleared of patrons and their vehicles by one-half hour after closing.

16. That the proposed security plan as presented by the applicant shall remain in place and shall be updated and/or improved in keeping with any and all applicable legislation and industry standards.

17. If complaints are received regarding excessive noise, parking availability, lighting, building access and the like associated with the tasting room (tap room), the City may, in its discretion, take action to review the Conditional Use Permit without limitation, including adding conditions or revoking the Permit.

18. That no signs shall be installed prior to the issuance of a Building permit and prior approval of the Planning Department.

19. That the project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Building Department, Engineering Department and Fire Department.

20. That the project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.

21. The applicant and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.

22. 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. The decision of the Planning Commission shall be final.

Prepared by:

Anita Kroeger
Associate Planner

Approved by:

Aaron Jones
Community Development Director

redondo BEACH

CITY OF REDONDO BEACH

EXEMPTION DECLARATION
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: July 18, 2013

PROJECT ADDRESS: 2907 182nd Street

PROPOSED PROJECT: Consideration of an Exemption Declaration and a Conditional Use Permit to allow the operation of a local craft (micro) brewery with an ancillary tasting room (tap room) and retail sales within an existing commercial building on property located in an Industrial-Commercial (IC-I) zone at 2907 182nd Street.

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

> Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), which states, in part, that the conversion of existing small structures from one use to another where only minor modifications are made does not have a significant effect on the environment and is exempt from the requirements of CEQA. This finding is supported by the fact that the operation of a local craft (micro)brewery with an ancillary tasting room (tap room) and retail sales at the subject property is replacing a former electronics retail sales use within an existing commercial building on property located in an Industrial-Commercial (IC-I) zone at 2907 182nd Street.

Prepared By:

Anita Kroeger
Associate Planner

you shall give shall be the truth, the whole truth,
and nothing but the truth?

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

EX PARTE COMMUNICATIONS

Commissioner Mitchell disclosed a phone conversation with the applicant regarding Item #8.

Chair Sanchez disclosed meeting with the applicant regarding Item #8.

ROUTINE PUBLIC HEARINGS

None.

PUBLIC HEARINGS

8. APPROVE OPERATION OF A MICRO-BREWERY 2907 182ND STREET

Motion by Commissioner Zager, seconded by Commissioner Diehl, to open the Public Hearing at 7:05 p.m. regarding Case No. 2013-07-PC-014, the applicant being Tom Dunbabin dba Coastline Brewing Company, to consider an Exemption Declaration and Conditional Use Permit to allow the operation of a micro-brewery with an ancillary tasting facility and retail space within an existing commercial building on property located in an Industrial-Commercial (IC-1) zone, at 2907 182nd Street. Hearing no objections, Chair Sanchez so ordered.

Associate Planner Anita Kroeger gave a staff report and reviewed the location, zoning, tenants, parking spaces and current space, surrounding properties, front view of tenant space and rear parking lot. She explained that the proposal is a micro brewery with an ancillary tasting room with retail sales, and the total occupied space is approximately 3,600 SF. She said a Type 23 ABC license will be required, and the brewery falls into a category that produces fewer than 15,000 barrels a year. She reviewed the production, distribution, and delivery and said the business will be operating with three employees. She reviewed the operating hours and stated there will be only one sign allowed in the front. She said the layout will include a brewing room, tap room in front, restrooms and an office. She discussed the approval and evaluation and said the use will be the first of its type in Redondo Beach. She said the location is the most appropriate and fits well in the center with no adverse impacts. There will be a waste disposal plan and 22 Conditions of Approval will be required. She also said there will be several different lines of beer and stated staff recommends approval.

Tom Dunbabin, Coastline Brewing Company, thanked staff and supported the staff report and conditions. He also gave a background on himself and their company and their involvement in the community.

Will Daines, Coastline Brewing Company, supported the staff report and said he is looking forward to being involved in Redondo Beach both from a business and community development perspective.

Lloyd Brown, Torrance, stated he lives across the street from the proposed business and believed it will be good for Redondo Beach and the South Bay.

Chad Hazen, Redondo Beach, supported a craft brewery in the community which will help with the appreciation of beer, flavors and quality versus the "big beers." He said craft beer offers a premium and upscale product, allowing for shared and increased brand equity and Redondo Beach being a more premium destination, providing higher property values.

Motion by Commissioner Zager, seconded by Commissioner Parsons, to extend Mr. Hazen's time. Hearing no objection, Chair Sanchez so ordered.

Mr. Hazen noted a craft brewery will add positive brand equities to the City.

Steve Roberts, Redondo Beach, Charlie's Restaurant, stated they have minimal problems and that craft brews are a better product and bring in a better clientele. He also said there are communities that are attracting breweries due to jobs provided and the nature of the business.

Commissioners Parsons referred to Condition No. 12 and suggested adding the language "no exterior 'on site' advertising".

In response to Chair Sanchez, Mr. Dunbabin explained that a growler is a sealed 64 ounce glass jug for off site consumption and can be kept refrigerated for approximately two days.

Motion by Commissioner Zager, seconded by Commissioner Parson, to close the Public Participation Section at 7:30 p.m. Hearing no objections, Chair Sanchez so ordered.

In response to Commissioner Biro, Associate Planner Anita Kroeger explained that the ABC license is very specific which states the tap room cannot be with the retails sales without having a brewery production which is the main source of income. She also said the tasting room is a small component in the front and is generally very basic.

Motion by Commissioner Biro, seconded by Commissioner Zager, to reopen the Public Participation Section at 7:32 p.m. Hearing no objections, Chair Sanchez so ordered.

Mr. Dunbabin explained that the serving sizes for on site consumption include 3-4 oz, 6 oz and 12 oz., and the nature of the tasting room determines how people will respond. He said they will be serving higher end beer and the average person generally has a taster, full pint and buys a growler to go. He also said this is generally a marketing tool to allow people to get to know the business.

In response to Commissioner Biro, Associate Planner Anita Kroeger said it is important to keep a high end status and a destination for people to taste the beer for both wholesale and retail, not being a walk-in type of establishment, having a different appeal from a bar.

Commissioner Biro stated it is not detailed out on how the tasting room will look and there is no reference regarding the business being open for service of beers.

Mr. Dunbabin said the hours of operation will be posted in the window which won't conflict with Condition No. 12, and noted other breweries in the South Bay have the same hours. He also said people will find out about their brewery either by word of mouth or website, and noted there will be no open signage other than hours of operation on the glass door.

Commissioner Diehl supported the brew master and the business being local which knows the culture of the South Bay which is an asset.

Motion by Commissioner Biro, seconded by Commissioner Zager, to close the Public Participation Section at 7:38 p.m. Hearing no objections, Chair Sanchez so ordered.

Motion by Commissioner Parsons, seconded by Commissioner Mitchell, to approve an Exemption Declaration and Conditional Use Permit to allow the operation of a micro-brewery with an ancillary tasting facility and retail space within an existing commercial building on property located in an Industrial-Commercial (IC-1) zone, at 2907 182nd Street, Case No. 2013-07-PC-014, Tom Dunbabin dba Coastline Brewing Company, applicant, subject to the 6 findings and 22 conditions in the staff report, with Condition No. 12 to state "no exterior 'on site' advertising" . Motion carried unanimously, with Commissioner Benning absent.

OLD BUSINESS

None.

NEW BUSINESS

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Parsons expressed concern with the gas station at the 405 Freeway and hoped nothing is proceeding with any approval or review process since they are not maintaining the property as required by the CUP. He also stated there should not be any staff time taking place until the owner cleans up the property, being in violation of the Conditional Use Permit.

Community Development Director Aaron Jones stated the applicant is pulling a demolition permit for the property and taking down the large 60 foot pole sign, and the plans are in the second round of review and correction. He said staff will report back to the Commission on the status.

Community Development Director Aaron Jones informed that the August Planning Commission meeting may be cancelled.

Commissioner Parsons suggested everyone be present in September for the last meeting of the outgoing Commissioners.

ITEMS FROM STAFF

Community Development Director Aaron Jones spoke on the Strategic Plan and said the 1700 PCH project, the CenterCal project, the Knob Hill assisted living senior facility and AES are in process. He said the public art item has been moved to August 20, and the CenterCal project has been moved to July 30 for consideration of the MOU, and a consultant contract will be brought to Council in late August/early September for the CEQA. He also said the Housing Element is scheduled to the Planning Commission in October, to be adopted in January/February.

RESOLUTION NO. 2013-07-PCR-016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A MICRO-BREWERY WITH AN ANCILLARY TASTING FACILITY AND RETAIL SPACE WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN AN INDUSTRIAL-COMMERCIAL (IC-1) ZONE AT 2907 182nd STREET (CASE NO. 2013-07-PC-014)

WHEREAS, an application was filed on behalf of the owner of the property located at 2907 182nd Street for approval of an Exemption Declaration and consideration of a Conditional Use Permit to allow the operation of a micro-brewery with an ancillary tasting facility and retail space within an existing commercial building on property located in an Industrial-Commercial (IC-1) 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 18th day of July, 2013, with respect thereto.

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

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

   a) The proposed local craft (micro) brewery with an ancillary tasting room and retail sales 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 has adequate access to public streets of adequate width to carry the kind and quantity of traffic generated by the proposed local craft (micro) brewery with an ancillary tasting room and retail sales.

c) The proposed local craft (micro) brewery with an ancillary tasting room and retail sales use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval. Conditions including but not limited to: the hours of operation; the training of employees; the posting of signs to discourage drinking and driving; the restriction of exterior signs advertising or promoting the availability of alcohol for on-site consumption and/or off-site retail sales; and, the disposal of waste.

d) The proposed local craft (micro) brewery with an ancillary tasting room and retail sales conforms to all of the requirements of the Zoning Ordinance.

e) The proposed local craft (micro) brewery with an ancillary tasting room and retail sales is consistent with the Comprehensive General Plan of the City.

2. The proposed project conforms to all of the requirements of the Zoning Ordinance, Title 10 of the Redondo Beach Municipal Code.

3. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.

4. The project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15303 of the Guidelines of the California Environmental Quality Act (CEQA).

5. 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.

6. The Planning Commission further finds that in reviewing the Exemption Declaration it has exercised its own independent judgment.

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 July, 2013.

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

1. That the approval granted herein is for the operation of a local craft (micro) brewery with an ancillary tasting room (tap room) and retail sales within an existing industrial/commercial building at 2907 182nd Street and that it shall be constructed and operated in substantial compliance with the plans reviewed in conjunction with the applications approved by the Planning Commission on July 18, 2013.

2. The Conditional Use Permit allows for the operation of a tasting room (tap room) as an ancillary use to the brewery. Operation of the tasting room (tap room) requires the continued operation of the brewery as the primary use.

3. A plan for the disposal of the solid waste (spent grain), approved by the Planning and Public Works staff) must be filed with the Department of Community Development prior to the start of the brewery operation. Revised plans, reflecting changed conditions, may be submitted for approval at any time during the operation of the local craft (micro) brewery.

4. Any modification to the approved floor plans requires the approval of the Department of Community Development. Significant changes to the sizes of the areas for each use as determined by the Director of the Department of Community Development may require review by the Planning Commission.

5. That the applicant work with staff to provide on-site bicycle racks if a suitable location can be identified.

6. That the hours of operation for the local craft (micro) brewery with an ancillary tasting room (tap room) and retail sales will be as follows: Standard hours for the brewery operations will be Monday through Friday, 9:00 a.m. to 6:00 p.m. On occasion the brew equipment will 12 hours a day in order to complete two brews in one day, which. The tap room will be open 4:00 p.m. to 8:00 p.m. on Wednesdays and Thursdays, 12 noon to 10:00 p.m. on Fridays and Saturdays, 12 noon to 6:00 p.m. on Sundays.

7. That the local craft (micro) brewery with an ancillary tasting room and retail sales shall be required to obtain approval of a Type 23 license (beer/wine on and off site) from the Department of Alcoholic Beverage Control (ABC) to allow for both the retail sale of beer and on-site tasting.

8. That the applicant must comply with all of the regulations of the Alcoholic Beverage Control Act and the regulations promulgated by the Alcoholic Beverage Control Board including, without limitation, the regulations set forth in 4Cal. Code of Regs. §§ 55, et seq.

9. That a "Zero Tolerance Policy" relating to minors and intoxication as presented by the applicant shall remain in place and shall be updated and/or improved in keeping with any and all applicable legislation and industry standards.

10. That the applicant must post a sign in a clear and conspicuous location listing a telephone number at which a responsible party may be contacted during all open hours of the establishment to address concerns of the community regarding noise in the brewery, tasting room (tap room), and parking lot.

11. That the applicant must, at all times display a Designated Driver Sign of at least ten inches by tens inches (10" x 10") in size in the tasting room (tap room) at eye level. The sign must be worded in such a way that reminds patrons who are consuming alcohol to designate a non-drinking driver.

12. No exterior on-site advertising of any kind or type, including advertising promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages which are clearly visible to the exterior constitute a violation of this condition.

13. All employees serving alcoholic beverages to patrons must complete a certified training program by the State Department of Alcoholic Beverage Control (ABC) for the responsible sales of alcohol. The training must be offered to new employees on not less than a quarterly basis.

14. Any and all employees hired to sell alcoholic beverages must provide evidence to that they have completed training in the Leadership in Alcohol and Drugs (LEAD) Program by the State Department of Alcoholic Beverage Control (ABC).

15. The applicant must have readily identifiable personnel to monitor and control the behavior of their patrons both inside and outside of the building premises, ensuring that the area surrounding the brewery location is generally free of people and are cleared of patrons and their vehicles by one-half hour after closing.

16. That the proposed security plan as presented by the applicant shall remain in place and shall be updated and/or improved in keeping with any and all applicable legislation and industry standards.

17. If complaints are received regarding excessive noise, parking availability, lighting, building access and the like associated with the tasting room (tap room), the City may, in its discretion, take action to review the Conditional Use Permit without limitation, including adding conditions or revoking the Permit.

18. That no signs shall be installed prior to the issuance of a Building permit and prior approval of the Planning Department.

19. That the project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Building Department, Engineering Department and Fire Department.

20. That the project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.

21. The applicant and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.

22. 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. The decision of the Planning Commission shall be final.

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 July, 2013.

Phil Sanchez, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Aaron Jones, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2013-07-PCR-016 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 July, 2013, by the following vote:

AYES: Chair Sanchez, Commissioners Benning, Biro, Parsons, Zager, Mitchell, and Diehl

NOES: None

ABSENT: None

Aaron Jones
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

CITY OF REDONDO BEACH

PLANNING DIVISION

RECEIVED BY:
MK
DATE RECEIVED:
5/11/16

APPLICATION FOR AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT

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

PART I - GENERAL INFORMATION

A APPLICANT INFORMATION

STREET ADDRESS OF PROPERTY:

2907 182nd street Redondo Beach CA 90278

EXACT LEGAL DESCRIPTION OF THE PROPERTY:

LOT: 4082 BLOCK: 019 TRACT: 037

ZONING: IC-1

RECORDED OWNER'S NAME:	APPLICANT'S NAME:	AUTHORIZED AGENT'S NAME: (if different than applicant)
Gagos Properties, Ltd	Tom Dunbabin King Harbor Brewing Co.	
MAILING ADDRESS:	**MAILING ADDRESS:**	**MAILING ADDRESS:**
1319 J Street Modesto CA 95354	2907 182nd st Redondo Beach CA 90278	
TELEPHONE:	**TELEPHONE:**	**TELEPHONE:**
209-577-2832	310-866-6926	

B REQUEST

The applicant requests an amendment to an existing Conditional Use Permit for the above described property for the following purposes:

To increase storage space allowing for business growth and expand our ancillary tasting facility to meet customer demand.

CID 66574

20161285

C	**SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.
	1. Describe existing site improvements and their present use. If vacant, please specify. The unit is currently occupied by an indoor batting cage business.
	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.) Parking - This location has 114 parking spots available on site. Zoning - Beverage Manufacturing is approved for IC-1 zones with a tasting facility requiring a Conditional Use Permit No landscaping requirements
	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 the corner of 182nd street and Kingsdale ave with direct frontage on 182nd street. Both streets have 1 lane per direction of traffic and meet at a 3 way stop "T" intersection. Parking for the building borders both 182nd street and Kingsdale ave as well as having spaces behind the building.

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

The building and the surrounding area include industrial and retail services typically used by a similar customer base as a brewery tasting facility. We foresee positive impacts in that this type of business supports local restaurants and retail centers.

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

Our use is consistent with surrounding businesses, which should not conflict with the Redondo Beach General Plan. Zoning is compatible.

D **It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for an amendment to an existing Conditional Use Permit. Use reverse side of this sheet if more space is needed.**

NAME	ADDRESS	LOT	BLOCK	TRACT

OWNER'S AFFIDAVIT

Project address: 2907 182nd Street, Redondo Beach, CA 9027

Project description: _____

I (We) Mitchell S. Gagos, 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): Mitchell A Gagos

Address: 1319 J Street
Modesto, CA 95354

Phone No. (Res.) (209) 845-2528
(Bus.) (209) 577-2832

Subscribed and sworn to (or affirmed) before me this 6 **day of** May, **20** 16
by Mitchell Gagos, **proved to me on the basis of satisfactory**

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

Haley Michelle Nelson, Notary Publ
FILING CLERK OR NOTARY PUBLIC

State of California)
County of ~~Los Angeles~~ Stanislaus) ss

Seal

HMN
5/6/16

HALEY MICHELLE NELSON
Commission # 2086277
Notary Public - California
Stanislaus County
My Comm. Expires Oct 16, 2018

Proposed Expansion of the King Harbor Brewery
April 28, 2016

1. Business Description

Existing – Beverage manufacturing (brewing) with an ancillary tasting room as approved by the planning commission. We brew beer on site, which is then packaged into kegs and bottles and sold to retail accounts. We also operate a tasting room on site where customers can visit our facility, experience the brewing process, and try our beer. Total square footage of 3,600 square feet, with a 500 square foot tasting room included.

Proposed – The nature of our business would not change with the expansion into the neighboring unit. Additional space would be used primarily for storage – kegs, grain, and equipment - with a portion being used for additional tasting room space. The tasting room to production ratio would remain consistent with the current operation. The total space will be 7,200 square feet with 1,000 feet of tasting room space included.

2. Special Events

Grand Opening – March 29th, 2014
First Anniversary – March 28th, 2015
Second Anniversary – April 2nd, 2016

Temporary Use Permits were obtained from the City of Redondo Beach and Type 77 special event liquor licenses issued by the California ABC in conjunction with these events.

4. History of Business Expansion

Our business has expanded significantly quicker and larger than we had anticipated. We now distribute beer to locations between Berkeley and San Diego. A recent partnership with Adam Carolla will take King Harbor Brewing Company beer across the United States. We need additional space to keep up with demand.

5. Brewing Process

Existing – We use traditional methods to brew each beer. Grain is milled and rests in 150 degree F water where the sugar is extracted. This liquid is then boiled and hops are added. That liquid, called "wort", is transferred to a fermentation tank where we add yeast and beer is produced over a period of 2-6 weeks.

Proposed – The proposed expansion will not change our brewing process. It will however, increase our ability to store more beer on-site in an expanded cold-storage facility as discussed below.

6. Distribution Process

Existing – Beer that is sold to our distributors is picked up by us from an offsite cold storage space in Bell Gardens, brought back to the brewery, and then picked up by the distributor. The distributor takes that beer to their territory and sells it to accounts.

Proposed – As a result of our proposed expansion we will be able to eliminate the need to store our beer off-site. As a result, distributors will pick up beer directly from the new on-site cold storage at the brewery. That beer will then be taken to the distributors territories and sold to accounts.

7. Tasting Room Operations

Existing

Hours: The tasting room currently operates Wednesday – Friday (4-8pm), Saturday (noon – 8pm), Sunday (noon - 6pm). We keep 12 beers on tap and serve it in tasters (5 oz), full pours (12 or 16 oz). We also offer growlers (64 oz jug) to go. Customers are able to see where the beer is brewed and experience the brewing process while tasting our beer.

Size: The existing tasting is 500 square feet with 2 ADA compliant bathrooms. The tasting room has 28 number of seats. Due to the small size of our existing tasting room we are often forced to turn away customers.

Staffing: Each tasting room staff member is trained in proper beer service – Certified Beer Server through the Cicerone Program. The tasting room manager focuses on staff training and operations.

Proposed

Hours: We would like to extend our tasting room hours to meet customer demand. Specifically, we would like to propose a new schedule for our tasting room with the following hours: Monday to Thursday, 4:00 – 8:00 p.m., Friday, 12:00 noon to 10:00 p.m., Saturday, 12:00 noon to 10:00 p.m., and Sunday 12:00 noon to 8:00 p.m.

Size: We propose a 1,000 square foot tasting room, which will include additional seating for customers. We will use the same ADA compliant bathrooms. The larger tasting room will have 56.

Staffing: We will increase staffing for our expanded tasting room hours to include two or three training individuals.

8. Beer

We have four year-round beers that we sell in kegs and 22oz bottles including: King Harbor IPA; Swirly; Abel Brown; and Coconut IPA. We have multiple seasonal and

specialty beers including South Bayern Hefeweizen; Cerveza Hermosa lager; 70 & Sunny saison; and Quest pale ale, to name a few. Currently our fastest selling beer is Coconut IPA of which 240 cases are released once a month and typically sell out within a week. We just released a new collaboration beer with the comedian Adam Carolla. This beer was developed by our head brewer Phil McDaniel and Adam Carolla to be an easy drinking India Pale Ale style. This beer will be distributed throughout the United States.

Our 'Beer Philosophy' – We focus on moderate alcohol beers (5-6%) with big flavor profiles. We believe that beer is about the unique flavors created through the brewing process, which is why we build each beer with as much flavor and aroma as possible.

Labels:

BREWED AND BOTTLED BY:
KING HARBOR BREWING COMPANY

2907 182ND STREET
REDONDO BEACH, CA

WWW.KINGHARBORBREWING.COM
WWW.CAROLLADRINKS.COM

@CAROLLADRINKS

GOVERNMENT WARNING: (1)ACCORDING TO THE SURGEON GENERAL, WOMEN SHOULD NOT DRINK ALCOHOLIC BEVERAGES DURING PREGNANCY BECAUSE OF THE RISK OF BIRTH DEFECTS.(2)CONSUMPTION OF ALCOHOLIC BEVERAGES IMPAIRS YOUR ABILITY TO DRIVE A CAR OR OPERATE MACHINERY AND MAY CAUSE HEALTH PROBLEMS.

CA CASH REFUND
CT,HI,IA,MA,
ME,NY,OR,VT
5¢ // MI

Adam Carolla's
Endless Rant

IPA
india pale ale
1 PT. 6 FL. OZ. // 6.2% ALC/VOL

Smooth from start, to finish

I LIKE TO MAKE A STATEMENT...
AND THEN ANOTHER AND
ANOTHER AND ANOTHER.
AND I DON'T SETTLE WHEN IT
COMES TO CARS, POLITICS, MUSIC... OR
BEER.

SO I SET OUT TO CREATE A
GREAT BREW TO FUEL BARSTOOL
ARGUMENTS AND TAILGATE
PONTIFICATION. WHILE STILL
EMBRACING THE CLASSIC CITRUS NOTES
OF A WEST COAST IPA.

HENCE ADAM CAROLLA'S
ENDLESS RANT IPA

- A BEER THAT MAKES
A STATEMENT.

Enjoy.

Tenant Comparison of Parking Requirement

	Previous Tenant		New Tenant		
	South Bay Batting Cages		King Harbor Brewing Co.		
Use	Sq. Feet	Parking Req'd	Sq. Feet	Parking Req'd	
Retail	1800	7	500	2	1 space for every 250 sq. ft.
Warehouse	1800	1	1600	1	1 space for each 10,000 sq ft.
Manufacturing	0	0	1500	3	
Total	3600	8	3600	6	

Proposed Operating Hours

Hours of Operation	Manufacturing	Retail	Total Hours
Monday	8am to 6pm	3 to 8pm	8am to 8pm
Tuesday	8am to 6pm	3 to 8pm	8am to 8pm
Wednesday	8am to 4pm	3 to 8pm	8am to 8pm
Thursday	8am to 4pm	3 to 10pm	8am to 10pm
Friday	8am to 4pm	Noon to 10pm	8am to 10pm
Saturday	Closed	Noon to 10pm	12 to 10pm
Sunday	Closed	Noon to 8pm	12 to 8pm

Parking - 182nd Street / Kingsdale Ave. Property

Parking Surplus

Parking Required	79	see "Parking Required" table below
Parking Available	110	see "Parking Available" table below
Total Surplus	**31**	

Parking Spots Available on Property

Parking Lots	Standard	Handicap
Lot 1	20	2
Lot 2	24	0
Lot 3	66	0
Total Spaces	110	2

Total Building Size on Property

Buildings	Units	Sq. Feet/unit	Total Sq ft	Parking (1.4:1000)
Bulding 1 (182nd st)	13	1800	23400	33
Building 2 (Kingsdale ave)	7	1800	12600	18
Property Totals	20	1800	36000	50

Building Use and Information

#	Bulding 1 (182nd st)	Business Name	Business Type	Size (sq ft)	Parking Req'd	
1	2925	Body Centre	Office	1800	6	✓
2	2923	All Points Automotive	Manufacturing	1800	4	✓
3	2921	Art Department	Office	3600	12	✓
	2919					
4	2917	Riviera Glass	Office	1800	6	✓
5	2915	McCormick Paramedics	Warehouse	1800	~~1~~ 2	
6	2913	Vacant	Manufacturing	1800	4	✓

7	2911	Ewell Construction	Office	1800	6 ✓
8	2909	King Harbor Brewing Co.	Beverage Manufacturer	3600	5 ✓
	2907				
9	2905	**Proposed Expansion**	Beverage Manufacturer	3600	5 ✓
	2903				
10	2901	Printer Repair	Warehouse	1800	1
	Building 1 Parking Required				~~50~~ 51

Building Use and Information

#	Building 2 (Kingsdale ave)	Business Name	Business Type	Size (sq ft)	Parking Req'd
11	1300	Herbalife	Warehouse	3600	~~1~~ 2
	1302				
12	1304	La Cienaga Mfg Co.	Manufacturing	1800	4 ✓
13	1306	Vacant	Office	3600	~~12~~ 10
	1308				
14	1310	Fire Safe Systems	Office	3600	12 ✓
	1312				
	Building 2 Parking Required				~~29~~ 28
	Total Parking Required for entire property				**79**

Parking Required per Redondo Beach Municipal Code 10-2.1706

Use	Square Footage	Parking Requirement	Parking Code
Office	16200	54	1/300 sq ft per unit
Manufacturing	5400	12	1/500 sq ft per unit
Warehouse	7200	3	1/10,000 sq ft per unit
Beverage Manufacturer	7200	10	see "Use" page
Total Required	**36000**	**79**	

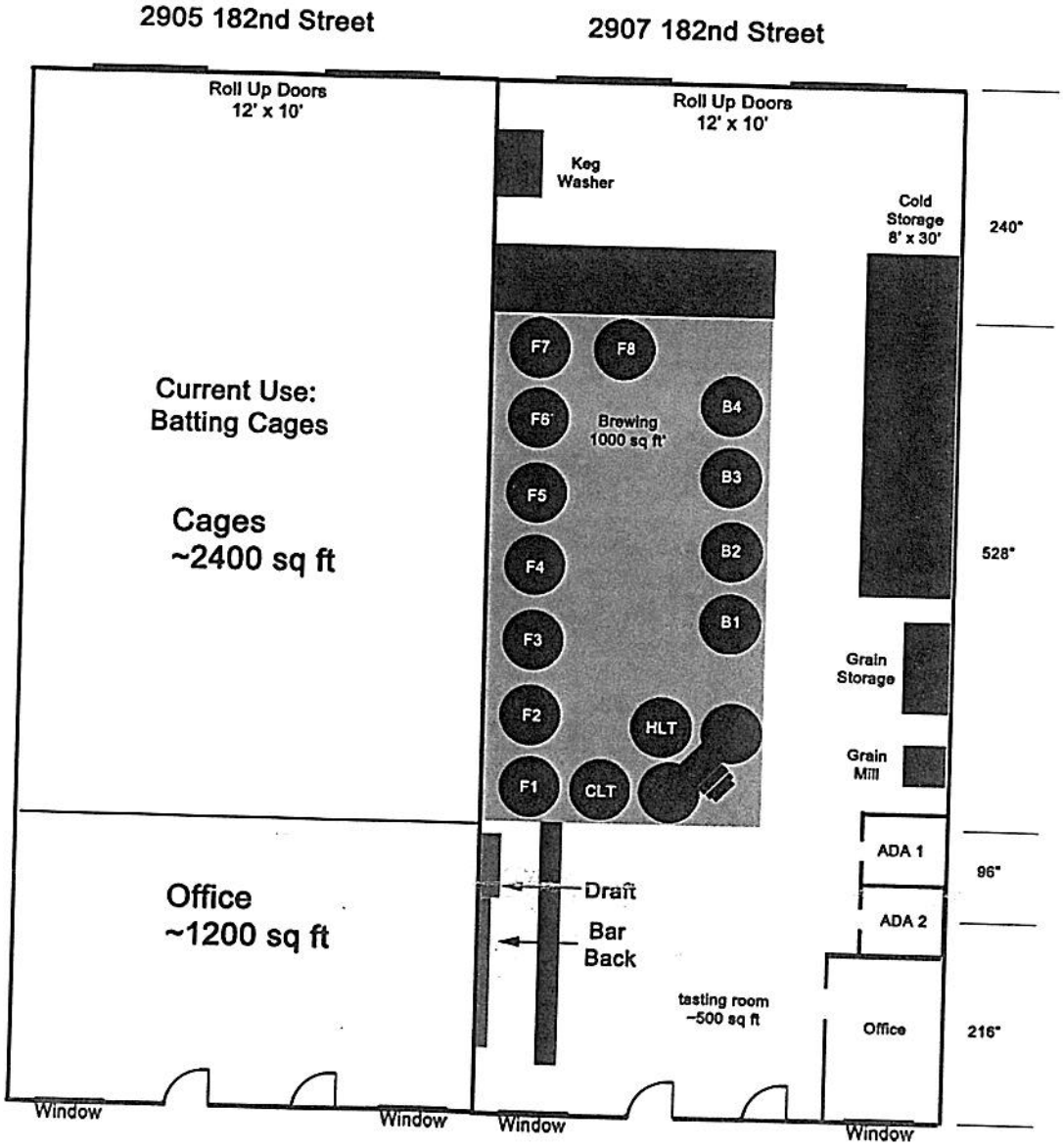
Existing Location
Sign centered on business front
Sign dimensions - 6'x6'
KING HARBOR

Proposed Location
using the same sign, relocated
to center of the business front
Sign dimensions 6'x6'
KING HARBOR

King Harbor Brewing Company
2907 182nd street
Redondo Beach, CA 90278
Existing Floor Plan

N

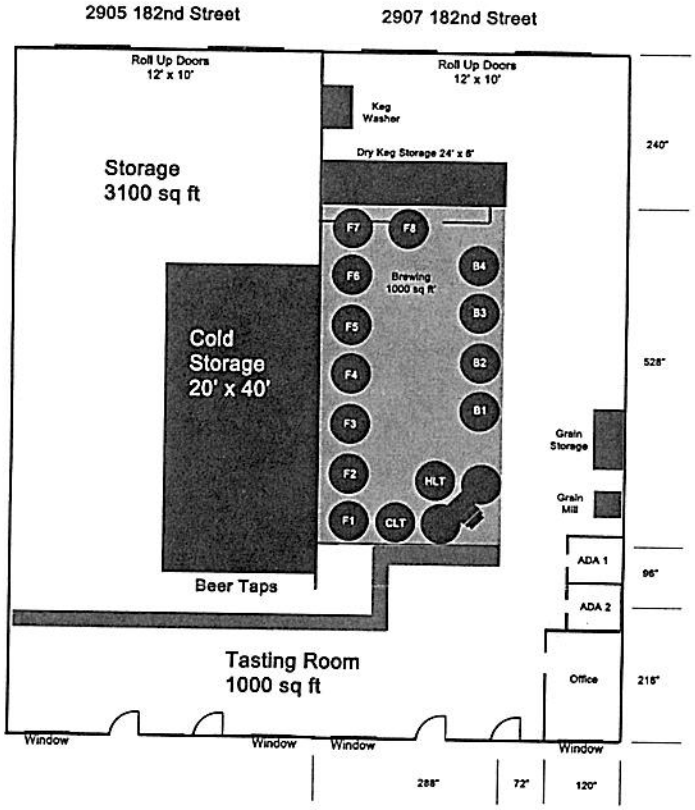
1/16" = 1 foot



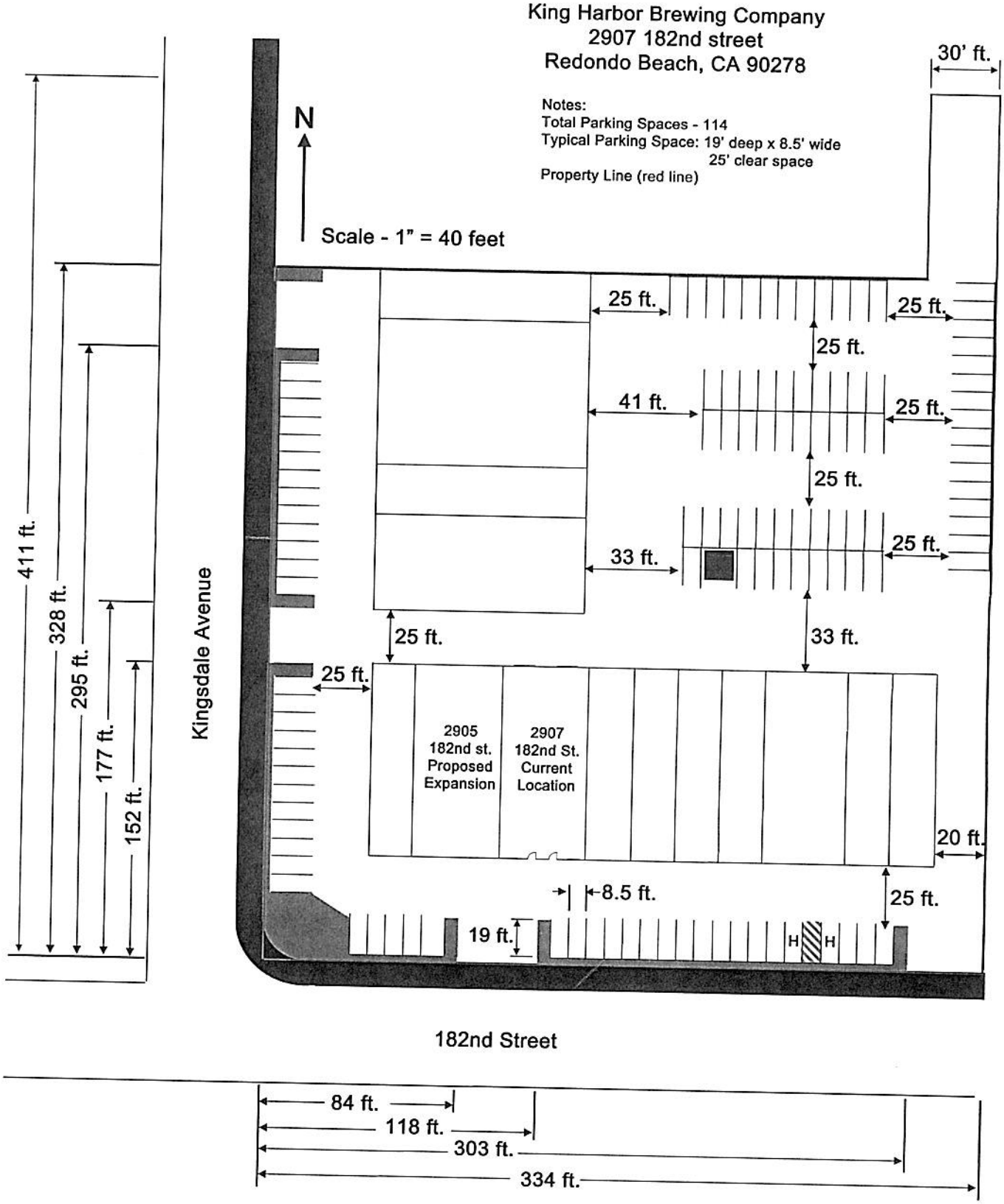
King Harbor Brewing Company
2907 182nd street
Redondo Beach, CA 90278
Proposed Floor Plan

N

1/16" = 1 foot



Key:
Brewing - F (fermenters), B (bright tanks), CLT (cold water tank), HLT (hot water tank)
Grain storage - storage area for grain to be used in the brewing process
Grain Mill - the machine that mills the grain to be used for brewing
Cold Storage - holds kegs full of beer
Non cold stored items - empty kegs and grain
Beer Taps - these are the taps that staff will serve beer from
Tasting Room - retail portion of the brewery, where customers can taste our beer
ADA 1 & 2 - ADA compliant bathrooms


King Harbor Brewing Company
2907 182nd street
Redondo Beach, CA 90278
Notes:
Total Parking Spaces - 114
Typical Parking Space: 19' deep x 8.5' wide
25' clear space
Property Line (red line)
N
Scale - 1" = 40 feet
30' ft.
25 ft.
25 ft.
25 ft.
41 ft.
25 ft.
25 ft.
33 ft.
25 ft.
25 ft.
33 ft.
25 ft.
2905
182nd st.
Proposed
Expansion
2907
182nd St.
Current
Location
20 ft.
8.5 ft.
25 ft.
19 ft.
H
H
411 ft.
328 ft.
295 ft.
177 ft.
152 ft.
Kingsdale Avenue
182nd Street
84 ft.
118 ft.
303 ft.
334 ft.

Administrative Report

Planning Commission Hearing Date:

AGENDA ITEM: 9 (PUBLIC HEARING)

PROJECT LOCATION: 1306 KINGSDALE AVENUE

APPLICATION TYPE: EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT

NUMBER: 2016-06-PC-013

APPLICANT'S NAME: DREW VAN ORDEN

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration and a Conditional Use Permit to allow for the operation of a baseball training facility within an existing commercial building on property located in an Industrial-Commercial (IC-I) zone at 1306 Kingsdale Avenue.

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 a Conditional Use Permit subject to the plans and applications submitted, and the findings and conditions as contained in the staff report.

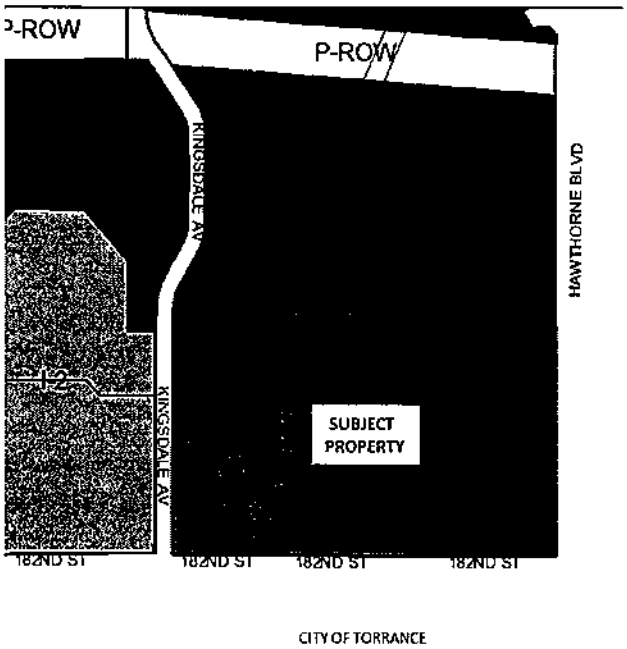
EXISTING CONDITIONS & BACKGROUND:

The subject property is zoned Industrial-Commercial (IC-I) and is located at the northeast corner of the intersection of 182nd Street and Kingsdale Avenue in a L-shaped center constructed in 1973. The center has a total of 36,000 gross square feet of building area with 14 tenant spaces in two (2) buildings. One hundred fourteen (114) parking spaces are available on-site in three (3) areas, one located at front property line on 182nd Street, one located at front property line on Kingsdale Avenue and another one, the largest of the three (3), to the rear of the two (2) buildings. The odd-shaped lot is 2.58 acres (112,385 square feet) in size. The existing micro-brewery and ancillary tasting room proposed use is located in Unit 7, Building B, which faces 182nd Street. The other tenants include a variety of light industrial uses such as an auto body center, a glass manufacturing company, offices, and a warehouse for an ambulance service. Vehicular access to the center is available via a driveway on 182nd Street and two (2) driveways on

Kingsdale Avenue. A 'Batting Cage' business that was located in a tenant space facing 182nd Street has since closed their operation.

The adjacent properties to the north and east are also zoned Industrial-Commercial (IC-I) and are developed with similar light industrial uses. The telephone company, Verizon occupies a large industrial site to the west across Kingsdale Avenue that is zoned Industrial I-2. Multi-family developments are located to the south across 182nd Street in the City of Torrance.

The tenant space that the applicant wishes to occupy was most recently used by a business called "Systems Design Group" that specializes in the installation of home entertainment systems.



DESCRIPTION OF THE REQUEST:

The project proposal consists of the operation of a baseball training facility with a focus on youth training. The tenant space is 40 feet in width and 110 feet in depth for a total of 4,400 square feet. The space is developed with two (2) small offices each just over 100 square feet in size, and two (2) restrooms. The space is one of four that face onto Kingsdale Avenue.

As described by the applicant, the target market of the facility is youth baseball players aged 6-12. The majority of these baseball students will be 8-10 years old because those are the ages where the type of training to be offered is most effective. The primary market locations are Redondo Beach, Hermosa, and Manhattan Beach, with secondary locations being Torrance and the greater Palos Verdes area. It is an estimated that there 3,000 viable clients in the primary market alone, and another 1,000 or more in the secondary market. The applicant has stated that the proposed business can thrive even if it only captures a 5% market share throughout the beach cities

The training consists of individual pitching lessons at a cost of $50.00 per half hour session. A typical lesson consists of a warm up, throwing, and drills catered to a player's specific needs. These lessons take place on an area of artificial turf in the facility using basic equipment. Pitching instruction requires little more than a glove and a ball. Additionally, individual fielding or hitting lessons will be offered in a similar format. Again, very little equipment is required. In addition to one-on-one training, youth teams consisting of 8 – 12 players will be able to rent the entire facility on an hourly basis. Team usage of

the facility is expected to peak during the winter months when the sun sets early in the evening making it more difficult to practice at the outdoor fields.

The facility is not a batting cage in the sense that individuals can rent space to practice their individual batting skills.

The proposed floor plan consists of creating several seating areas close to the front door, an equipment staging area, and three (3) lanes of artificial turf that will be 12 feet and width and 50 feet in length. The 17-foot high ceiling makes it an ideal space for baseball instruction.

The proposed hours of operation are 8:00 a.m. to 10:00 p.m., seven (7) days per week. However, within those hours, the facility be use on an appointment basis only. On school days during the school year, the earliest appointments will be at 3:30 p.m. (after local youth have finished their school day), with most of the training occurring in early evening hours between 5:00 p.m. to 7:00 p m. On weekends, the facility will be used most frequently between the hours of 10 a.m. to 3 p.m.

EVALUATION OF THE REQUEST:

Pursuant to Section 10-2.1020 of the Zoning Ordinance, a personal improvement business such as the proposed baseball training facility requires the approval of a Conditional Use Permit. The purpose of a Conditional Use Permit (CUP) is to ensure that the proposed use is appropriate on the subject property and that it does not have an adverse effect on the surrounding land uses and does not disrupt the orderly development of the surrounding community.

Typical areas of concern related to a personal improvement business are noise and parking.

The noise generated by this facility should not be an issue with the neighboring tenant spaces given the concrete construction of the tenant spaces. Until recently a batting cage business operated in a tenant space facing 182nd Street. No noise complaints were ever registered against that business. Therefore, it stands to reason that this facility will not create noise problems. Furthermore, the facility will be used most frequently during off hours when the other business are closed.

Two (2) parking spaces will be required during the times that the proposed facility provides one-on one training; one for the trainer and the other for a parent who may wish to stay during the training session. A maximum of ten (10) parking spaces may be required when the facility is rented out to a youth team consisting of a maximum of 12 players, based on one space for every two (2) youth players and one for four (4) adults including the coaches.

The analysis indicates that the vacant, existing and proposed retail, warehouse and manufacturing business at the subject property generate the need for a total of 79 on-site parking spaces. Given the availability of 114 on-site parking spaces, this will leave a surplus of 35 parking spaces. Based on this parking data and the fact that the majority of the businesses located on the subject property only operate on weekdays and close down their operations between the hours of 4:00 p.m. and 6:00 p.m., it is unlikely that the operation of the baseball training facility will create any parking problems or shortages. (*. It should be noted that several numbers in this parking analysis differed slightly from the parking analysis provided for the expanded micro-brewery and ancillary tasting facility at the same subject property. Staff reconciled the parking analysis between the two (2) applications.)

PARKING ANALYSIS FOR KINGSDALE/182ND STREET

Parking Required	79
Parking available	114
Total Surplus	35

BUILDING USE AND PARKING REQUIRED

Building 1 (182nd)	Business Name	Business Type	Size (sq. ft)	Parking Required
2925	Body Centre	Office	1,800	6
2923	All Points Automotive	Manufacturing	1,800	4
2921	Art Department	Manufacturing	3,600 (double unit)	12
2917	Riviera Glass	Office	1,800	6
2915	McCormick Paramedics	Warehouse	1,800	2
2913	Vacant	Warehouse	1,800	4
2911	Ewell Construction	Office	1,800	6

2909	King Harbor Brewery	Beverage Manufacturer	3,600 (double unit)	5
2905	Proposed Expanded Brewery	Beverage Manufacturer	3,600 (double unit)	5
2901	Printer Repair	Warehouse	1,800	1
TOTAL			23,400	51

BUILDING USE AND PARKING REQUIRED

Building 2 (Kingsdale)	Business Name	Business Type	Size (sq. ft)	Parking Required
1300	Herbalife	Warehouse	4,400 (double unit	2
1304	La Cienaga Manufacturing	Manufacturing	2,200	4
1306	**Proposed Space (Game Seven Training)**	**Personal Improvement**	**4,400 (double unit)**	**10**
1310	Fire Safe Systems	Office	4,400 (double unit)	12
TOTAL			15,400	28
ENTIRE PROPERTY TOTAL			38,800	79

The applicant has submitted a proposed sign that will use the existing sign cabinet. The text and logo, type, size and location of the sign is in keeping with the other signs on the subject property and with what is permitted by the City's sign regulations.

ENVIRONMENTAL EVALUATION

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

FINDINGS:

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

    a) The proposed baseball training facility 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 has adequate access to public streets of adequate width to carry the kind and quantity of traffic generated by the proposed baseball training facility.

    c) The proposed baseball training facility use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval. Conditions including but not limited to: the hours of operation; the training of employees; the posting of signs to discourage drinking and driving; the restriction of exterior signs advertising or promoting the availability of alcohol for on-site consumption and/or off-site retail sales; and, the disposal of waste.

    d) The proposed baseball training facility conforms to all of the requirements of the Zoning Ordinance.

    e) The proposed baseball training facility is consistent with the Comprehensive General Plan of the City.

2. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.

3. The project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15301 of the Guidelines of the California Environmental Quality Act (CEQA).

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

5. The Planning Commission further finds that in reviewing the Exemption Declaration it has exercised its own independent judgment.

CONDITIONS:

1. That the approval granted herein is for the operation of a baseball training facility within an existing industrial/commercial building at 1306 Kingsdale Avenue and that it shall be constructed and operated in substantial compliance with the plans reviewed in conjunction with the applications approved by the Planning Commission on June 16, 2016.

2. Any modification to the approved floor plans requires the approval of the Department of Community Development. Significant changes to the sizes of the areas for each use as determined by the Director of the Department of Community Development may require review by the Planning Commission.

3. That the hours of operation for the baseball training facility will be as follows: 8:00 a.m. to 10:00 p.m., seven (7) days per week.

4. That the maximum occupancy of the facility shall be twelve (12) baseball students and four (4) adults.

5. That no signs shall be installed prior to the issuance of a Building permit and prior approval of the Planning Division.

6. That the project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Community Development Department, Public Works Department and the Fire Department.

7. That the project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.

8. 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. The decision of the Planning Commission shall be final.

Prepared by:

Anita Kroeger
Associate Planner

Approved by:

Aaron Jones
Community Development Director

cc.

- Exemption Declaration
- Draft Resolution
- Applicant's Submittals

CITY OF REDONDO BEACH

EXEMPTION DECLARATION
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: June 16, 2016

PROJECT ADDRESS: 1306 Kingsdale Avenue

PROPOSED PROJECT: Consideration of an Exemption Declaration to approve the operation of a baseball training facility within an existing commercial building on property located in an Industrial - Commercial (IC-1) zone.

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

> Section 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 operation of a baseball training facility within an existing commercial building on property located in an Industrial - Commercial (IC-1) zone.

Anita Kroeger
Senior Planner

RESOLUTION NO. 2016-06-PCR-***

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A BASEBALL TRAINING FACILITY WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN AN INDUSTRIAL-COMMERCIAL (IC-1) ZONE AT 1306 KINGSDALE AVENUE (CASE NO. 2016-06-PC-013)

WHEREAS, an application was filed on behalf of the owner of the property located at 1306 Kingsdale Avenue for approval of an Exemption Declaration and consideration of a Conditional Use Permit to allow the operation of a baseball training facility within an existing commercial building on property located in an Industrial-Commercial (IC-1) 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 16th day of June, 2016, with respect thereto.

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

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

   a) The proposed baseball training facility 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 has adequate access to public streets of adequate width to carry the kind and quantity of traffic generated by the proposed baseball training facility.

c) The proposed baseball training facility use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval. Conditions including but not limited to: the hours of operation; the training of employees; the posting of signs to discourage drinking and driving; the restriction of exterior signs advertising or promoting the availability of alcohol for on-site consumption and/or off-site retail sales; and, the disposal of waste.

d) The proposed baseball training facility conforms to all of the requirements of the Zoning Ordinance.

e) The proposed baseball training facility is consistent with the Comprehensive General Plan of the City.

2. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.

3. The project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15301 of the Guidelines of the California Environmental Quality Act (CEQA).

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

5. The Planning Commission further finds that in reviewing the Exemption Declaration it has exercised its own independent judgment.

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

Section 1. That based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and grant the Conditional Use Permit pursuant to the plans and applications considered by the Planning Commission at its meeting of the 16th day of June, 2016.

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

1. That the approval granted herein is for the operation of a baseball training facility within an existing industrial/commercial building at 1306 Kingsdale Avenue and that it shall be constructed and operated in substantial compliance with the plans

reviewed in conjunction with the applications approved by the Planning Commission on June 16, 2016.

2. Any modification to the approved floor plans requires the approval of the Department of Community Development. Significant changes to the sizes of the areas for each use as determined by the Director of the Department of Community Development may require review by the Planning Commission.

3. That the hours of operation for the baseball training facility will be as follows: 8:00 a.m. to 10:00 p.m., seven (7) days per week.

4. That the maximum occupancy of the facility shall be twelve (12) baseball students and four (4) adults.

5. That no signs shall be installed prior to the issuance of a Building permit and prior approval of the Planning Division.

6. That the project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Community Development Department, Public Works Department and the Fire Department.

7. That the project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.

8. 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

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

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

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

PASSED, APPROVED, AND ADOPTED this 16th day of June, 2016.

_____
Doug Rodriquez, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Aaron Jones, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2016-06-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 16th day of June, 2016, by the following 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:
AK
DATE REVIEWED:
5/9/16

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:
1306 Kingsdale Ave, Redondo Beach, CA 90278

EXACT LEGAL DESCRIPTION OF THE PROPERTY: 4082 019 037 **ZONING:** IC-1
LOT: 1 BLOCK: TRACT: PM 23-35

FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)

SITE SIZE (SQ. FT.): 112424 **GROSS FLOOR AREA** (SQ. FT.) 4400 **FLOOR AREA RATIO:** 0.04 : 1

RECORDED OWNER'S NAME: Gagos V, LP **MAILING ADDRESS:** 1319 J. Street, Modesto CA 95354 **TELEPHONE:** 209-577-2832	**AUTHORIZED AGENT'S NAME:** Steven A. Reizes **MAILING ADDRESS:** 800 West 6th Street, Los Angeles, CA 90017 **TELEPHONE:** 213-683-0500
APPLICANT'S NAME: Drew Van Orden **MAILING ADDRESS:** 1131 Ronda Drive, Manhattan Beach, CA 90266 **TELEPHONE:** 310-977-7199	**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:

I am requesting a CUP to operate a high-end youth baseball training center, categorized as a Personal Improvement Center (Redondo Beach Code 10-2.402).

CID 68437 2016/236

C	**SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.
	1. Describe existing site improvements and their present use. If vacant, please specify. The building space is currently vacant and was most recently used by Systems Design Group. Existing site is a 40' x 110' space with two offices and restrooms. See attached document entitles "Existing Floor Plan"
	2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.) The site easily accomodates the proposed use of personal improvement center and is located in an IC-1, industrial-commercial zone. Parking required per Redondo Beach Municipal Code 102.1706 will be 10 spaces at a rate of one space per employee and one space per every two participants (See attached Parking Evaluation).
	3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics. Site is located on the northeastern corner of Kingsdale Ave. and 182nd Street. The site contains two buildings, one facing west and the other south, respectively 23400 sq ft and 15400 sq ft. The site is arranged in a commercial park style, with three parking areas, one in front of each building and one larger lot behind the buildings. See attached Site Map.
	4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood. The facility fills a void left by nearby business South Bay Batting Cages LLC (as of 5/31/2016) and improves upon the instructionary functions of previous business. The proposed business will provide a high end training space for youth baseball players of Redondo Beach and nearby cities, and will not have any adverse effects on future developement in the area.

	5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan. The Redondo Beach General Plan encourages the development of a variety of personal improvement uses in commercial zones. The proposed 'baseball coaching business' meets the criteria of a personal improvement use which will be located in an IC-1, industrial-commercial zone.

OWNER'S AFFIDAVIT

Project address: 1306-1308 Kingsdale Redondo Beach

Project description: _____

I (We) Mitchell S. Gagos, 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): Mitchell S Gagos

Address: 1319 J Street
Modesto, CA 95354

Phone No. (Res.) (209) 845-2528
(Bus.) (209) 577-2832

Subscribed and sworn to (or affirmed) before me this 6 **day of** May, **20** 16 **by** Mitchell S. Gagos, **proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.**

Haley Michelle Nelson, Notary Public
FILING CLERK OR NOTARY PUBLIC

State of California)
County of ~~Los Angeles~~) ss
Stanislaus
HMN
5/6/16

Seal

HALEY MICHELLE NELSON
Commission # 2086273
Notary Public - California
Stanislaus County
My Comm. Expires Oct 16, 2018

Game Seven Training Facility
Business Plan

Drew Van Orden

drewvanorden@gmail.com
(310)-977-7199

Background:

I attended and played 4 years of baseball at Mira Costa High School. During my senior year, I earned a scholarship to Duke University where I would continue to play baseball and study for the next 4 years. In 2014, I graduated with a bachelor's degree in Psychology and was selected in the 5th round of the Major League Baseball draft by the Washington Nationals, where I played two professional seasons.

Initially, my plan was to purchase and move directly into an existing batting cage facility (South Bay Batting Cages LLC) on the corner of Kingsdale Ave and 182nd Street. The purchase did not come to fruition for a number of reasons, namely that my proposed business is quite different and more simple than what has been built there. I specialize in pitching instruction, providing a service for local youth while the existing facility specializes in renting hitting space for people to practice.

While performing my due diligence into South Bay Batting Cages LLC, I was made aware of another vacant space next door at 1306 Kingsdale Ave. I jumped at the opportunity, and am looking forward to starting my business at such an ideal location and time. South Bay Batting Cages LLC is moving out on May 31 and I am eager to fill the void.

Baseball Instructing Experience:

Over the past 6 years, I have gained incredible experience as a baseball instructor and member of numerous baseball communities across the nation. While at Duke University, I organized and led both youth and high school-aged baseball camps, targeting kids across the country. Additionally, I regularly volunteered for the Miracle League, a weekend baseball league on the east coast for children with physical or mental disabilities.

I played two collegiate summer seasons outside of Duke, one being in Anchorage, Alaska and the other in Santa Barbara. I continued my instruction in both of these cities through youth baseball camps as well as individual lessons. In Santa Barbara, I also worked closely with Dos Pueblos High School and became an active member of the Hugs For Cubs nonprofit organization. Hugs For Cubs raises money and sponsors fun events to assist children in their battle for cancer. The summer I was most involved with the organization was capped off with a trip to a prominent children's hospital in Wichita, Kansas, where I was hopefully able to brighten the weekend of the inpatients through watching/talking baseball.

My experiences with youth baseball continued over the past few years while playing professionally in Florida, upstate New York, and Maryland. This past season, I led a community outreach program for my team and organized three local baseball camps in Hagerstown, Maryland. I was subsequently awarded the Hagerstown Fan Club's Community Service award.

Every year since I graduated High School, I have had at least a few months back in the South Bay. During these months, I have worked closely with dozens of youth teams and countless individuals, primarily in Hermosa and Manhattan Beach but stretching all over the South Bay and Los Angeles. I have also acted as a pitching coach for Mira Costa High School and even began working with college baseball players at West LA College. I feel most accomplished working with youth, and that is why I am now planning to open my own facility to service the needs of the South Bay.

Competition:

With South Bay Batting Cages LLC closing down, there are no remaining indoor youth baseball training facilities in Redondo Beach. The closest two competition sources are now Beach City Baseball Academy (El Segundo) and The Refinery (Torrance). Both BCBA and The Refinery are both 25000+ square foot facilities offering

numerous services including lessons, club teams, memberships, batting cage rentals, etc. The number of services is often overwhelming conceptually and financially to the parents or athletes I have talked to. Fortunately, as a smaller (4400 square foot) facility I am in a position to specialize on what I am good at teaching: pitching. As one of only two pitchers drafted to play professionally in the past decade who attended either Mira Costa or Redondo Union High School, I have more teaching and playing experience than anyone on staff at competing facilities. I plan to provide the absolute best youth instruction in the area.

Target Market:

Youth baseball players aged 6-12 are the target market of the facility. The majority of these baseball students will be 8-10 years old because those are the ages when my training is most effective and the age of most of my existing clients. Primary market locations are Redondo, Hermosa, and Manhattan Beach, with secondary locations being Torrance and the greater Palos Verdes area. There are an estimated 3,000 viable clients in my primary market alone, with over 1,000 more in the secondary. A 5% market share throughout the beach cities would be more than enough for the business to thrive.

Services Provided:

The vast majority of business will come in the form of individual pitching lessons. These lessons will cost clients the local going rate of $50 per half hour. In general, a lesson consists of warm up, throwing, and drills catered to a player's specific needs. These lessons will take place on the turfed area of the facility using very simple equipment. Elite pitching instruction requires little more than a glove and a ball- fancy equipment is more of a crutch for those who do not have the experience to teach.

Additionally, individual fielding or hitting lessons will be offered in a similar format. Again, quality instruction required very little equipment, and this facility is an instruction area rather than a batting cage.

Youth teams of 8-12 players may desire to use the facility to work on or improve their skills, and I will offer a facility rental to these teams. I will be working in conjunction with the youth team's coaches during these times in a similar format to individual lessons. The only difference with a team is the drills used are less specific to any single person and more based on what the majority of the players need to improve upon. These teams will be in the facility for ~1 hour. Team usage is expected to be most popular during the winter months because sunset is much earlier and many local fields do not have lights.

Lastly, space will be available to youth who just need a place to work on their skills. Similar to with teams, winter months lead to a lack of space for locals parents and their kids who just want to play catch or field some ground balls. My facility will offer a quality location for parents who are not looking to hire a professional instruction and want a high quality place to get some baseball work in.

Equipment:

In order to maximize performance and minimize injuries, high level sports training uses modern auxiliary equipment. Expected equipment needs are as follows (see pictures attached for visual):

- Screens (square screen, L-screen, bounceback net, strike zone net)
    - These are used as either a target to throw baseball to for specific exercises or as a barrier to keep balls in a certain area. For example, the strike zone net catches the balls a player throws and makes transitioning to the next drill much faster.
- Bands (Jaeger, Crossover Symmetry)
    - Bands are used at the very beginning or end of a training session to "warm up" an athlete's arms and strengthen specific injury-prevention

shoulder muscles (such as subscapularis, supraspinatus, infraspinatus and teres minor).

- Agility-based equipment
    - Jump ropes, ladder drills, and running parachutes will be used to increase speed and efficiency of athletic movements.
- Drill-specific balls
    - Different types of balls are used for different things. Some types that will be used are baseballs, yellow-dimple balls, whiffle balls, and SKLZ balls.
- Protective gear
    - Catchers gear and helmets are a must have for anyone working on skills that require them (such as a catcher practicing blocking balls)

Location Overview:

1306 Kingsdale Ave is the perfect location and space for my business. With 17 foot high ceilings and ample floor space, the room is perfect for high quality baseball instruction. Since the space is located in an industrial park environment just over a ¼ mile from Artesia, it is accessible but not on a congested major street. The industrial park environment is also ideal for our business, which will generally operate during neighboring tenant's off-hours (Refer to hours of operation). Additionally, the facility will be close to Washington Elementary and Adams Middle School, both great sources of local clients.

Parking will be no issue at 1306 Kinsdale Ave. During the vast majority of business hours, no more than 2-3 parking spaces will be needed. Most of the hours spent operating will be filled with individual lessons (a child, myself, and possibly a parent if they choose to stay). In the case of a team event, I perceive a maximum possible number of 10 spaces needed (although 3-5 spaces is likely all that is needed). Generally, a team will have ~10 players and 2 coaches, although some may have up to 14 players. In the maximum possible instance of 14 players and 3 coaches/instructors,

10 parking spaces will be necessary (at the ratio of 1 parking space per adult and 1 parking space for every 2 players).

Hours of Operation:

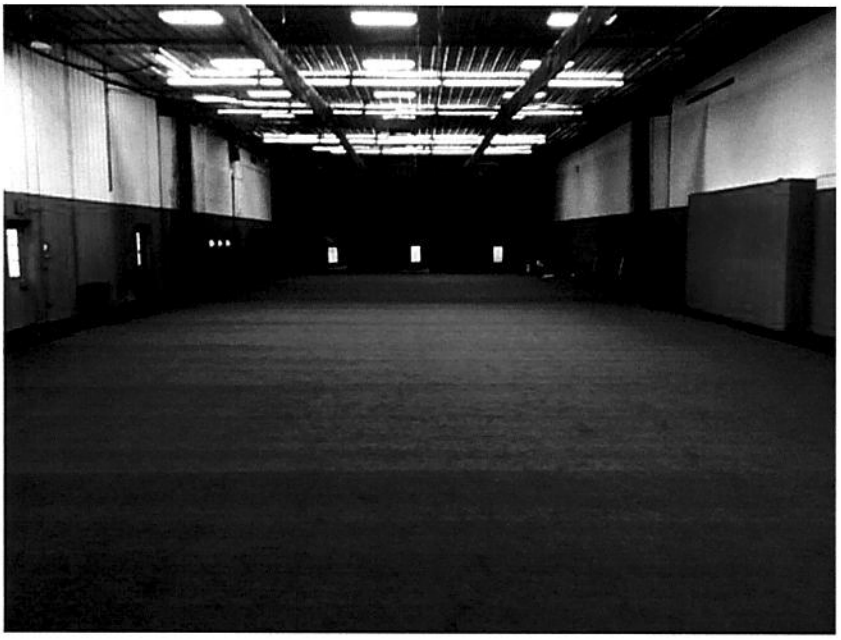
Similar to the South Bay Batting Cages LLC, my facility will operate from 8:00am to 10:00 pm, seven days per week. However, any facility usage will be by appointment only. During the week, the earliest expected appointments will be at 3:30pm (after local youth have finished up school), with most business being done in the early evening hours of 5:00pm to 7:00 pm. On the weekends, daytime hours of 10am to 3pm are expected to be the most used.

Marketing:

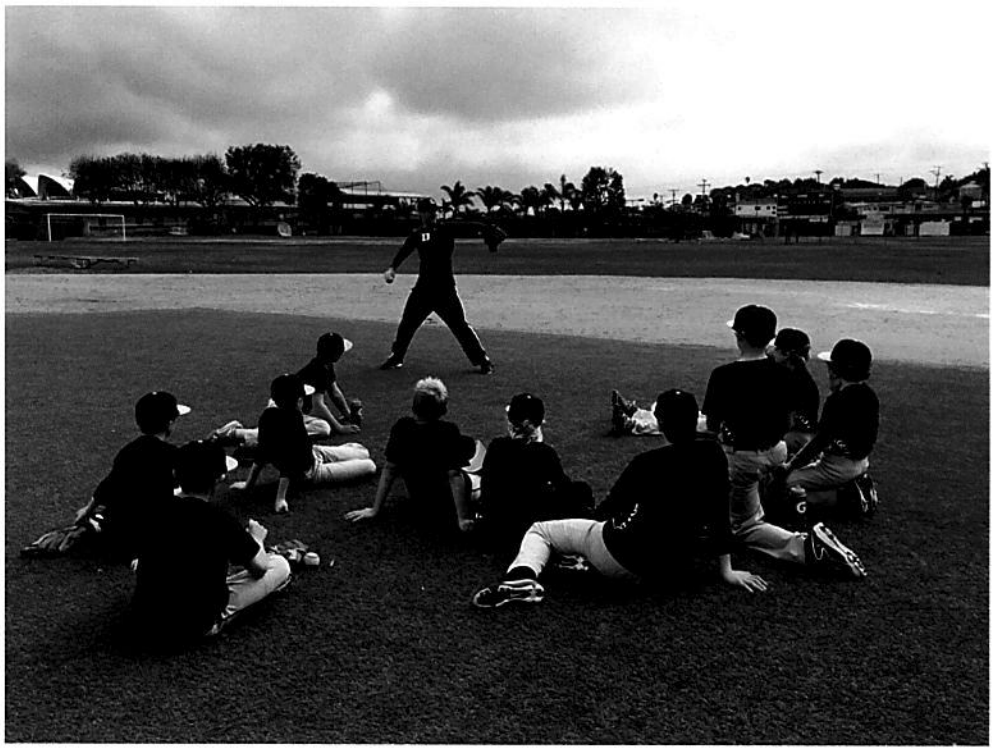
A sufficient client list for my business has already been obtained over the past six years of professional instruction. However, additional marketing will help the business thrive. I plan to market through community outreach programs intended to both improve the South Bay's baseball environment and establish my brand as the best around.

One example of an expected program is free clinics for local baseball coaches. From my experience speaking at coaching clinics at Mira Costa High School, I have realized that the majority of coaches are incredibly intelligent and outgoing parents of a kid on the team. Often they lack knowledge of baseball fundamentals or how to teach them in an age-appropriate way, and simply don't have an effective resource to get advice. I plan to be that resource for local coaches who need help. As a result, when a parent of a player on the team asks the coach for advice on where to go for baseball instruction, I will be the first person on their mind.

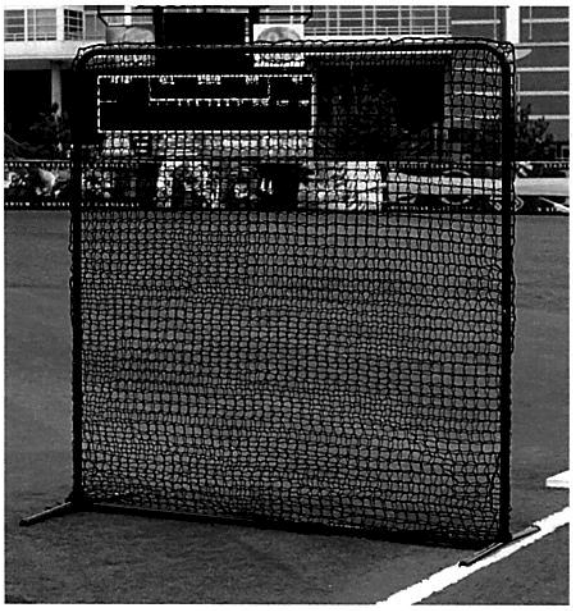
Game Seven Training Facility Equipment Pictures



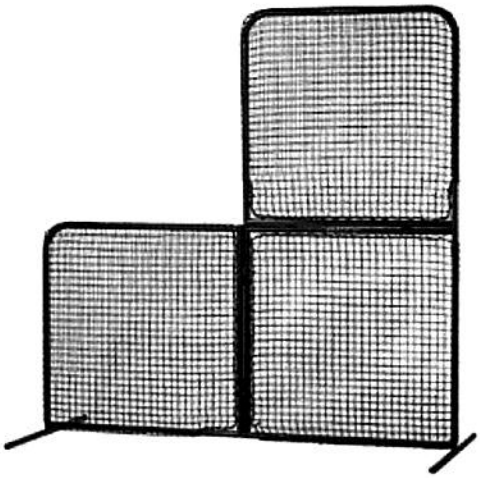
4D Baseball Academy, New York: This is what my netted, turfed area will look like. Lots of open space for baseball related drills.



Example of a full team outdoor instruction session. This is what I will be doing indoors.



Square screen

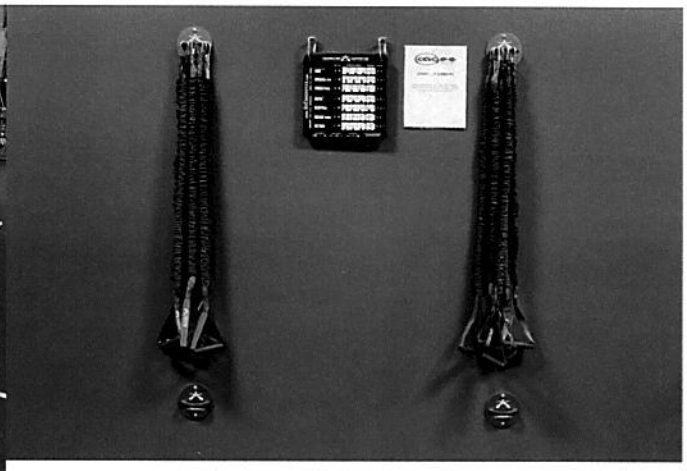


L-screen

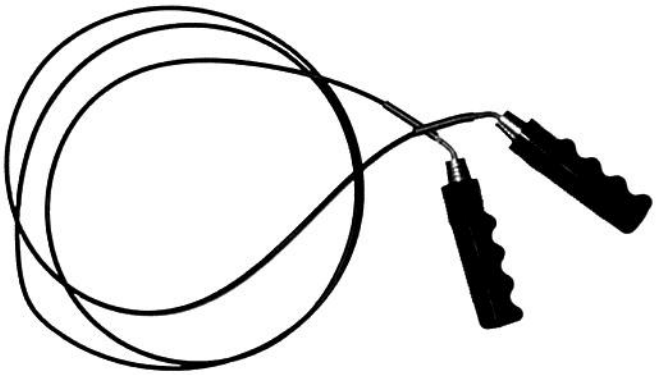
Bounceback net

Strike zone net

Athletes using Jaeger Bands



Crossover Symmetry Bands



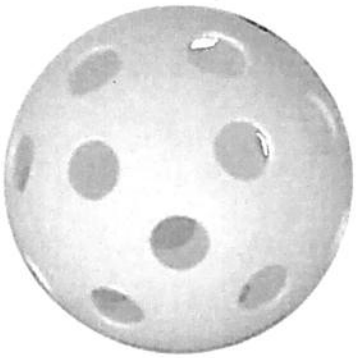
Jump rope

Ladder drills

Parachute

Baseball

Yellow-dimple ball



Whiffle ball

SKLZ ball

Catchers Gear

Helmet

Game Seven Training Facility
Parking Analysis for Kingsdale/182nd Street, Redondo Beach CA 90278

Parking Surplus

Parking Required	79
Parking available	114
Total Surplus	35

Parking Spots Available on Property

Parking Lots	Standard	Handicap
Lot 1	21	2
Lot 2	25	0
Lot 3	68	0
Total Spaces	114	2

Building Use and Parking Required

Building 1 (182nd)	Business Name	Business Type	Size (sq. ft)	Parking Required
2925	Body Centre	Office	1800	6
2923	All Points Automotive	Manufacturing	1800	4
2921	Art Department	Manufacturing	3600 (double unit)	12
2917	Riviera Glass	Office	1800	6
2915	McCormick Paramedics	Warehouse	1800	2
2913	Vacant	Warehouse	1800	4
2911	Ewell Construction	Office	1800	6
2909	King Harbor Brewery	Beverage Manufacturer	3600 (double unit)	5
2905	Proposed	Beverage	3600 (double	5

	Expanded Brewery	Manufacturer	unit)	
2901	Printer Repair	Warehouse	1800	1
TOTAL			23400	51

Building Use and Parking Required

Building 2 (Kingsdale)	Business Name	Business Type	Size (sq. ft)	Parking Required
1300	Herbalife	Warehouse	4400 (double unit	2
1304	La Cienaga Manufacturing	Manufacturing	2200	4
1306	**Proposed Space (Game Seven Training)**	**Personal Improvement**	**4400 (double unit)**	**10**
1310	Fire Safe Systems	Office	4400 (double unit)	12
TOTAL			15400	28
ENTIRE PROPERTY TOTAL			38800	79

Parking Required per Redondo Beach Municipal Code 10-2.1706

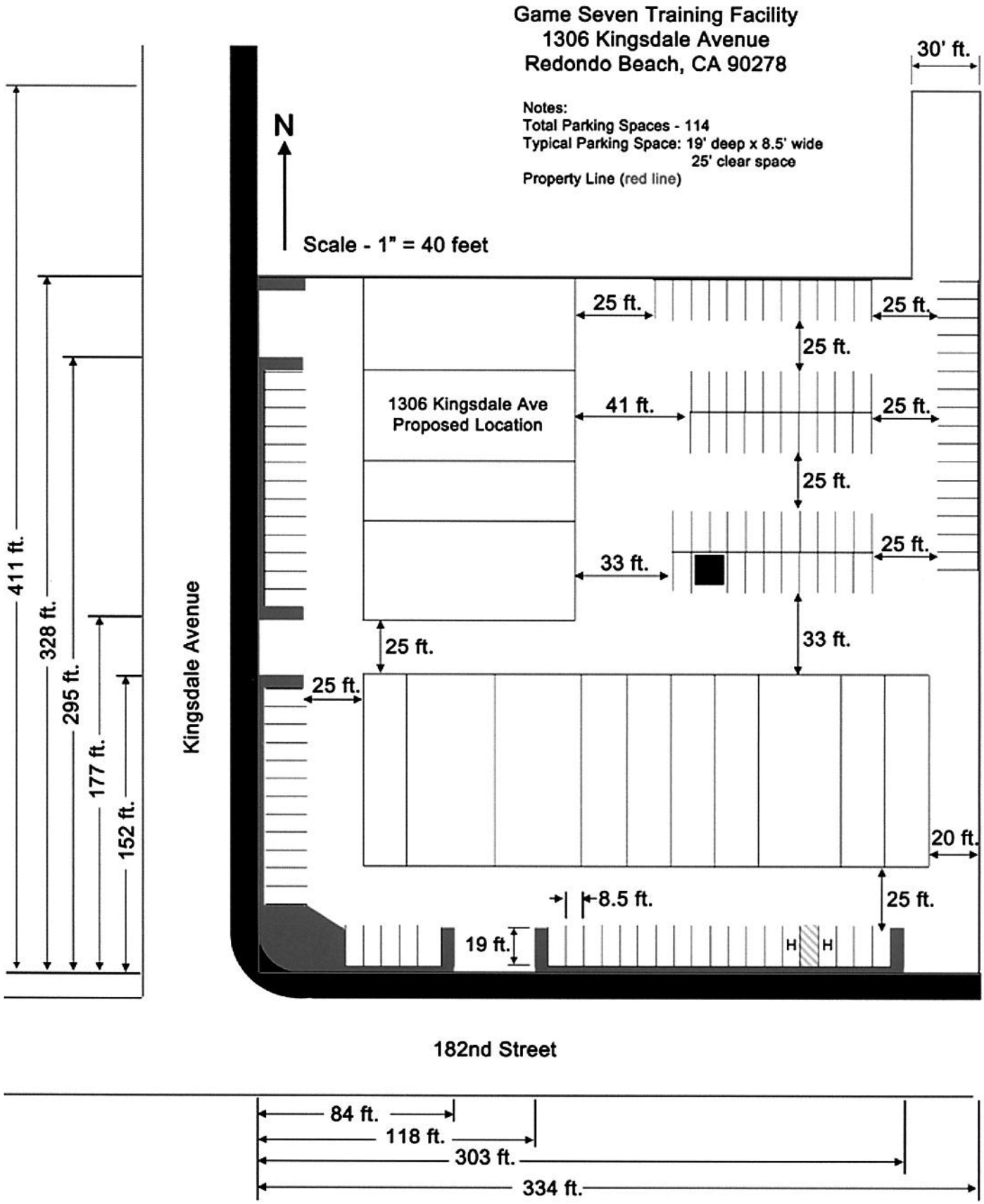
Use	Sqare Footage	Parking Requirement	Parking Code
Office	16200	54	1/300 sq. ft
Manufacturing	11200	23	1/500 sq. ft
Warehouse	9800	4	1/10000 sq ft
Personal Improvement	**4400**	**10**	**1 per employee + 1 per every 2 students**
Total Required	38800	91	

Tenant Comparison of Parking Requirement (Previously Vacant)

Use	Vacant Space	Game Seven	Parking Requirements
Warehouse	4400	0	1
Personal Improvement	0	4400	10

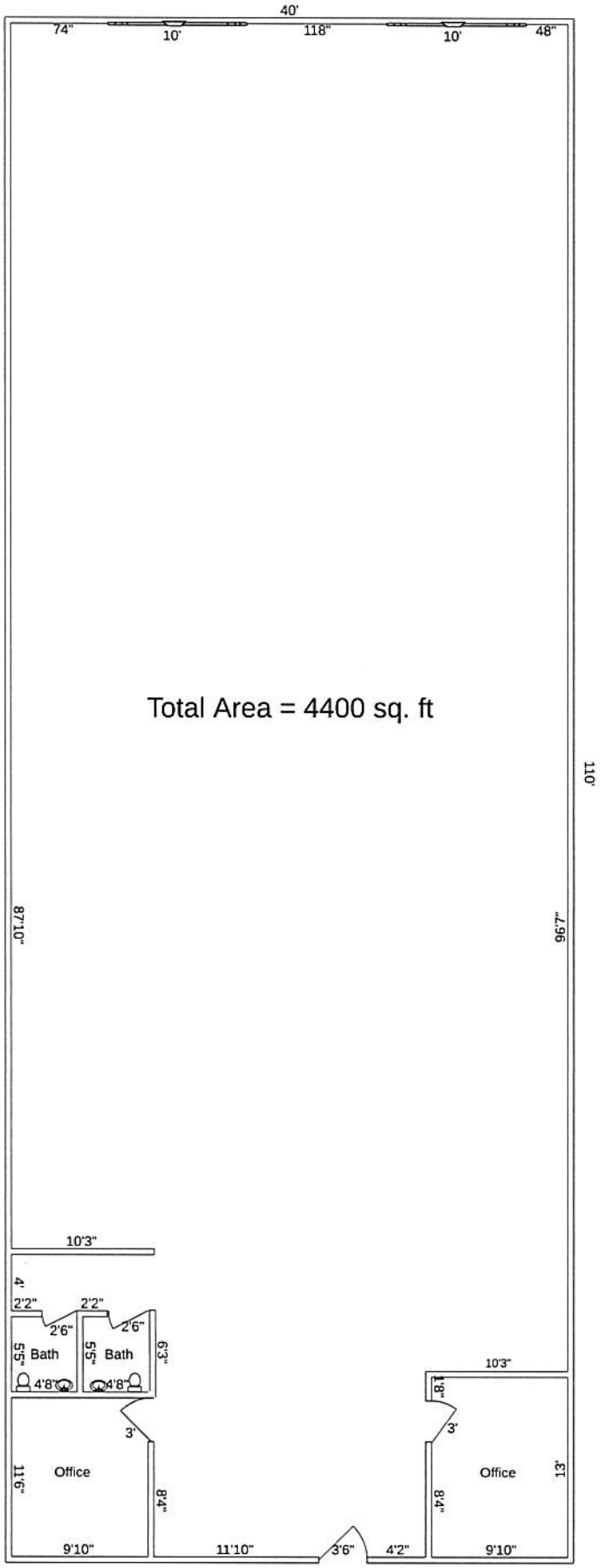
Proposed Operating Hours

Day	Hours of Operation
Monday-Friday	8:00 a.m.-10:00 p.m. (by appointment)
Saturday-Sunday	8:00 a.m.-10:00 p.m. (by appointment)


Game Seven Training Facility
1306 Kingsdale Avenue
Redondo Beach, CA 90278
Notes:
Total Parking Spaces - 114
Typical Parking Space: 19' deep x 8.5' wide
25' clear space
Property Line (red line)
N
Scale - 1" = 40 feet
30' ft.
25 ft.
25 ft.
25 ft.
1306 Kingsdale Ave
Proposed Location
41 ft.
25 ft.
25 ft.
25 ft.
33 ft.
25 ft.
33 ft.
25 ft.
25 ft.
20 ft.
8.5 ft.
25 ft.
19 ft.
H
H
411 ft.
328 ft.
295 ft.
177 ft.
152 ft.
Kingsdale Avenue
182nd Street
84 ft.
118 ft.
303 ft.
334 ft.

1306 Kingsdale Avenue,
Redondo Beach CA 90278

Existing Floor Plan

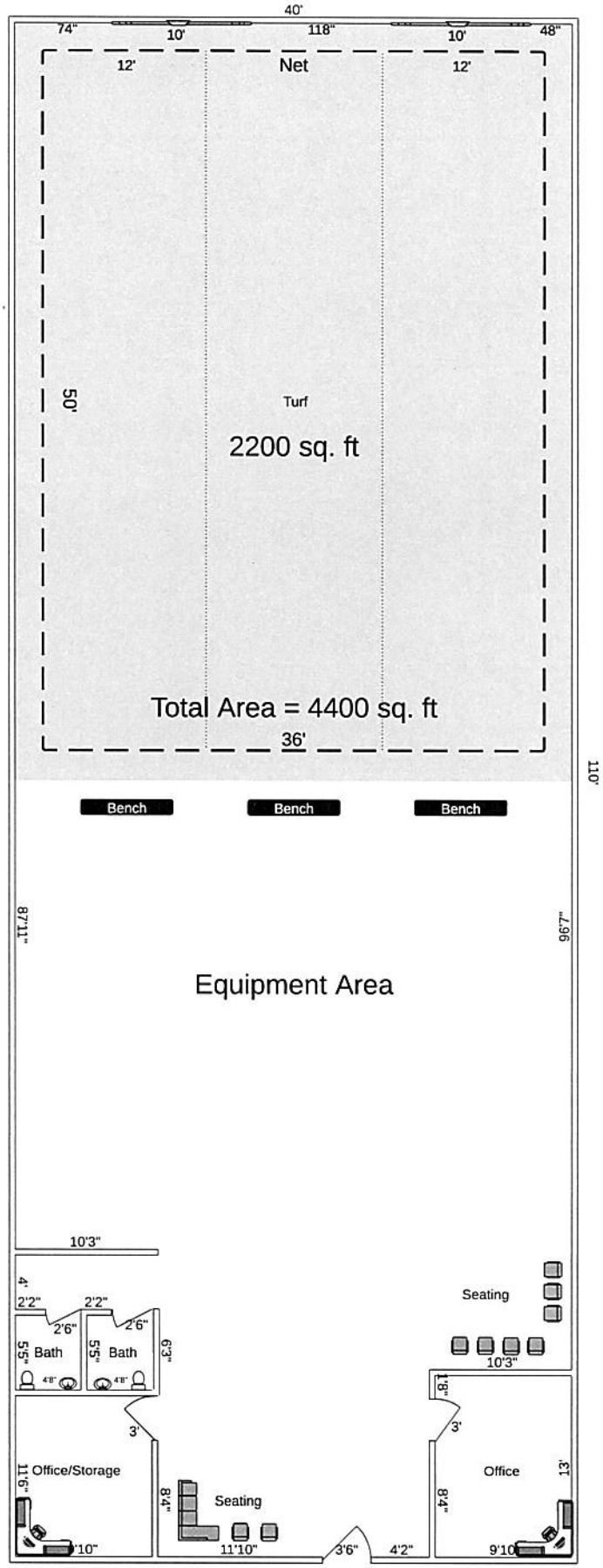


North

Scale:
1 in = 12 feet

1306 Kingsdale Avenue,
Redondo Beach CA 90278

Proposed Floor Plan



North

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Existing Sign
McIntosh
B&W
ROTEL
Sonus faber
Sunfire
DENON
THETA DIGITAL CORPORATION
CRESTRON
SYSTEMS
DESIGN GROUP
310-370-0575
www.systemsdesigngroup.net
Home Theater
Music Systems
Custom Installation
OPEN TO THE PUBLIC
B&K
Definitive Technology
Paradigm
HITACHI
KENWOOD
SIM2
Panasonic
Unit Boundary

Proposed Sign
GAME SEVEN

BLUE FOLDER ITEM

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

PLANNING COMMISSION MEETING
June 16, 2016

10. **A Public Hearing for consideration of an Exemption Declaration and a Conditional Use Permit to allow the operation of an automobile sales lot on property located within a Commercial (C-2B) zone.**

RECOMMENDATION: Approve with conditions

- Planning Division memo requesting that the Planning Commission continue the public hearing

CITY OF REDONDO BEACH
INTER-DEPARTMENTAL MEMORANDUM

TO: Planning Commission

FROM: Sean Scully – Planning Manager

DATE: June 16, 2016

SUBJECT: **Recommendation to Remove Item from Agenda (Table)**
Agenda Item 10 (Public Hearing)
Platinum Autohaus
600 N Pacific Coast Highway
Conditional Use Permit (Vehicle Sales)

Since the drafting and issuance of the staff report for this project, additional information has come to staff's attention that requires further investigation and analysis.

In brief, the additional information pertains to the existing Platinum Autohaus operation located at 610 N Pacific Coast Highway. Staff must address inconsistencies between the current operations (610 N Pacific Coast Highway) with a recently discovered Conditional Use Permit issued in 1971 for that property before the City can consider authorization of this new location for an expansion of the existing vehicles sales business.

In light of this new information staff recommends that the Planning Commission remove this item from the Agenda. The case will be readvertised at such time as it is ready for hearing.

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PLANNING COMMISSION MEETING
June 16, 2016

10. **A Public Hearing for consideration of an Exemption Declaration and a Conditional Use Permit to allow the operation of an automobile sales lot on property located within a Commercial (C-2B) zone.**

RECOMMENDATION: Approve with conditions

- Public written comments from neighboring properties

City of Redondo Beach Community Development Department
Planning Division
Attn: Mr. Sean Scully
415 Diamond Street, Door "E"
Redondo Beach, CA 90277

Dear Mr. Scully,
Attached please find signed copies of a letter from the residents in the area surrounding the proposed used car lot. These letters contain the signatures of more than 35 residents.

During discussions with neighbors were found that there were owners of the properties in the 800 block of North Irena who were NOT in favor of the lot and were unhappy to discover that the application for the conditional use permit implied they were in favor to the proposed auto sales lot. Their signatures are among those we present.

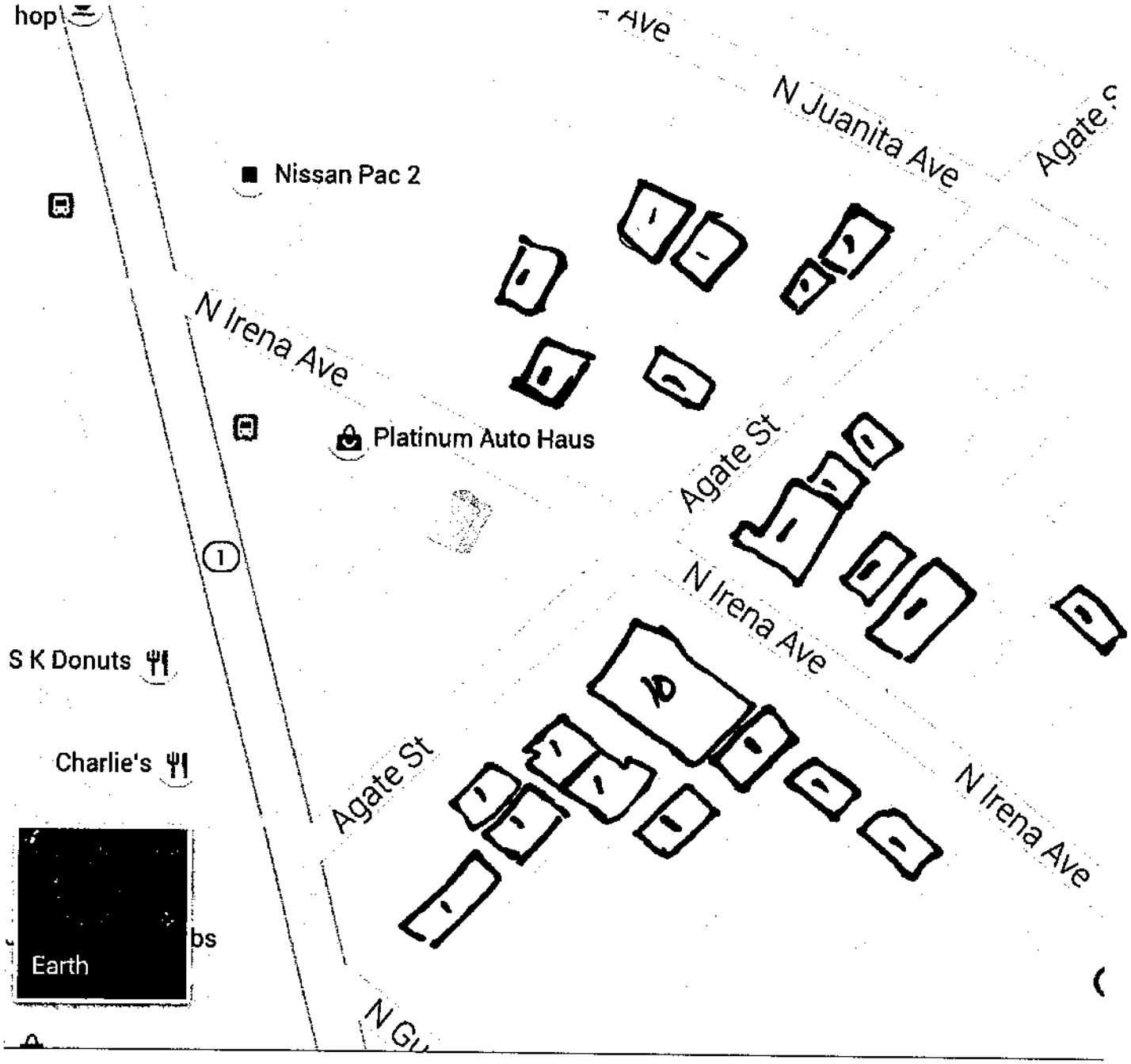
Could you provide copies of these letters to the Planning Commissioners?

Thank you very much

Resident in and around Agate and North Irena

Attachments

Residents AGAINST CU Permit



8 June 2016

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Dear Mr. Scully,
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The proposed development has raised some serious concerns. Among them:

1. **Disruptive Lighting** -The six high power LED light fixtures will create light pollution which will be disruptive to those of us with homes directly adjacent to the lot. The surfaces of cars are very reflective which will make result in light pollution known as "sky glow" and "light trespass".
2. **Disruption associated with the Additional cars –**
    a. Street Blocked during deliveries. The delivery of cars to the present lot is disruptive to traffic. Access to and from Pacific Coast Highway is restricted frequently as the double-decker auto transport semi trucks make their deliveries. As cars are off loaded, at least one lane of North Irena is blocked for at least an hour. The presence of these large trucks on Agate will be equally disruptive to drivers. However, deliveries on Agate will create an additional hazard for pedestrians crossing Agate at Pacific Coast Highway or North Irena.
    b. Use of residential street parking. At present, both car dealers use street parking along Agate and North Irena as an "overflow" lot. This is especially true following a delivery. With two lots to stock, this is unlikely to improve. In fact with more cars it will probably get worse.
    c. Noise – The coming and goings of customers during normal working hours may, especially during warm (open window) weather disrupt the lives those of us who live nearby. The noise associated with the delivery of cars will be disruptive for those of us who must sleep during the day. Any alarms triggered will be highly disruptive – irrespective of when they occur.
3. **Security Concerns**- The open, well lit display of unusual and expensive cars will attract both potential buyers and window shoppers. Unfortunately, they will also be a magnet for vandals, who once in our residential neighborhood will find ways to make mischief. Over the last few years there have been a number of thefts in the area. With the additional lure provided by the

cars we will need to take significant additional steps to maintain the safety of our homes and families.

4. **Traffic and Pedestrian Safety-** The display of exotic cars on a major road can be momentarily distracting for drivers. In fact, there have been a number of accidents at the intersection of Pacific Coast Highway and North Irena where drivers have been distracted by the cars on display. The pedestrian crosswalk at Pacific Coast Highway and Agate is a simple crosswalk (no flashing lights, no warning signs). There have been fatal pedestrian accidents at this site. If the exotic cars facing Pacific Coast Highway cause even a momentary distraction, there is a high probability of an accident involving a pedestrian.
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It is unfortunate that the concerns of the neighborhood have not been considered earlier in this process. While the applicants have had unlimited time to work with Redondo Beach City staff, we the citizens most affected by this proposal do not have equal access to staff and are forced to prepare a response for commission consideration in under two weeks.

We hope the commission will seriously consider the concerns we have raised and will not approve the proposal currently before you.

Sincerely-

Signature	Printed Name	Address
	Nancyjo Rettig	807 N. Juanita #B Redondo Bch 90277
	Brad Angle	(same) ↑
	ALAN SMITH	822A. N JUANITA
	KARL FJOSLIEN	510 AGATE ST Redondo
	Gwenn Bodek	508 Agate St. RB
	Adamika Wood	505 Agate Str.
	Charles Connell	224 N. Guadalupe Ave

Ltr 1 pg 1/2

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Signature	Printed Name	Address
Susi Kaplan	Susi M. Kaplan	412 Agate St.
Patty Huang	PATTY HUANG	717 N. Irena Ave #A
Shirley Yonuss	Shirley Yonuss	725 N. IRENA AVE. #9
Michael D. Melle	MICHAEL D. MELLE	725 N. IRENA AVE #5
	SIDNEY P. RUIZ	725 N. IRENA AVE #7
	Paulo Carvajal	408 Agate St.
	Valquiria Cunha	725 N. Irena #8
	Bernardo Mendonca	725 N. Irena #8

8 June 2016

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Signature	Printed Name	Address
[illegible]	Tara Cairin	705 Irena Ave #6 RB CA 90277
Dorothy Hunt		726-A N. Guadalupe
Eileen Oldotto	Eileen Oldotto	726 B N. Guadalupe Ave RB 90277
[illegible]	Jason Morn	720 N Guadalupe Ave #A
[illegible]	Gine Helerez	412 Agate St #B 90277
Elizabeth DiCenzo	Elisabeth DiCenzo	804 N. Irena Ave. Unit B RB 90277
Amanda Freeman	Amanda Freeman	806 N. Irena Ave #B
Amanda Freeman	Amanda Freeman	804 N. Irena Ave #A

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Signature	Printed Name	Address
	Judy Johnson	801 N. Juanita Ave
	Tony Kvalic	515 Agate St.
	Tom Adams	500 AGATE ST
	Christopher Prystalski	725 N. Irena #3
	Debra J. Bina	722 A. N. Irena Ave.
	James P. Lang	725 N. Irena #4
	STEVE NG	725 N IRENA #3

8 June 2016

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Ltr 5 pl/2

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Sincerely-

Signature	Printed Name	Address
Sandra Cloper	SANDRA CLOPER	716 N. Irena #E

Ltr 5 p 2/2

8 June 2016

City of Redondo Beach Community Development Department
Planning Division
Attn: Mr. Sean Scully
415 Diamond Street, Door "E"
Redondo Beach, CA 90277

Dear Mr. Scully,
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1. **Disruptive Lighting** -The six high power LED light fixtures will create light pollution which will be disruptive to those of us with homes directly adjacent to the lot. The surfaces of cars are very reflective which will make result in light pollution known as "sky glow" and "light trespass".
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Ltr 6 p1/2

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Sincerely-

Signature	Printed Name	Address
	Krista L. Anderson	723 N. Irena Ave. Unit B
	MATT GORHAM	725 N. IRENA AVE. #2
	DORIS KREBS	725 N IRENA AVE #1
E. F. Morefield	Elizabeth Morefield	721-A N. Irena Ave

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Signature	Printed Name	Address
	COBY GEWERTZ	723 N IRENA UNIT A 90277
	JAMES PRIETO	725 N. IRENA UNIT 10 90277

ltr 7 p2/2

8 June 2016

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Planning Division
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Signature	Printed Name	Address
	Richard MADUEÑO	412 AGATE ST. #B
	Emilie Moore	510 W. Lucia Ave
	Nick Boak	510 N. Irena Ave

LTR 8 p.2/2

8 June 2016

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Planning Division
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Sincerely-

Signature	Printed Name	Address
	NICOLAS CABRAL	805 N. JUANITA AVE.
	MICHELLE CABRAL	805 N. JUANITA AVE.

BLUE FOLDER ITEM

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

PLANNING COMMISSION MEETING
June 16, 2016

10. **A Public Hearing for consideration of an Exemption Declaration and a Conditional Use Permit to allow the operation of an automobile sales lot on property located within a Commercial (C-2B) zone.**

RECOMMENDATION: Approve with conditions

- Public written comment from D. Krebs

11 June 2016

City of Redondo Beach Community Development Department

Planning Division

Attn.: Mr. Sean Scully

415 Diamond Street, Door "E"

Redondo Beach, CA 90277

Proposed Use of 600 N. Pacific Coast Highway, Redondo Beach, CA as Used Car Sales Lot

Dear Mr. Scully,

My name is Doris E. Krebs and I reside at 725 N. Irena Avenue, Redondo Beach. I own and operate a 10 unit apartment complex at that address. These apartments are significantly affected by the proposal requested by Platinum Autohaus, both as a business and its security. My major concerns are described below:

Posting of Hearing Notices:

The planning permission that has been requested by Platinum Autohaus is designated in the proposal by a postal address and not identified by Planning Map location. I believe that the Map location for the requested sales site is really three map lots and should have been designated accordingly rather than by the mailing address of 600N. Pacific Coast Highway. This mail address is really only the western lot of the area under discussion. In fact only that area was posted with Hearing notices for the Request of Planning Permission. Those two conditions suggest to the public and residents of Redondo Beach that only the western lot is under consideration rather than the three lots running from PCH along the north side of Agate to Irena Avenue. The area was not correctly posted or identified as the correct area under consideration.

Lighting for the Proposed Lot:

I anticipate that the lights will be of similar strength (lumens) as those currently in use on Platinum Autohaus' existing PCH /Irena Avenue Sales Lot. Those lights are operated throughout the hours of darkness and provide lighting for what I believe to be primarily security lighting for the lot. Those lights when operated on the proposed sales lot will light up residences on Agate between PCH and Irena, those east of Irena, and the residences with driveways or space between residences along Agate and Irena that accept the light from the proposed lot lighting lamps. This lighting will affect my property at 725 N. Irena Avenue. The lighting will cause difficulty for people to sleep, cause people to be aware of the vehicles on the lot at all times of the night, and illuminate other surrounding structures suggesting the possibility of reasons for break-in, damage, and noisy groups to congregate on these side streets. The current sales lot is located on a

main thoroughfare that restricts the possibility of break-ins, damage and the congregating of noisy groups.

Noise :

The noise from operating the proposed area as an Auto Sales Lot caused by operation of cars on the lot and surrounding roads (test runs of high performance cars), delivery and removal of vehicles from the lot, can be a nuisance factor for persons affected by shift work and need to sleep during the day. I currently have persons renting apartments across from the proposed lot who need to sleep during the day because of their work requirements, where good sleep conditions are required so that they can make good security decisions for those persons they will be responsible in their work. Not being able to provide a reasonably quiet environment, which Agate and Irena has been for many years, would affect my apartment business and cause shift workers from renting or necessitate moving and prevent others from becoming my tenants. This would be a business loss that maybe difficult to replace as well as a loss of very good long term tenants.

I suspect that Platinum Autohaus uses individual car alarms as part of its security program to prevent theft of the high performance cars that they sell. Although I understand and accept the necessity for a security program for their business and properties, I am concerned that false alarms could cause noisy situations affecting residential noise conditions.

Traffic on Agate:

Having a car lot on Agate will increase the traffic both for delivery/removal of cars from the lot, arrival and leaving of potential customers, test driving of vehicles from the lot. And other causes. Agate does have significant traffic volumes now for a side street. This proposal will increase the traffic on Agate and probably impact N. Irena Avenue. Currently Agate is not suitable to absorb an increase in traffic.

There are children who live opposite the proposed Car Sales Lot on Agate and play locally whose safety will be affected by the addition of this Sales lot.

The proposed lot is on a route frequently used by dog walkers and owners. Agate is also used as a main walking route to PCH from neighboring residential areas to bus stops and stores.

The increased traffic especially on Agate will decrease pedestrian safety for children, adults, and dogs walking or playing in the area.

Street Parking:

This area of Agate and N. Irena Avenue currently has problems for parking due to the high density residential area and the overflow of vehicles from Platinum Autohaus and the other Car Sales business on the southern corner of Agate and PCH. This parking becomes premium parking on Thursdays and Fridays due to street cleaning and is inadequate for the residential needs of the area AND Platinum Autohaus.

If Platinum Autohaus is allowed to use the Agate lots there will be a loss of 30 feet of parking to provide a driveway onto the Sales lot. This will make the parking in this area even harder for local residents.

Car deliveries and pickup for Platinum Autohaus presently occurs in the early morning and throughout the day using 2 car and 4 car or more car transportation carriers which do block roadways (Agate and N. Irena Avenue) producing noise. With a larger sales site, this condition will only worsen and reduce the safety of the area. Neither the existing nor the proposed Sales Lots have space suitable to accept these car transportation carriers. Thus the operating safety of areas that would be used by these carriers will impact public areas including streets.

Concluding Comments:

The proposed use of the lots on the north side of Agate between Pacific Coast Highway and N. Irena Avenue as a Car Sales Lot by Platinum Autohaus will reduce the safety of the residential and public access areas, increase noise levels, light up the area, including residences (like a fairground), increase traffic, reduce parking, affect my business (loss), and necessitate increasing security of my business and for my tenants.

As a long time owner/operator of a Redondo based business I am disgusted that the city would take steps that while beneficial to one business diminishes the value of mine which has supported this city for over 40 years.

Respectfully,

Doris E Krebs

Doris E. Krebs

See attached letter from my tenants DK

MATTHEW R. GORHAM

(310) 218-8267
mrgorham1@gmail.com

725 N. Irena Ave. #2
Redondo Beach, CA 90277

June 13, 2016

Mrs. Doris Krebs
725 North Irena Avenue #1
Redondo Beach, CA 90277

Re: Development/expansion of used car lot

Dear Mrs. Krebs

As you are aware I am a long-time (16 year) resident of your building at 725 N. Irena Ave. It has recently come to my attention that there is a possibility of future development/expansion of a used car lot on the corner of Agate and N. Irena Ave., directly adjacent to the building.

I wanted to make you aware of my concerns over the development/ expansion of said lot on the corner of Agate and N. Irena Ave. When I moved into this neighborhood one of the things that attracted me to it was the peaceful neighborhood feel of the area while still maintaining proximity to a variety of services. I did have some concerns of the proximity of Pacific Coast Highway at the time but felt the building and was set back enough, and that businesses where limited to PCH, as to not detract from the neighborhood atmosphere your location offered.

Over the years I have experienced an increase in cut through traffic (using our street to by-pass PCH), a decrease in available off street parking (due to the current used car business on PCH using the neighborhood as a storage lot for their cars), an increase in people using the neighborhood to test drive cars (often at dangerous and excessive speeds) from the current used car lot, regular street and parking blockages due to the loading and unloading of auto hauling trailers, an increase in business transactions taking place on the neighborhood streets, as well as a general increase in questionable people often roaming the neighborhood late at night.

I have grave concerns that any further development/expansion of the current used car lot into the neighborhood would at best be a further inconvenience and deterioration of the neighborhood. By adding to the deteriorating factors previously mentioned above. At worst lighting up the area and further drawing attention to the neighborhood and increasing the volume (both in numbers and in noise) of non residents roaming the neighborhood at all hours particularly when the lot in closed. All out of sight from main street traffic and setting the stage for a potential increase in opportunistic neighborhood crime.

Unfortunately if the development/expansion of a used car lot into the neighborhood comes to pass I will have to seriously consider leaving your building that I have made my home for the last 16 years for someplace that is not a center of commerce.

Regards

Matthew R. Gorham

ATTACHMENT #1 0.2/2

Subject: Fw: Proposed Expansion of Platinum Motors: Objection

From: Steve Ng (stng0@yahoo.com)

To: dorisek@yahoo.com;

Date: Sunday, June 12, 2016 2:24 PM

— Forwarded Message —
From: Steve Ng <stng0@yahoo.com>
To: "www.dorisek@yahoo.com" <www.dorisek@yahoo.com>
Sent: Sunday, June 12, 2016 9:02 AM
Subject: Proposed Expansion of Platinum Motors: Objection

Doris:

This e-mail is to voice my objection of the proposed expansion of Platinum Motors for the following reasons:

1) Proposed lighting will be distracting at all hours and too bright for a residential area.

2) Residential parking will be reduced, caused by the car lot overflow and more customers parking on street.

3) Noise will increase at all hours with new car deliveries and car alarms going off.

4) Increased traffic in our residential area; more non-residents in the area for possible mischief.

Steve Ng
310-937-1142

ATTACHMENT # 2

Subject: platinum motors

From: C Prystalski (cprystal@yahoo.com)

To: dorisek@yahoo.com;

Date: Sunday, June 12, 2016 11:27 AM

City of Redondo Beach, Planning Division

I would like to voice my opposition to the proposed expansion of the Platinum Motors used car lot into our residential neighborhood. The expansion will negatively impact the quality of life for all local residents for the following reasons:

1. More unloading and loading of autos from/to the trailers will exacerbate what is already a hazardous traffic situation. It is dangerous to turn off of PCH onto N. Irena and immediately have to hit the brakes because an auto trailer is parked on the street and offloading vehicles. It is an even further hazard to have to go into the oncoming traffic lane to get around the trailer. And Platinum takes way too much time offloading the trailers.

2. The neighborhood noise level will go way up as more autos are offloaded and as more customer traffic comes through the neighborhood. In addition, we will now have to deal with even more car alarms waking us up in the middle of the night.

3. A bad street parking situation will become even worse as Platinum will undoubtedly park more of its "overflow" inventory on the street. This has been an ongoing problem for years, and approval of the expansion will only aggravate this situation. In addition, more customers will now be parking in the neighborhood since Platinum currently provides no customer parking and undoubtedly will include no customer parking in its expansion plan.

4. The proposed night lighting will destroy the night character of our neighborhood. It will be as if we live in an industrial park. Sleeping will be much more difficult for all who have views of the lot and the bright lighting.

In summary, while I do believe that Redondo Beach should be friendly to businesses, a change of this nature should not occur because of its drastic impact on the neighborhood and our quality of life. In this case, the residents of our neighborhood were here first. That should be respected. Less intrusive, neighborhood friendly uses for this land should be found to satisfy all community residents.

Christopher Prystalski
725 N. Irena Ave #3

Subject: Car lot

From: James Lang (jamesplang@yahoo.com)

To: dorisek@yahoo.com;

Date: Monday, June 13, 2016 11:50 AM

To whom it concerns,

I am writing this letter to state my concerns with allowing another car lot in our residential area. The parking is already a hassle with the platinum auto house on the corner, so the problem will be only be exasperated with a new facility. The traffic it will surely cause is also concerning. A residential neighborhood is a place for it's residents to walk about freely and easily. If the lot takes up the block, that basic amenity will be lessened, if not taken completely away. Lastly, the construction and building will be a hardship for all the residents that call this block residential.
James Lang

Sent from Yahoo Mail for iPad

ATTACHMENT #4

11 June 2016

Ms. Doris Krebs
725 N. Irena Avenue
Unit 1
Redondo Beach, CA 90277

Dear Doris,
I learned from a fellow tenant that the city is reviewing a request from Platinum Auto to expand their used car lot onto the lot on the north side of our block of Agate.

I am upset for two reasons. I understand that the "owners" of nearby properties have been notified by the city of Planning Commission's review and consideration of Platinum's application to expand their business. I consider myself a **resident** of Redondo Beach. I find the fact that the city did not inform me of this significant change to a property less than 100 feet from home, disturbing. I would think the opinions of ALL residents should be considered by the Planning Commision.

I love living in Redondo Beach and would love to continue to reside in my unit in your complex . However, the other thing I am very worried about is the noise and disruption that another large used car lot will cause. As a pilot, I have irregular hours. With just the single lot, I have been awakended by car alarms and noisy cars. As a pilot, I need good sleep before I get into the cockpit of an airplane with the lives of 100+ passengers depending my flying skills and reflexes. Unfortunately, the most common source of airline accidents is pilot error and lack of sleep is often part of the factors causing the accident. I have an obligation to safeguard my crew and passengers. I have seen car deliveries very late at night to the Platinum lot on PCH and Irena. Those sorts of deliveries on Agate- day or night- will disrupt my rest, as will car alarms and bright lot lighting.

My neighbor is a local police officer and he has expressed similar concerns. His job has irregular hours . His job is hard enough on good sleep. As he said, lack of sleep diminishes his ability to protect the public and his partner.

Please convey my concerns to the Planning Commission. Unfortunately, should the used car lot, as proposed, be approved and built, I may be forced to move-out. This is not something I want to do. However, I am morally obliged to protect the safety of my passengers.
Sincerely-

Sidney Ruiz
725 North Irena Avenue
Unit #7

ATTACHMENT #5

Administrative Report

Planning Commission Hearing Date: **June 16, 2016**

AGENDA ITEM: 10 (PUBLIC HEARING)

PROJECT LOCATION: 600 N PACIFIC COAST HIGHWAY

APPLICATION TYPE: EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT

NUMBER: 2016-06-PC-014

APPLICANT'S NAME: JIM SARMAST

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration and a Conditional Use Permit to allow the operation of an automobile sales lot on property located within a Commercial (C-2B) zone at 600 N Pacific Coast Highway.

DEPARTMENT'S RECOMMENDATION:

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

EXISTING CONDITIONS & BACKGROUND:

The subject property is zoned Commercial (C-2B) and is located on the north side of Agate Street between Pacific Coast Highway and North Irena Avenue. The site is largely vacant and unpaved (dirt lot) with the exception of a small vacant 690 square foot single family residence. The existing residence is not identified on the City's "List of Potential Historic Resources". Building permit records for the existing vacant residence were not on file.

The subject site is irregular in shape and approximately 7,621 square feet in area. The property fronts Pacific Coast Highway (20.99 linear feet), Agate Street (226.69 linear feet), and North Irena Avenue (46.52 linear feet). Currently there is no improved driveway providing vehicular access to the subject lot, however there is a small curb cut, 12' in width along Agate Street approximately 30' from Pacific Coast Highway. Pacific Coast

Highway has a current Right-of-Way width of 80 feet abutting the subject property. This is less than the required 100' of Right-of-Way specified in the City's General Plan and Zoning Ordinance (Major Arterial). Therefore, a dedication of 10' consistent with the future right of way of 50' from centerline is required given the change in use of the property.

The adjacent properties to the north are zoned Commercial (C-2B). There is one (1) legal nonconforming residential property immediately adjacent to the subject property fronting North Irena with all other properties developed and operating as commercial.

The properties to the south across Agate Street are zoned R-3 and largely developed with multiple family residences with one legal nonconforming property developed and operating as a small Automobile Sales business located on the southeast corner of Agate Street and Pacific Coast Highway. Across North Irena Avenue all properties are developed residential and zoned R-3.

The exhibit below identifies the zoning of the subject property (hatched) and surrounding properties.

Vehicle Sales in Redondo Beach

Within the City of Redondo Beach there are four (4) existing Used Automobile Vehicle Sales business currently operating.

Existing Used Vehicle Sales Locations Redondo Beach		
Name of Business	**Location**	**Entitlement**
Platinum Autohaus	610 N Pacific Coast Highway (also operates an administrative office and photography studio for marketing purposes at an adjacent location, 816 N. Irena. Approved for auto parts, accessories, display and sales.)	Use Permit and Planning Commission Resolution 3505 for Automobile Sales, approved 1971.
Right Choice Motor LLC (Used Autos)	530 N. Pacific Coast Highway	Conditional Use Permit Automobile Use, approved 1984.
Classic Auto Sales	320 N. Pacific Coast Highway	Conditional Use Permit and Planning Commission Resolution 5516 for Automobile Sales, approved 1985.
RonRoss Motors	339 S. Pacific Coast Highway	City Council Resolution 264 for Automobile Sales, approved 1953.

All existing used automobile sales locations are on small lots along Pacific Coast Highway.

The applicant for this project is the same owner-operator of the existing Platinum Autohaus located within the same block of Pacific Coast Highway approximately 75' north along Pacific Coast Highway. The following is a brief summary of the existing operations of this existing nearby automobile sales operation.

Existing Platinum Autohaus 610 N. Pacific Coast Highway

The existing Platinum Autohaus was established in 1998. It assumed the existing entitlement authorizing automobile sales use for this location. Platinum Autohaus operates a pre-owned automobile sales business that maintains an inventory of approximately 50 luxury vehicle brands that include: BMW, Mercedes Benz, Bentley, Rolls Royce, Porsche, Ferrari, Range Rover, Maserati, and many other similar high end

brands. Their inventory is predominantly late model (2012-2016) vehicles that range in price from $ 25,000.00 to $ 500,000.00. Platinum Autohaus markets toward a wealthy nationwide market and averages sales of 30 vehicles per month. Platinum Autohaus is one of the City's top sales tax generators. There are approximately 6 employees at the existing business and their hours of operation are: M-F 10 AM – 7 PM; Saturday 10 AM – 5 PM; and Sunday 12 PM – 5 PM.

DESCRIPTION OF THE REQUEST:

The proposed project consists of the construction and operation of new satellite Platinum Autohaus for pre-owned vehicle sales that will include the following site improvements:

- New 30 foot driveway from Agate street;
- Perimeter landscaping totaling approximately 2,627 sf of which 1,238 sf is on-site and 1,389 sf is on the adjacent rights of way;
    - 16% of subject property will be landscaped.
    - Including the proposed landscaping in the adjacent right of way the plan will provide 34% of the site in landscaping;
- New perimeter 6' high block wall with smooth stucco finish between subject property and existing legal nonconforming residence;
- Blacktop paving and parking area for automobile inventory with a capacity of approximately 20 vehicles;
- Three (3) parking spaces, two (2) for customers (1 van accessible, 1 standard) and one (1) for an employee;
- A small sales office, 580 sf; and
- Six (6) 12'-15' high LED shielded lights.

The proposed hours of operations will be the same as the existing Platinum Autohaus currently operating at 610 N. Pacific Coast Highway.

1. M-F 10 AM – 7 PM;
2. Saturday 10 AM – 5 PM; and
3. Sunday 12 PM – 5 PM.

EVALUATION OF THE REQUEST:

Pursuant to Section 10-2.620 of the Zoning Ordinance, a Vehicle Sales business, such as the proposed Platinum Autohaus, requires the approval of a Conditional Use Permit. The purpose of a Conditional Use Permit (CUP) is to ensure that the proposed use and development is appropriate on the subject property and that it does not have an adverse effect on the surrounding land uses nor disrupt the orderly development of the surrounding community.

Typical concerns attributable to vehicle sales businesses are noise, parking, signage-banners, lighting, potential traffic from "test driving", and washing of vehicles. Below is discussion on each of these issues and the planned resolution.

Noise

It is a fairly common operational practice for automobile dealerships to utilize onsite outdoor audio systems (loudspeaker paging systems) for the purpose of paging sales associates and other employees and customers on their vehicle lots. This practice is common with much larger new vehicle sales dealerships that are typically on properties ranging from 3-5 acres in size and in locations adjacent to freeways and heavy commercial areas. This property is very small (comparably) and is adjacent to and near residentially zoned and developed properties rendering such outdoor loudspeaker paging system both unnecessary and inappropriate. There is no such loudspeaker paging system at the existing Platinum Autohaus at 610 N. Pacific Coast Highway and to ensure there is no such system at this location a condition has been recommended prohibiting any outdoor loudspeaker paging system at this location.

In further analysis of this issue the City's Code Enforcement Division was asked to research all complaints received regarding the existing Platinum Autohaus business (610 N. Pacific Coast Highway) with respect to noise. The City's Code Enforcement Division confirmed that no complaints have been documented with respect to noise.

Therefore with the addition of the recommended condition prohibiting outdoor loudspeaker audio systems and the absence of other noise issues related to this use, the noise generated by this facility is not anticipated to be an issue with the neighboring surrounding uses.

Parking

Two (2) parking spaces are required for the subject use based on the size of the proposed office, 580 sf. A total of three (3) parking spaces are proposed. One (1) for employee parking and two (2) for customers. One (1) space will be van accessible as required.

Some research was conducted with respect to parking associated with the existing Platinum Autohaus business located at 610 N. Pacific Coast Highway. Over the past few years there have been a few complaints from surrounding residents regarding the parking of inventory on adjacent streets. The City requires that all inventory associated with this type of business be maintained on-site. In working with the owner-operator of the existing Platinum Autohaus business a reduction of inventory and/or the expansion of the existing business location were the determined solutions. The development of this new location is the realization of the preferred long term solution and will provide further remediation to ensure this issue does not impact the surrounding residential neighborhood. A recommended condition is included that requires all inventory associated with this business and any employee parking must be on-site and is not permitted on adjacent public streets. Staff should note that the owner has been very cooperative with the City in resolving all issues of parked vehicles.

Signage-Banners

It is a fairly common operational design practice for smaller Used Vehicle Sales businesses to have multiple signs and colorful banners for the purpose of advertising and gaining attention. This type of signage can result in negative aesthetic impacts and detract from the stated General Plan policy of high quality development. To ensure this issue is adequately addressed a condition has been added limiting signage to two (2) wall signs on the proposed structure only. One (1) will be permitted on the Agate Street facing elevation (south elevation) and one (1) will be permitted on the Pacific Coast Highway facing elevation (west elevation). They will be limited to zoning ordinance requirements for wall signs and will be issued under a separate permit.

Lighting

Onsite lighting will be limited to six (6) light standards in the setback along Agate Street and minimal wall lighting on the small office building as needed for safe nighttime ingress and egress. The six (6) proposed light standards are limited in height to 15' maximum and must be directed on-site and shielded to eliminate any lighting and direct glare off site onto adjacent properties. A condition to this effect has been recommended to mitigate any potential lighting impacts on adjacent properties.

Traffic-Trips-Test Drives-Vehicle Deliveries

With vehicle sales "test drives" can have impacts upon surrounding streets. Consultations with respect to this issue were conducted with the City's Traffic Engineers. They conducted a review of ITE (Institute of Transportation Engineers) manual which determined that for a vehicle sales operation of this size very few trips are anticipated and no impact with respect to trip generation is expected. No trips will be generated during AM Peak Hour as the business is not open, and between 5-10 trips during PM Peak Hour could be expected which is significantly less than other permitted commercial uses that could locate on the subject property.

Research concerning the issue of traffic and "test drives" associated with the existing Platinum Autohaus business (610 N Pacific Coast Highway) was also considered as part of the review of this application. There have been some complaints from nearby residences concerning "test drives" associated with the existing Platinum Autohaus business. A request was made by nearby residences to install "speed cushions" along the 700 block of N Irena Avenue between Pacific Coast Highway and Agate Street. The City's Traffic Engineers investigated this request and their recommendation to the Public Works Commission was that all "warrants" for installation of "speed cushions" were not met and therefor "speed cushions" were not recommended. The Public Works Commission denied the request for "speed cushions" at a meeting earlier this year, however the City Council ultimately recently determined to install "speed cushions" and their planned installation is expected this summer.

Given the types of performance vehicles sold it is expected that most prospective buyers would clearly want to test the cars on the highway or major arterials. As a result of general

concerns regarding traffic-test drives a condition is recommended that requires all test drives must be on Pacific Coast Highway and other Major Arterial designated roadways only.

The existing Platinum Autohaus business currently receives approximately 15-20 vehicles for inventory replenishment on average 2-3 times per month. Vehicles are delivered by a multiple vehicle carrier with a capacity of approximately 8 vehicles. It is expected that this location will require 1-2 vehicle deliveries per month with a similar delivery type truck. A condition is recommended that will require any vehicle deliveries be made only on weekdays between the hours of 10:00 AM and 5:00 PM. Also the recommended condition requires the delivery truck be parked on the north side of Agate Street west of the driveway when offloading vehicles.

Auto Washing and Detailing

Auto washing and detail activities are required and expected as an ancillary component of this type of business. Water quality and noise are the potential impacts associated with these activities.

Concerning water quality (and conservation) a condition is recommended that will require the business to use a portable washing and detailing system approved by the Planning Division that generates no off-site runoff. In addition, the site is planned to drain into the adjacent landscaping area and percolate the wash water.

Concerning noise that may be associated with auto washing (vacuums and compressors) activities any noise resulting from cleaning equipment must comply with the City's noise standards (maximum 65 dbs at the property line) and cannot be conducted past 5:00 PM on Weekdays and Saturdays and is not permitted on Sundays.

Commercial (C-2B) Development Standards

The following is a brief summary of the development standards that apply to the subject property and demonstrates that the project as proposed is compliant with required standards.

C-2B Development Standards		
Development Standard	**Requirement**	**Proposed**
Floor Area Ratio	0.5	0.076
Building Height	30	Building: 14'-8" Light Standards: 15'
Stories	2 Stories	1 Story

Setbacks: Front Side Rear	Front: 5' Side: 10' Rear: 0'	**Front:** The subject properties front yard is along Agate Street: 16' **Side:** The subject property has two street side yards (PCH and North Irena): **PCH Street Side:** 51' **North Irena Avenue Street Side:** 117' **Rear:** 0'
Parking	One (1) space per 250 sf of gross floor area, 580 sf structure: Two (2) spaces required.	Three (3) spaces. Two (2) customer spaces and one (1) employee space.
Signage	Multiple sign types and amounts permitted based upon building wall percentages and street frontages.	Signage is under separate permit and will be limited by condition to wall signs only for the west and south elevations. Amount per wall sign regulations.
Landscaping	All required setbacks shall be landscaped. Total sf of landscaping required: 1,808 sf	2,627 sf of proposed landscaping (1,238 sf onsite, and 1,389 sf in adjacent parkway)

PUBLIC INPUT RECEIVED

As part of the City's "Application for Conditional Use Permit" there is section for the applicant "…to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for…". Below are signatures of project supporter's (11 total) submitted by the applicant. These adjacent residents/property owners currently reside immediately north of the existing Platinum Autohaus on the east side of the 800 block of N. Irena Avenue with the exception of the one property owner at 803 N. Irena Avenue (existing legal nonconforming residence immediately north of the proposed project.

D It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.

NAME	ADDRESS	LOT	BLOCK	TRACT
Amanda Freeman	804 N Irena Ave #A Redondo	1		67862
Peter Ardeljan	804 N Irena Ave #B "	1		67862
Joseph M Icardi	806 N Irena Ave #A "	1		67862
Amanda Freeman	806 N Irena Ave #B "	1		67862
Nelu Ardeljan	808 N Irena Ave #A "	2		67862
Nelu Ardeljan	808 N Irena Ave #B "	2		67862
Alexa N Ardeljan Braden	810 N Irena Ave #A "	3		67862
Sandra Onallo	810 N Irena Ave #B "	3		67862
Peter Ardeljan	812 N Irena Ave #A "	3		67862
Kelli Corbett	812 N Irena Ave #B "	3		67862

D It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.

NAME	ADDRESS	LOT	BLOCK	TRACT
Richard Kim	803 N Irena Ave			

On Tuesday, June 7, 2016, two residents from the 700 block of N. Irena came into the Planning Division to review the file and express their opposition to the project. Their primary concern was lighting impacts upon nearby residences and parking of sales inventory on nearby adjacent public streets.

Additional conditions are recommended to address the concerns raised above. The proposed light standards cannot be higher than 12 feet (15' was the initial height proposed) and only five (5) are permitted along the Agate Street frontage (six (6) were originally proposed). All lights must be directed towards the subject lot and shielded to prevent direct glare offsite. Two (2) conditions are recommended to address parking issues on adjacent nearby public streets, one (1) that prohibits vehicles for sale associated with this business from being parked on public streets and a second that limits vehicle deliveries to weekdays only between 10:00 AM and 5:00 PM with offloading permitted only on the north side of Agate Street west of driveway (furthest location from residential neighborhoods east).

ENVIRONMENTAL EVALUATION

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

FINDINGS:

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

a) The proposed vehicle sales business is conditionally permitted in the land use and zoning 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 has access to public streets of adequate width to carry the kind and quantity of traffic generated by the proposed vehicle sales business subject to the requirement that all test driving activity be conducted on Pacific Coast Highway and other major arterial streets only and subject to the requirement that the applicant shall irrevocably dedicate 10' of property across the PCH frontage for future street ROW purposes.

c) The proposed vehicle sales use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval. Conditions including but not limited to: the hours of operation; limited inventory on-site; lighting height limits and shielding, substantial landscaping, new 6' wall between subject property and adjacent legal nonconforming residential use, on-site parking in excess of zoning ordinance requirements, no loudspeaker or audio paging systems, prohibiting banners and pennants without special permit, test drives on Pacific Coast Highway and other Major Arterials only, limiting car washing and detailing activities, and improvements to adjacent sidewalks.

d) The proposed vehicle sales business conforms to all of the requirements of the Zoning Ordinance.

e) The proposed vehicle sales business is consistent with the Comprehensive General Plan of the City.

2. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.

3. The project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA).

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

5. The Planning Commission further finds that in reviewing the Exemption Declaration it has exercised its own independent judgment.

CONDITIONS:

1. That the approval granted herein is for the operation of a Vehicle Sales business on the property at 600 N. Pacific Coast Highway and the subject property shall be improved, developed, constructed and operated in substantial compliance with the plans reviewed in conjunction with the applications approved by the Planning Commission on June 16, 2016.

2. Any modification to the approved plans requires the approval of the Department of Community Development. Significant changes to the plans or vehicle sales operations as determined by the Director of the Community Development Department may require review by the Planning Commission.

3. That the hours of operation for the vehicle sales on the subject property will be as follows: Monday – Friday 10:00 AM – 7:00 PM; Saturday 10:00 AM – 5:00 PM; and Sunday 12 PM – 5 PM.

4. Vehicle deliveries to the business are limited to weekdays only between the hours of 10:00 AM to 5:00 PM. Vehicles can only be offloaded from the north side of Agate street west of the access driveway to the property.

5. That a minimum of three (3) striped parking spaces (dimensioned per zoning ordinance regulations), one (1) for employee and two (2) are required on the subject property.

6. All test drives associated with the operation of the vehicles sales business are limited to routes along Pacific Coast Highway and other roadways within the City designated as Major Arterials, i.e. Anita/190th Street, Aviation Boulevard, Artesia Boulevard, etc.

7. An irrevocable offer for dedication of 10' for the 20.99' of frontage along Pacific Coast Highway (100' Right of Way, 50' from center line) is required to be submitted for review and approval to the City by the applicant and then recorded against the subject property and a certified copy of the recorded irrevocable offer of dedication shall be provided to the City by the applicant prior to the certificate of occupancy for the on-site office.

8. An additional 5' wide landscaping area for the 20.99 ' of frontage along Pacific Coast Highway is required in the event the City improves Pacific Coast Highway to its full width right-of-way.

9. An additional 2' wide landscaping area along the 226.69' of frontage along Agate Street may be required in the event additional street improvements are made by the City of Agate Street adjacent to the subject property. A minimum 5' wide landscaping area is required along the entire Agate Street frontage which can be accommodated by a combination of private and adjacent public property.

10. Any landscaping provided within adjacent public right-of-way must be reviewed and approved by the City's Public Works Department.

11. Light standards are required to comply with the approved Planning Commission plans and cannot exceed a maximum height of 12'. All on-site lighting must be directed on-site and shielded to prevent light and direct glare upon adjacent properties. A maximum of five (5) light standards are permitted.

12. A new smooth finish stucco block wall 6' in height is required to be installed on or near the property line between this property and the adjacent property to the north developed with legal nonconforming residential use subject to the approval by the Community Development Director.

13. On-site and off-site landscaping is required and must substantially conform to the landscaping plans approved by the Planning Commission on June 16, 2016.

14. No signs or banners are permitted without approval by the Community Development Department and the issuance of any required permits. Only two (2) walls signs, compliant with applicable zoning ordinance signage requirements, one (1) to be located on the south elevation and the other on the west elevation of the proposed building will be permitted.

15. No outdoor speakers or outdoor amplified sound is permitted with this business. All noise requirements must be met for this location.

16. The washing and detailing of vehicles on-site is limited to a system subject to the approval by the Community Development Director and cannot include equipment that exceeds required noise limits at the property line. No vehicle washing of vehicles is permitted after 5:00 PM Monday-Saturday and is not permitted on Sundays. Any washing system must be minimal in terms of water usage and must drain to the landscaping area with the design infiltration area along Pacific Coast Highway.

17. That the project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Community Development Department, Public Works Department and the Fire Department.

18. That the project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.

19. 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. The decision of the Planning Commission shall be final.

20. All employee vehicles and vehicles subject to sale are not permitted to be parked on public streets. All vehicle parking associated with the subject business, employee or vehicle inventory must be kept on the subject property.

21. Accessible off-street parking, including signage and markings, should be installed consistent with the requirements of Caltrans Standard Plan A90A (traffic).

22. The driveway approach must designed and constructed per APWA Standard Plans (traffic).

23. That curb ramps at two street corners adjacent to the property shall be constructed. Land for curb ramp us shall be dedicated to the City via easement deed. Contact the Public Works Department for additional information (public works).

24. Landscaping in the Public Right of Way shall be reviewed and approved by the PW Parks Manager (public works).

25. Provide sidewalk compliant with ADA and APWA Standards (public works).

26. Comply with all adopted state codes (2013 California Codes) and local ordinances (building division).

27. Submit survey, soil report, architectural and structural plans, EMP plans, grading and drainage plans at time of plan check submittal (building division).

28. Comply with all Title 24 accessibility requirements.

29. Provide property Building Information at time of building permit plan check submittal: Occupancy, Type of Construction, Fire Sprinklers, Exiting Analysis, etc. (building division).

Prepared by:

Sean Scully
Planning Manager

Approved by:

Aaron Jones
Community Development Director

cc.

Exemption Declaration
Draft Resolution
Applicant's Submittals

CITY OF REDONDO BEACH

EXEMPTION DECLARATION
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: June 16, 2016

PROJECT ADDRESS: 600 N Pacific Coast Highway

PROPOSED PROJECT: Consideration of an Exemption Declaration, a Conditional Use Permit to allow the construction and operation of a vehicle sales facility on property located within a Commercial (C-2B) zone, at N 600 Pacific Coast Highway.

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

> Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), a structure not exceeding 2500 square feet in floor area in an urbanized area where all the necessary public services and facilities are available and the surrounding area is not environmentally sensitive, is exempt from the requirements of CEQA. This finding is supported by the fact that the proposed project is the construction of a new administrative office with a structure that is 580 square feet in size.

Prepared By:

Sean Scully
Planning Manager

RESOLUTION NO. 2016-06-PCR-***

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF AN AUTOMOBILE SALES LOT ON PROPERTY LOCATED WITHIN A COMMERCIAL (C-2B) ZONE AT 600 N. PACIFIC COAST HIGHWAY (CASE NO. 2016-06-PC-014)

WHEREAS, an application was filed on behalf of the owner of the property located at 600 N. Pacific Coast Highway for approval of an Exemption Declaration and consideration of a Conditional Use Permit to allow the operation of an automobile sales lot on property located within a Commercial (C-2B) 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 16th day of June, 2016, with respect thereto.

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

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

   a) The proposed vehicle sales business is conditionally permitted in the land use and zoning 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 has access to public streets of adequate width to carry the kind and quantity of traffic generated by the proposed vehicle sales business subject to the requirement that all test driving activity be conducted on Pacific Coast Highway and other major arterial streets only and subject to

the requirement that the applicant shall irrevocably dedicate 10' of property across the PCH frontage for future street ROW purposes.

c) The proposed vehicle sales use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval. Conditions including but not limited to: the hours of operation; limited inventory on-site; lighting height limits and shielding, substantial landscaping, new 6' wall between subject property and adjacent legal nonconforming residential use, on-site parking in excess of zoning ordinance requirements, no loudspeaker or audio paging systems, prohibiting banners and pennants without special permit, test drives on Pacific Coast Highway and other Major Arterials only, limiting car washing and detailing activities, and improvements to adjacent sidewalks.

d) The proposed vehicle sales business conforms to all of the requirements of the Zoning Ordinance.

e) The proposed vehicle sales business is consistent with the Comprehensive General Plan of the City.

2. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.

3. The project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA).

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

5. The Planning Commission further finds that in reviewing the Exemption Declaration it has exercised its own independent judgment.

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

Section 1. That based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and grant the Conditional Use Permit pursuant to the plans and applications considered by the Planning Commission at its meeting of the 16th day of June, 2016.

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

1. That the approval granted herein is for the operation of a Vehicle Sales business on the property at 600 N. Pacific Coast Highway and the subject property shall be improved, developed, constructed and operated in substantial compliance with the plans reviewed in conjunction with the applications approved by the Planning Commission on June 16, 2016.

2. Any modification to the approved plans requires the approval of the Department of Community Development. Significant changes to the plans or vehicle sales operations as determined by the Director of the Community Development Department may require review by the Planning Commission.

3. That the hours of operation for the vehicle sales on the subject property will be as follows: Monday – Friday 10:00 AM – 7:00 PM; Saturday 10:00 AM – 5:00 PM; and Sunday 12:00 PM – 5:00 PM.

4. Vehicle deliveries to the business are limited to weekdays only between the hours of 10:00 AM to 5:00 PM. Vehicles can only be offloaded from the north side of Agate street west of the access driveway to the property.

5. That a minimum of three (3) striped parking spaces (dimensioned per zoning ordinance regulations), one (1) for employee and two (2) are required on the subject property.

6. All test drives associated with the operation of the vehicles sales business are limited to routes along Pacific Coast Highway and other roadways within the City designated as Major Arterials, i.e. Anita/190th Street, Aviation Boulevard, Artesia Boulevard, etc.

7. An irrevocable offer for dedication of 10’ for the 20.99’ of frontage along Pacific Coast Highway (100’ Right of Way, 50’ from center line) is required to be submitted for review and approval to the City by the applicant and then recorded against the subject property and a certified copy of the recorded irrevocable offer of dedication shall be provided to the City by the applicant prior to the certificate of occupancy for the on-site office.

8. An additional 5’ wide landscaping area for the 20.99’ of frontage along Pacific Coast Highway is required in the event the City improves Pacific Coast Highway to its full width right-of-way.

9. An additional 2’ wide landscaping area along the 226.69’ of frontage along Agate Street may be required in the event additional street improvements are made by the City of Agate Street adjacent to the subject property. A minimum 5’ wide landscaping area is required along the entire Agate Street frontage which can be accommodated by a combination of private and adjacent public property.

10. Any landscaping provided within adjacent public right-of-way must be reviewed and approved by the City's Public Works Department.

11. Light standards are required to comply with the approved Planning Commission plans and cannot exceed a maximum height of 12'. All on-site lighting must be directed on-site and shielded to prevent light and direct glare upon adjacent properties. A maximum of five (5) light standards are permitted.

12. A new smooth finish stucco block wall 6' in height is required to be installed on or near the property line between this property and the adjacent property to the north developed with legal nonconforming residential use subject to the approval by the Community Development Director.

13. On-site and off-site landscaping is required and must substantially conform to the landscaping plans approved by the Planning Commission on June 16, 2016.

14. No signs or banners are permitted without approval by the Community Development Department and the issuance of any required permits. Only two (2) walls signs, compliant with applicable zoning ordinance signage requirements, one (1) to be located on the south elevation and the other on the west elevation of the proposed building will be permitted.

15. No outdoor speakers or outdoor amplified sound is permitted with this business. All noise requirements must be met for this location.

16. The washing and detailing of vehicles on-site is limited to a system subject to the approval by the Community Development Director and cannot include equipment that exceeds required noise limits at the property line. No vehicle washing of vehicles is permitted after 5:00 PM Monday-Saturday and is not permitted on Sundays. Any washing system must be minimal in terms of water usage and must drain to the landscaping area with the design infiltration area along Pacific Coast Highway.

17. That the project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Community Development Department, Public Works Department and the Fire Department.

18. That the project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.

19. 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. The decision of the Planning Commission shall be final.

20. All employee vehicles and vehicles subject to sale are not permitted to be parked on public streets. All vehicle parking associated with the subject business, employee or vehicle inventory must be kept on the subject property.

21. Accessible off-street parking, including signage and markings, should be installed consistent with the requirements of Caltrans Standard Plan A90A (traffic).

22. The driveway approach must designed and constructed per APWA Standard Plans (traffic).

23. That curb ramps at two street corners adjacent to the property shall be constructed. Land for curb ramp us shall be dedicated to the City via easement deed. Contact the Public Works Department for additional information (public works).

24. Landscaping in the Public Right of Way shall be reviewed and approved by the PW Parks Manager (public works).

25. Provide sidewalk compliant with ADA and APWA Standards (public works).

26. Comply with all adopted state codes (2013 California Codes) and local ordinances (building division).

27. Submit survey, soil report, architectural and structural plans, EMP plans, grading and drainage plans at time of plan check submittal (building division).

28. Comply with all Title 24 accessibility requirements.

29. Provide property Building Information at time of building permit plan check submittal: Occupancy, Type of Construction, Fire Sprinklers, Exiting Analysis, etc. (building division).

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

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

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

PASSED, APPROVED, AND ADOPTED this 16th day of June, 2016.

_____
Doug Rodriquez, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Aaron Jones, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2016-06-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 16th day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Aaron Jones
Community Development Director

APPROVED AS TO FORM:

_____
City Attorney's Office

CITY OF REDONDO BEACH

PLANNING DIVISION

PLANNING DEPT. REVIEWED BY: SG

DATE REVIEWED BY: 5/3/16

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:
600 NORTH PACIFIC COAST HIGHWAY

EXACT LEGAL DESCRIPTION OF THE PROPERTY:
LOT: BLOCK: 111 TRACT: MP 39-1-16

ZONING: C2(B)

FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)
SITE SIZE (SQ. FT.): 7621 GROSS FLOOR AREA (SQ. FT.) 580 FLOOR AREA RATIO: 8%

RECORDED OWNER'S NAME:
SIGI WERNER
MAILING ADDRESS:
6631 EDGEMONT DR./HB CA
TELEPHONE: 949 400 1458/92647

AUTHORIZED AGENT'S NAME: CBB ARCHITECTS
MAILING ADDRESS: 521 W. ROSECRANS AVE GARDENA, CALIF
TELEPHONE: 310 493 0882

APPLICANT'S NAME: SEE AUTHORIZED AGENTS NAME
MAILING ADDRESS:
TELEPHONE: 310 493 0882

PROJECT ARCHITECT/FIRM/PRINCIPAL:
CBB ARCHITECT/CHARLES BENSK-BENGEL
MAILING ADDRESS:
SAME AS AUTHORIZED AUTHORIZED AGENTS
TELEPHONE: 310 493 0882 **LICENSE NO.** C013657

B REQUEST

The applicant requests a Conditional Use Permit to use the above described property for the following purposes:
THE PROPERTY IS ZONED FOR THE USE PROPOSED & THE IMPACT ON THE VACANT LAND IS MARGINAL. PLEASE REVIEW PLANS AS SUBMITTED.

CID 519164

20161176

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

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

THE PRESENT USE IS RESIDENTIAL, THERE IS AN EXISTING 800 SF ONE STORY BUILDING ON THE LOT. THE PLAN IS TO DEMOLISH THE EXISTING SINGLE STORY RESIDENCE & TO REPLACE IT WITH A 580.00 SF OFFICE FOR AUTO SALES. WITH THE EXCEPTION OF THE SFR (RESIDENTIAL BLD) THE LOT IS VACANT. (THE SITE HAS BEEN VACANT FOR MANY YEARS NOW AND THE EXISTING BLDG HAS NOT BEEN UTILIZED, RENTED OR LEASED FOR THE SAME TIME.

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

THE IRREGULAR SIZE OF THE LOT MAKES IT CONDUSIVE TO THE PROPOSED USE AS A SMALL CORNER TYPE AUTOMOBILE SALES OFFICE FOR EXCLUSIVE VEHICLE DISPLAY. THE PROPOSED USE WILL ALSO ALLEVIATE PARKING CONGESTION ON IRENA STREET, DUE TO THE IMPACT OF PARKING DEMAND BY PLATINUM SALES @ THE NORTHWEST CORNER OF IRENA ST. W/ PCH.

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

THE PRESENT LOT IS READILY ACCESSIBLE FROM AGATE STREET, WHERE A 30' WIDE CURB CUT & DRIVEWAY ARE PROPOSED. A SECOND SMALL DRIVEWAY FROM IRENA AVENUE WILL BE CLOSED, RECURBED & RESTORED. A PEDESTRIAN WALKWAY TO THE SITE, FROM IRENA STREET WILL BE MAINTAINED & IMPROVED. A SECONDARY HANDICAPPED RAMPED WALKWAY FROM THE AGATE STREET SIDEWALK IS PROPOSED FOR PEDESTRIAN USE.

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

AS MENTIONED, PARKING IS THE ONLY REAL IMPACT THAT WILL OCCUR AND IT SHOULD BE NON CONSEQUENTIAL DURING PEAK PARKING DEMAND IN THE NEIGHBORHOOD.

THE LANDSCAPE WILL BE AN IMPROVEMENT TO THE STREET WITH ADDITIONAL STREET TREES AND ONSITE TREE PLANTING AND LIGHTING WILL BE DIRECTED TO ONLY THE SITE AND NOT SPILL INTO THE NEIGHBORHOOD.

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

THE ZONING FOR THIS PROPERTY IS COMMERCIAL AND ITS USE IS CONSISTENT WITH THE GENERAL PLAN. LOT IS ZONE C2-B.

D. It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.

NAME	ADDRESS	LOT	BLOCK	TRACT
Amanda Freeman	804 N Irena Ave #A Redondo	1		67862
Peter Ardeljan	804 N Irena Ave #B II	1		67862
Joseph M Icardi	806 N Irena Ave #A II	1		67862
Amanda Freeman	806 N Irena Ave #B II	1		67862
Nelu Ardeljan	808 N Irena Ave #A II	2		67862
Nelu Ardeljan	808 N irena Ave #B II	2		67862
Alexa N Ardeljan Braden	810 N Irena Ave #A II	3		67862
Sandra Onalfo	810 N Irena Ave #B II	3		67862
Peter Ardeljan	812 N Irena Ave #A II	3		67862
Kelli Corbett	812 N Irena Ave #B II	3		67862

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

AS MENTIONED, PARKING IS THE ONLY REAL IMPACT THAT WILL OCCUR AND IT SHOULD BE NON CONSEQUENTIAL DURING PEAK PARKING DEMAND IN THE NEIGHBORHOOD.

THE LANDSCAPE WILL BE AN IMPROVEMENT TO THE STREET WITH ADDITIONAL STREET TREES AND ONSITE TREE PLANTING AND LIGHTING WILL BE DIRECTED TO ONLY THE SITE AND NOT SPILL INTO THE NEIGHBORHOOD.

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D. It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.

NAME	ADDRESS	LOT	BLOCK	TRACT
Richard Kim	803 N Irena Ave			

OWNER'S AFFIDAVIT

Project address: 6600 PCH N., Redondo Beach CA 90277

Project description: AUTOMOBILE SALES

I (We) SIEGHARDUS SYLLA, 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): [signature]

Address: 16631 Edgemont Dr.
HB CA 92647

Phone No. (Res.) 949 400 1458

(Bus.)

Subscribed and sworn to (or affirmed) before me this 14th **day of** Oct, **20**15

by Sieghardus Sylla, **proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.**

[signature]
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal

YONG BOK YOOK
Commission # 2012576
Notary Public - California
Los Angeles County
My Comm. Expires Mar 22, 2017

BUILDING DATA

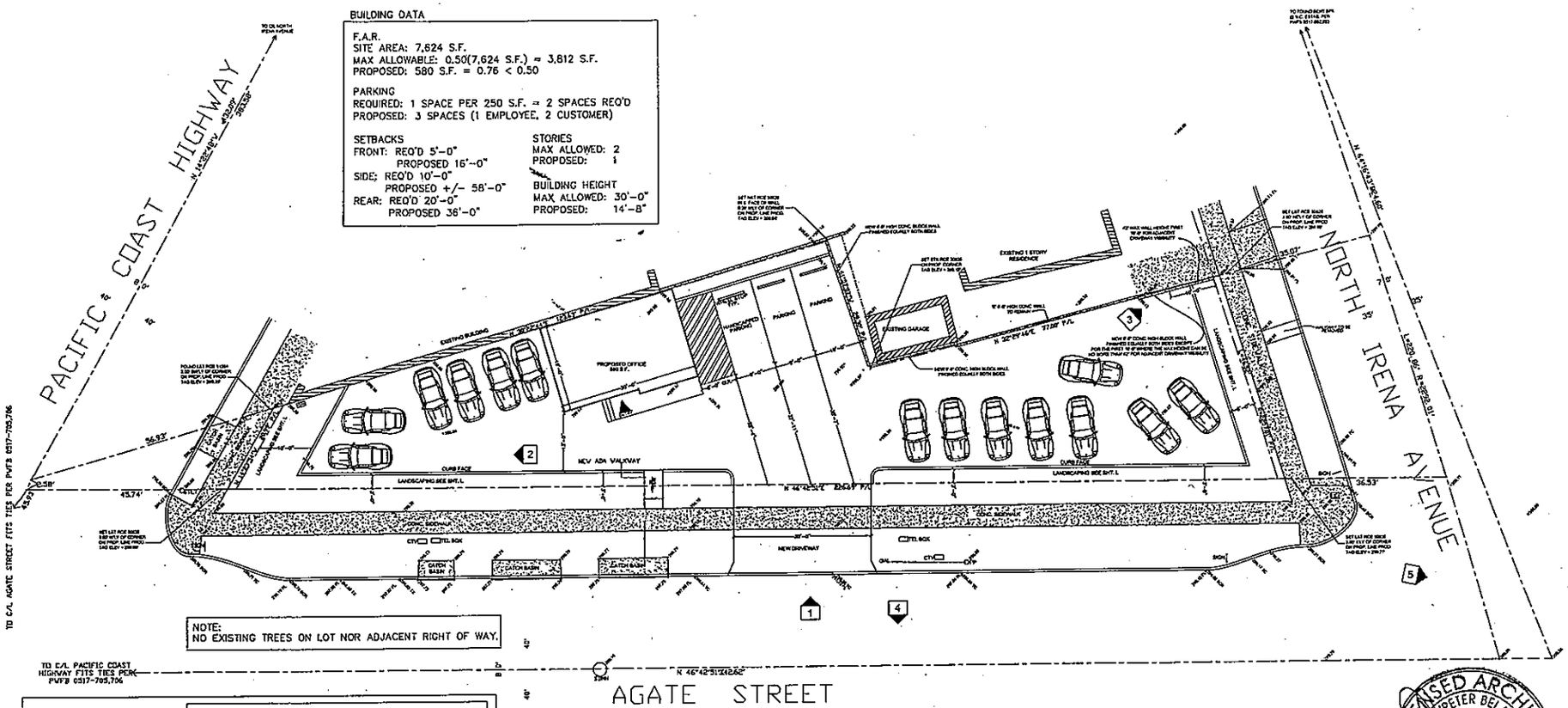
F.A.R.
SITE AREA: 7,624 S.F.
MAX ALLOWABLE: 0.50(7,624 S.F.) = 3,812 S.F.
PROPOSED: 580 S.F. = 0.76 < 0.50

PARKING
REQUIRED: 1 SPACE PER 250 S.F. = 2 SPACES REQ'D
PROPOSED: 3 SPACES (1 EMPLOYEE, 2 CUSTOMER)

SETBACKS
FRONT: REQ'D 5'-0"
PROPOSED 16'-0"
SIDE; REQ'D 10'-0"
PROPOSED +/- 58'-0"
REAR: REQ'D 20'-0"
PROPOSED 36'-0"

STORIES
MAX ALLOWED: 2
PROPOSED: 1

BUILDING HEIGHT
MAX ALLOWED: 30'-0"
PROPOSED: 14'-8"



NOTE:
NO EXISTING TREES ON LOT NOR ADJACENT RIGHT OF WAY.

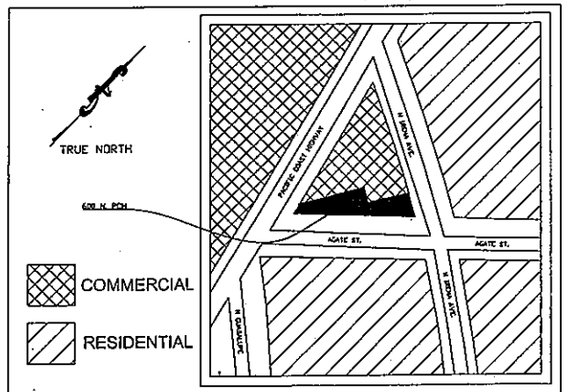
SITE PLAN

SCALE : 3/32" = 1'-0"

JOB ADDRESS
600 N PACIFIC COAST HIGHWAY
REDONDO BEACH, CA 90277

LEGAL DESCRIPTION
LOT 1 & A PORTION OF LOT 2
BLOCK 111
TOWNSHIP OF REDONDO BEACH
M.B. 39-1-17
APN 7503-002-027,028,030

TRUE NORTH



USE MAP

NOT TO SCALE

PROJECT INFORMATION

OWNER:

JIM SARMAST
600 N PACIFIC COAST HIGHWAY
REDONDO BEACH, CA 90277

ARCHITECT/ENGINEER:

CHARLES BELAK-BERGER
521 WEST ROSECRANS BLVD
GARDENA, CA 90248
(310)793-0882

SURVEY BY:

DENN ENGINEERS
3914 DEL AMO BLVD. #921
TORRANCE, CA 90501
(310)542-9433

SITE AREA: 7,624 S.F.
ZONING : C2-B
OCCUPANCY : M
CONSTRUCTION: TYPE V-B
FLOOD ZONE: X
FIRE SPRINKLERS REQ'D: YES THROUGHOUT

FLOOR AREAS:

OFFICE - 580 SF

PROJECT CODES:

2013 CRC CALIFORNIA RESIDENTIAL CODE
2013 CBC CALIFORNIA BUILDING CODE
2013 CMC CALIFORNIA MECHANICAL CODE
2013 CPC CALIFORNIA PLUMBING CODE
2013 CEC CALIFORNIA ELECTRICAL CODE
2013 TITLE 24 ENERGY CONSERVATION
CITY OF REDONDO BEACH MUNICIPAL CODE
2013 CA GREEN BUILDING CODE

SHEET INDEX:

ARCHITECTURAL SHEETS	
SHEET # 1	SITE PLAN
SHEET # 2	FLOOR PLANS, ELEVATIONS
SHEET # L	LANDSCAPE/LIGHTING PLAN
SHEET #SUR.	SURVEY/ DEMO PLAN
SHEET #C1	L.I.D. PLAN
SHEET #C2	L.I.D. DETAILS

LICENSED ARCHITECT
CHARLES PETER BELAK-BERGER
C-013657
STATE OF CALIFORNIA

CBB ARCHITECTS

Stamp:
LICENSED ARCHITECT
C-013657
STATE OF CALIFORNIA

Legal Description:
LOT#: LOT #1 & A PORTION OF LOT #2
BLOCK#: 111
TRACT#: TOWNSHIP OF R.B.
M.B.: 39-1-16
APN: 7503-002-027,28,30

Project Name (Client - Address - City)
PLATINUM AUTO DEALERSHIP
600 NORTH PACIFIC COAST HIGHWAY
REDONDO BEACH CA 90277

Use Description:

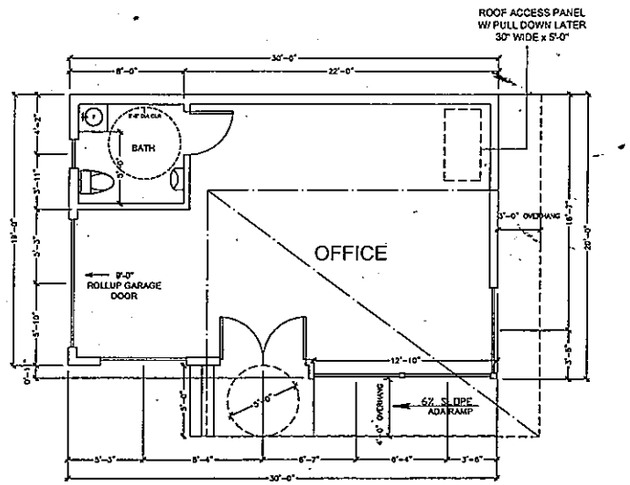
DATE: 03.24.2016

Revision Date:

Drawing By: CBB STAFF

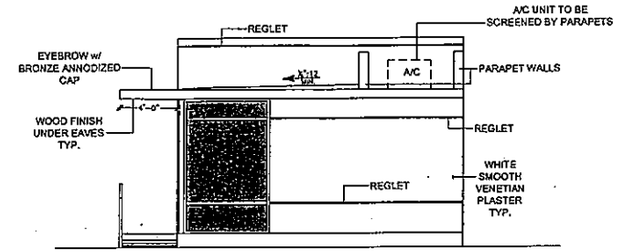
Scale:

Sheet
1



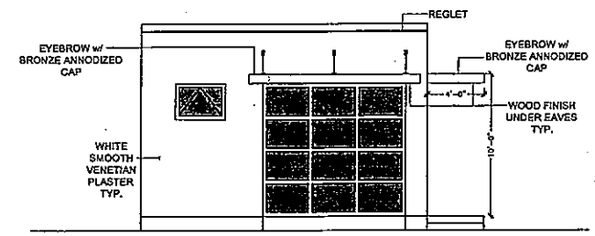
FLOOR PIAN

SCALE : 1/4" = 1'-0"



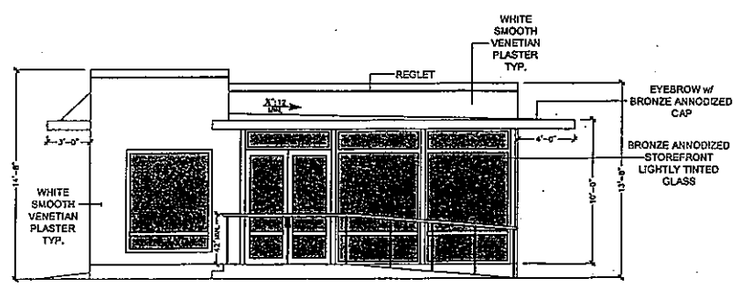
EAST ELEVATION

SCALE : 1/4" = 1'-0"



WEST ELEVATION

SCALE : 1/4" = 1'-0"



SOUTH ELEVATION

SCALE : 1/4" = 1'-0"

CBD ARCHITECTS

Stamp:

LICENSED ARCHITECT
GERALD BLAIR DUNN
C-013657
EXP. 05-30-15
STATE OF CALIFORNIA

Legal Description:
LOT#: LOT #1 & A PORTION OF LOT #2
BLOCK#: 111
TRACT#: TOWNSHIP OF R.B.
M.B.: 39-1-16
APN: 7503-002-027,28,30

Project Name (Client – Address – City)
PLATINUM AUTO DEALERSHIP
600 NORTH PACIFIC COAST HIGHWAY
REDONDO BEACH CA 90277

Use Description:

DATE: 03.24.2016

Revision Date:

Drawing By: CBB STAFF

Scale:

Sheet
2

NOTE:
NO EXISTING TREES ON LOT NOR ADJACENT RIGHT OF WAY.

#	QTY	SIZE	WATER NEEDS	SYM.	PLANT NAME/DESCRIPTION	HEIGHT @ PLANTING	MATURE HEIGHT
1	36	5 GAL.	M		"INDIAN HAWTHORNE" RHAPHIOLEPSIS INDICA	1' TO 2' TALL	3' TO 5' TALL
2	15	5 GAL.	M		"ICEBERG ROSE" ROSA	1' TALL	4' TALL
3	25	1 GAL.	L		"DAYLILY" HEMEROCALLIS	1' TALL	3' TO 3.5' TALL
4	36	1 GAL.	L		"NEW ZEALAND FLAX" PHORMIUM TENAX	1' TO 2' TALL	4' TO 5' TALL
5	33	1 GAL.	L		"FORTNIGHT LILY" DIETES "BICOLOR"	8" TO 1' TALL	2' TO 3' TALL

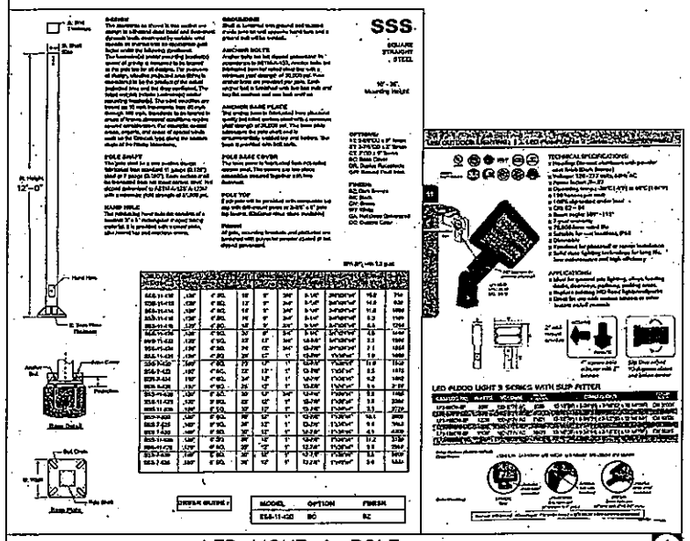
LANDSCAPING

SITE AREA : 7,621.0 S.F.
ONSITE LANDSCAPE AREA: 1,238.0 S.F.
% LANDSCAPING ONSITE= 16%

OFFSITE(ADJACENT)
210 S.F ALONG P.C.H.
1,133 S.F. ALONG AGATE
46 S.F ALONG IRENA
TOTAL OFFSITE LANDSCAPING = 1,389 S.F.

TOTAL LANDSCAPING = 2,627 S.F = 34%

QTY	SYMBOL	IRRIGATION
35	⊙	BUBBLERS 1/4"ø PVC WATER LINES



LED LIGHT & POLE

1

LANDSCAPE / LIGHTING PLAN

SCALE : 1/8" = 1'-0"

CBB ARCHITECTS

Stamp:

LICENSED ARCHITECT
C-013657
EXP. 01-31-16
STATE OF CALIFORNIA

Legal Description:
LOT#: LOT 81 & A PORTION OF LOT 82
BLOCK#: 111
TRACT#: TOWNSHIP OF R.B.
M.B.: 39-1-16
APN: 7503-002-027,28,30

Project Name (Client – Address – City)
PLATINUM AUTO DEALERSHIP
600 NORTH PACIFIC COAST HIGHWAY
REDONDO BEACH CA 90277

Use Description:

DATE: 03.24.2016

Revision Date:

Drawing By: CBB STAFF

Scale:

Sheet
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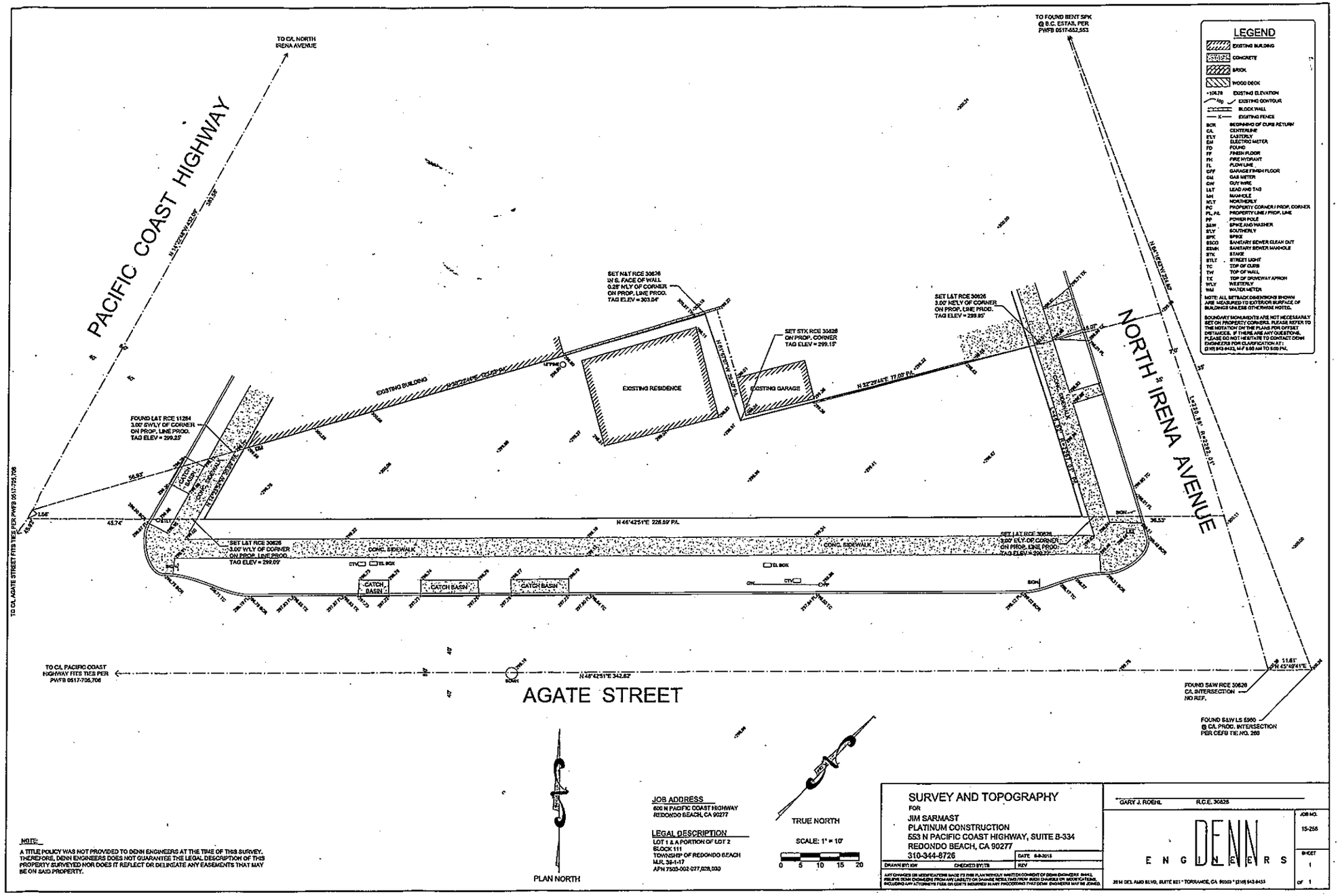


LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- +104.78 EXISTING ELEVATION
- 103 EXISTING CONTOUR
- BLOCK WALL
- —X— EXISTING FENCE

BCR	BEGINNING OF CURB RETURN
CL	CENTERLINE
ELY	EASTERLY
EM	ELECTRIC METER
FD	FOUND
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
NLY	NORTHERLY
PC	PROPERTY CORNER / PROP. CORNER
PL, P/L	PROPERTY LINE / PROP. LINE
PP	POWER POLE
S&W	SPIKE AND WASHER
SLY	SOUTHERLY
SPK	SPIKE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STK	STAKE
STLT	STREET LIGHT
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF DRIVEWAY APRON
WLY	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 943-9433, M-F 8:00 AM TO 5:00 PM.

NOTE:

A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

JOB ADDRESS
600 N PACIFIC COAST HIGHWAY
REDONDO BEACH, CA 90277

LEGAL DESCRIPTION
LOT 1 & A PORTION OF LOT 2
BLOCK 111
TOWNSHIP OF REDONDO BEACH
M.R. 34-1-17
APN 7503-002-027,028,030

SURVEY AND TOPOGRAPHY

FOR
JIM SARMAST
PLATINUM CONSTRUCTION
553 N PACIFIC COAST HIGHWAY, SUITE B-334
REDONDO BEACH, CA 90277
310-344-8726

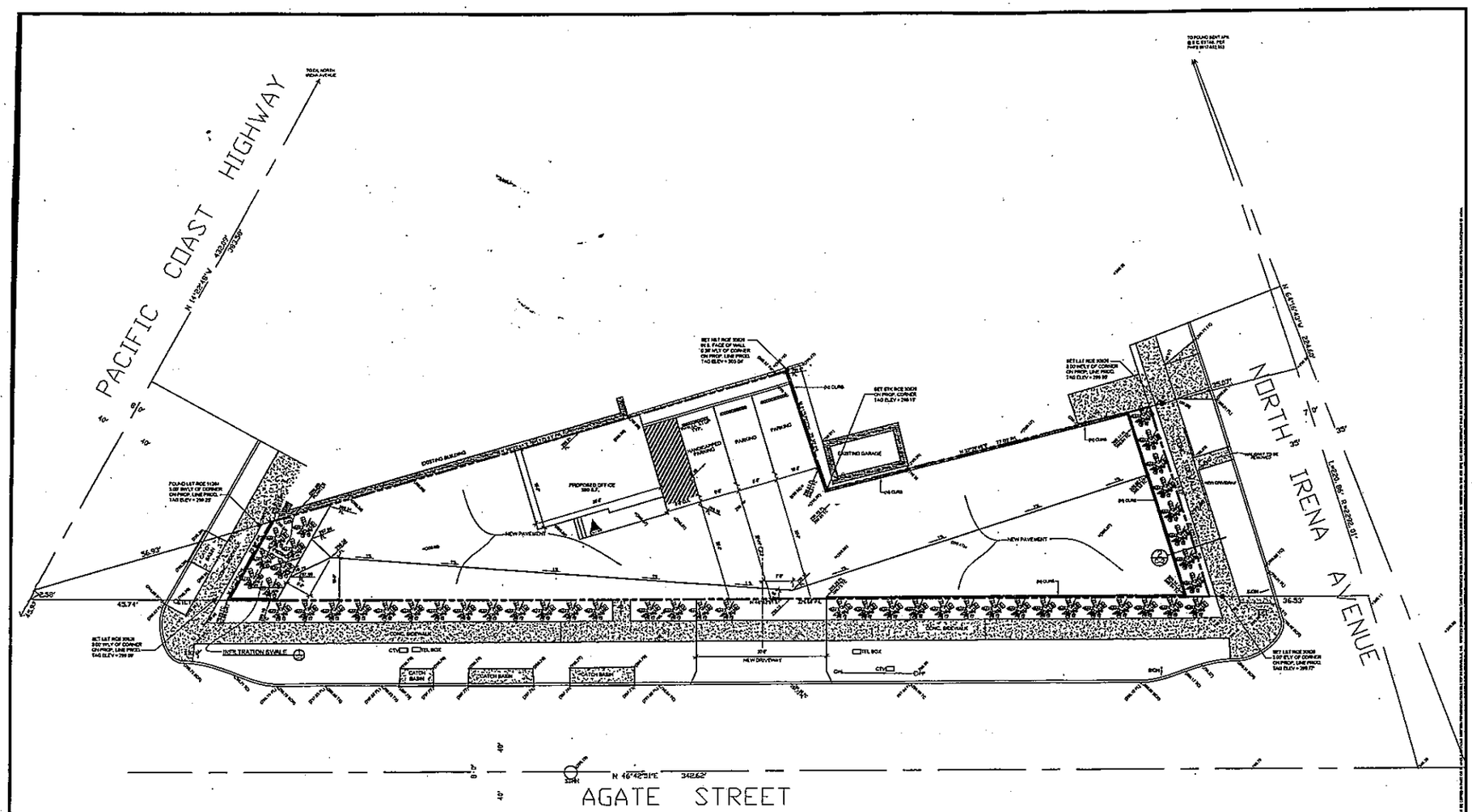
DATE 8-8-2015
DRAWN BY: KW CHECKED BY: TB REV

ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS WILL RELIEVE DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEYS FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.

GARY J. ROEHL R.C.E. 30626

DENN ENGINEERS
3514 DEL AMO BLVD, SUITE 921 * TORRANCE, CA 90503 * (310) 943-9433

JOB NO. 15-256
SHEET 1 OF 1



LID PLAN

SCALE:3/32"-1'-0"

JOB ADDRESS
600 N PACIFIC COAST HIGHWAY
REDONDO BEACH, CA 90277

LEGAL DESCRIPTION
LOT 1 & A PORTION OF LOT 2
BLOCK 111
TOWNSHIP OF REDONDO BEACH
M.R. 39-1-17
APN 7503-002-027,028,030

LEGEND
(299.00) - EXISTING ELEVATION
299.00 TC - TOP OF CURB
299.00 FL - TOP OF FINISHED PAVEMENT
EXISTING PAVEMENT
LANDSCAPED AREA

NOTE:
REFERENCE CITY OF LOS ANGELES' STANDARD URBAN STORM WATER MITIGATION PLANS (SUSMP) SITES SPECIFIC MITIGATION PLANS (2009)

HILLTOP DESIGN . BUILD
1441 W 7th St, San Pedro, CA 90732
info@hilltopcb.com

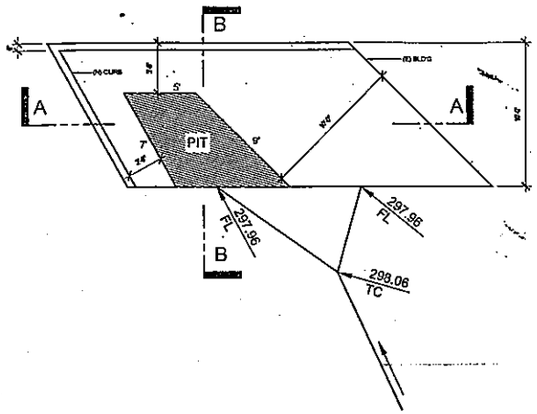
PLATINUM AUTO DEALERSHIP
600 N PACIFIC COAST HWY
REDONDO BEACH, CA 90277

Ronald Hale
civil engineer
1441 W 7TH ST
SAN PEDRO, CA 90732
P (310) 833-2123

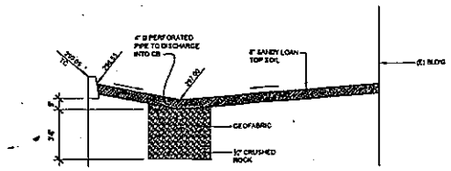
RONALD HALE No. 17008 Exp. 9/17 CIVIL STATE OF CALIFORNIA

DRAWN BY: A.E.
CHECKED BY: R.H.
PROJECT: LID PLAN
SHEET NAME: SITE PLAN NOTES
DATE: 5-11-16
SCALE: 3/32"=1'-0"
JOB NO: 16-0544
REVISIONS

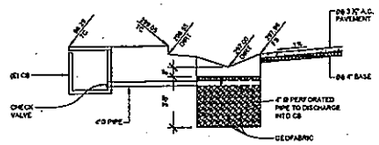
SHEET NO: **C-1**
OF 2 SHEETS



INFILTRATION SWALE (1)



SECTION AA



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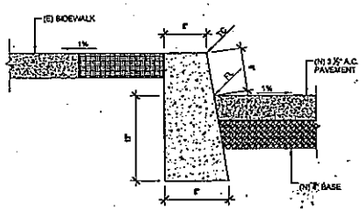

TYPICAL CURB (2)

HIGHTOP DESIGN · BUILD
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310.833.2139
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CLIENT

PLATINUM AUTO DEALERSHIP
600 N PACIFIC COAST HWY
REDONDO BEACH, CA 90277

ENGINEER OF RECORD
Ronald Hale
civil engineer
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RONALD HALE
No. 17068
Exp. 12/17
Civil
STATE OF CALIFORNIA

DRAWN BY: A.E.
CHECKED BY: R.H.
PROJECT: UID PLAN
SHEET TITLE: DETAILS NOTES
DATE: 5-11-16
SCALE: NTS
JOB NO: 16-0544

REVISION
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SHEET NO.
C-2
OF 2 SHEETS

Administrative Report

Planning Commission Hearing Date: **June 16, 2016**

AGENDA ITEM: 11 (PUBLIC HEARING)

PROJECT LOCATION: 219 AVE I

APPLICATION TYPE: EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, COASTAL DEVELOPMENT PERMIT AND VESTING TENTATIVE PARCEL MAP NO. 74219

CASE NUMBER: 2016-06-PC-015

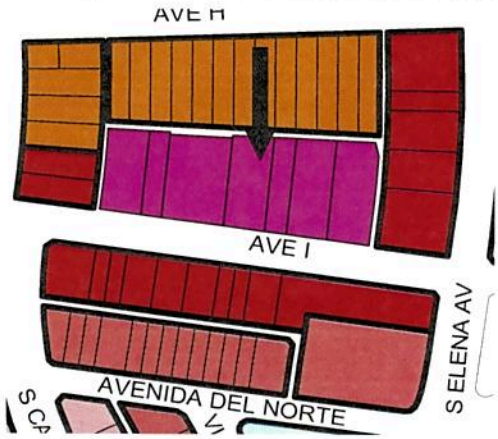
APPLICANT'S: AVE I GROUP, LLC

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit and Vesting Tentative Parcel Map No. 74219 to permit the construction of a project with twelve (12) residential apartment units, approximately 6,000 square feet of commercial development on property located within a Mixed Use (MU-3C* - Riviera Village Overlay) zone, located at 219 Ave I.

DEPARTMENT'S RECOMMENDATION:

The Community Development Department recommends that the Planning Commission make the findings as set forth in the staff report, and attached resolution, adopt the Exemption Declaration and approve a Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit and Vesting Tentative Parcel Map No. 74219 subject to the plans and applications submitted, and the findings and conditions as contained herein.



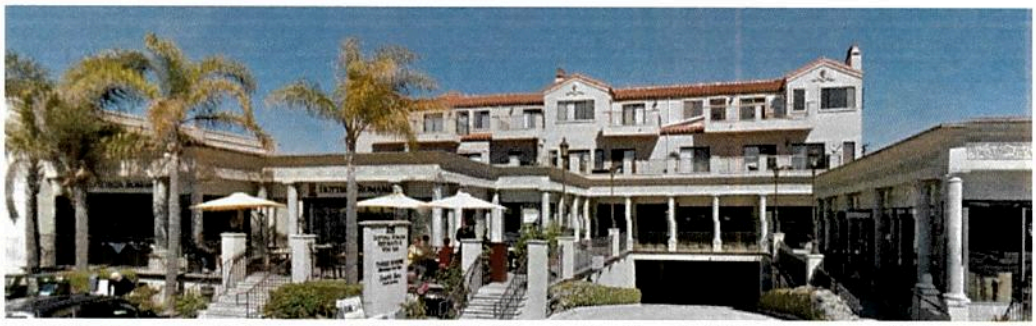
I. BACKGROUND INFORMATION

Site Description

The project site is a trapezoidal-shaped parcel with 80 feet of frontage on Ave I and an average depth of 190 feet that is 15,372 square feet in size. The site is developed with a one-story commercial

building 9,873 square feet in size that was constructed in 1968 as a high-end furniture store. On-site parking is available both at the front and rear of the lot. There is a pedestrian-friendly, eight (8)-foot wide sidewalk along the north side of Avenue I and an alley to the rear that varies in width between fifteen (15) and twenty (20) feet. The zoning of the property is Mixed-Use (MU-3C). There is also a sidewalk/curb extension that encroaches into the public street, which is approximately twenty-seven (27) feet by seventeen (17) feet in size for a total of 400 square feet. It was constructed by the City sometime during the 1990's.

The adjacent properties on the north side of Avenue I are also zoned Mixed-Use (MU-3C).



The property to the west at 215 Avenue I is developed with a mixed-use project that was approved by the Planning Commission on February 19, 1998. That site is slightly larger with a width of 120 feet, an approximate depth of 184 feet and a total lot area of 22,021 square feet. It is developed with a four level, three -story, mixed use project consisting of one level of subterranean parking, 8,853 square feet of commercial tenant space on the ground floor, enclosed parking garages to the rear of the commercial space and twelve (12) residential rentals units located on the second and third floors. A driveway off of Avenue I provides access to the commercial parking spaces while the residential parking spaces are accessed via the rear alley. The architecture of the project is reminiscent of neo-classical design.

The property to the east at 221 Ave I was approved as a commercial project by the Planning Commission on October 15, 2015. The construction plans for that project are still in plan check. The project developer is hoping to break ground before the end of this calendar year. That site is slightly smaller with 42 feet of frontage on Avenue I, an average depth of approximately 198 feet for a total lot area of approximately 8,316 square feet. The approved project consists of a 6,600 square-foot, three-story commercial building with a subterranean parking level. The ground floor will be developed with a 2,000 square foot restaurant with 4,600 square feet of office space on the second and third floors. Parking will be accessible off of the alley.

DETAILED DESCRIPTION OF THE PROJECT:

Introduction

The proposed project includes the demolition of the existing 9,873 square foot furniture store, the on-site parking areas and the existing sidewalk extension into the public street, to allow for the construction of a mixed-use project consisting of twelve (12) residential units and approximately 5,798 square feet of neighborhood-serving commercial development with a total of 54 on-site parking spaces.

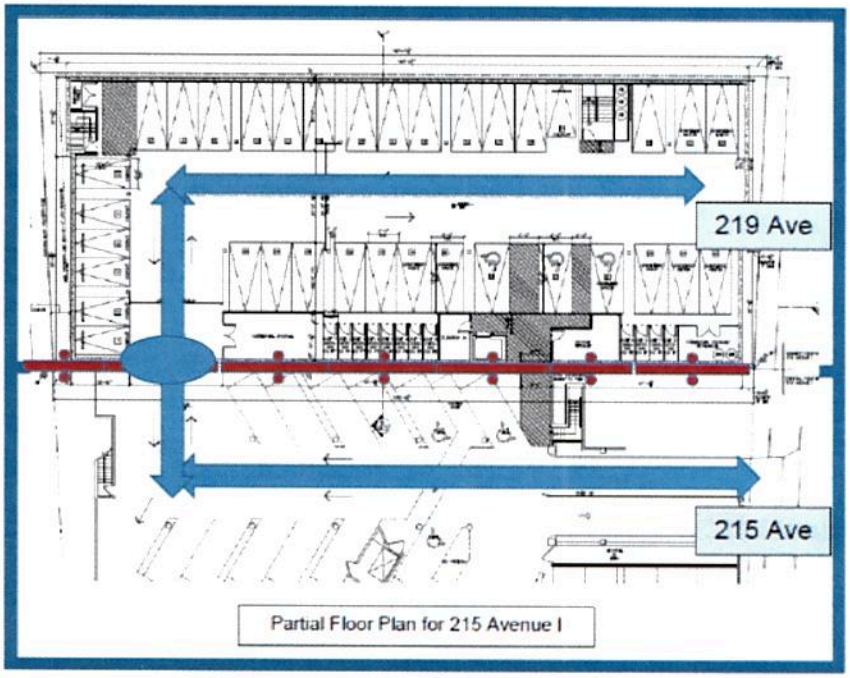
Site Layout, Components and Design

The project components include residential units; commercial tenant spaces (shops and restaurants); public open spaces; parking areas, vehicular access locations, as well as locations for trash/recycling bins, utility meters and ADA accessibility features. The mixed-use space is organized both vertically and horizontally as described below.

The overall rectangular shape of the structure is refined by the massing and volume of the proposed structure, especially at the front-facing elevation, which is the only portion of the structure that can be seen from the public realm. The front setbacks vary in depth from east to west and at each of three levels. This allow for decks of various shapes and sizes at multiple levels. These attributes combined with the interior open spaces, and use of large spans of glass, minimize the massing of the structure while contributing to the articulation of the building form.

SUBTERRANEAN LEVEL

The subterranean level of the project is designed to provide a total of thirty-four (34) parking spaces. This project has a unique design component that allows the commercial parking spaces in the subterranean level at 219 Avenue I, to be accessed via the existing driveway and ramp at 215 Avenue I, and a new opening at the subterranean level



Partial Floor Plan for 215 Avenue I

at the property line between the two (2) subterranean garages as illustrated in the diagram. Furthermore, two (2) commercial parking spaces that will be lost in the commercial parking area at 215 Avenue I as a result of the opening between the two (2) properties, will be provided in the commercial parking area at 219 Avenue I.

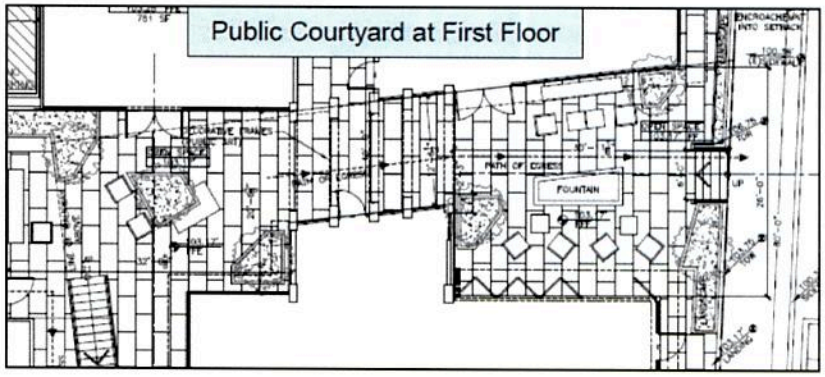
This arrangement for shared parking, vehicular access and circulation can be approved with a condition that will secure the shared facilities in perpetuity. The condition will require each of the two (2) property owners to execute and record a "cross access easement" to the other/adjacent property owner for the shared access to be confirmed, obliged, and protected to each property. The use of shared access allows the proposed project to avoid any loss of on street parking for driveway construction and significantly improves the pedestrian character of the project street frontage.

Additionally, there are two (2) sets of stairs, an elevator, a communal commercial storage area, a communal residential bicycle storage area, and twelve (12) individual, lockable, storage lockers with 300 cubic feet of space, one for each of the residential apartment tenants, and various mechanical equipment areas located on the subterranean level.

FIRST FLOOR

The first floor consists of three (3) commercial tenant spaces (shops) at the front or south-end of the project including a restaurant space on the west side approximately 1,850 square feet in size and two (2) retail spaces (shops) on the east side, one that is approximately 782 square feet (located at the public sidewalk) and the other that is approximately 751 square feet.

A public open space (public courtyard), approximately 1,450 square feet in size, is located between the restaurant space on the west side and the two (2) retail spaces on the east side. It has an unusual shape that results in the formation two (2) mini-courtyards connected by a 10'-0" wide corridor.



The residential parking area is located in a separate and secure area to the rear (north) of the commercial spaces and public courtyard. It includes ten (10) two-car enclosed parking garages for the ten (10) market-rate apartment units. To the rear, at the exterior of the residential parking garage at the alley there is a private, lockable set of stairs

leading to the second floor, protected trash and recycling bin areas and a pad location for a transformer.

SECOND FLOOR

The second floor consists of two (2) commercial tenant spaces (shops) at the front or south-end of the project including a restaurant space on the west side approximately 1,450 square feet in size and one (1) two-story office space on the east side, that has approximately 483 square feet of space at this level and on the third floor. A small public open space approximately 200 square feet in size is located in front of the office space

To the rear of the commercial spaces is an open-to-the sky interior corridor approximately 21'-0" feet in width and 85'-0" feet in length. However, there are slight variations in the width of the corridor since some of the units are recessed by 1'-0". Located within the corridor are nine (9) private decks. The remaining three (3) units have rear-facing balconies at this same level. This corridor provides access to the front entrances for all (12) twelve of the units.

Additionally, the communal living areas including living rooms, dining areas, kitchens and half-baths (except in the case of Unit #7) are located at this level of the complex. The size of the living space at this level varies within a range of 350 - 500 square feet. The living areas for the ten (10) market-rate units can be accessed by the residents from their private garages located on the first floor via an internal staircase.

THIRD FLOOR

The third floor consists of 483 square feet of office space located at the front-end of the project.

The residential portion of the project is located to the rear of the office space. The arrangement of the multi-story units at this level lines up, for the most part, with the arrangement of the connected living spaces at the second floor. The interior living spaces consist of two (2) bedrooms, each with its own bathroom. Again, the layouts and the sizes of the areas at this level varies from unit to unit, with an average of size of just under 400 square feet.

The open space corridor at this level is approximately 14-0" in width. Ten (10) of the units have balconies that face onto the interior courtyard. Two (2) of the units at the north-end of the project have exterior north-facing balconies.

<u>Detailed Area Calculations by Use / Building Levels/Floors</u>

Sheet A.5.0 of the architectural plans provides detailed area calculations for each of the twelve (12) apartment units, which indicate that the units range in size from 912 – 1,197

square feet. It always provides area calculations by the type of use, and by building level. Lastly, it provides detailed information related to the on-site parking facilities.

Topography and Building Height

There is a very gradual upward slope of two (2) feet from the front property line to the rear property line that is equivalent to a 0.01% slope.

The building height is measured from the existing grade down the centerline of the subject property. The majority of the proposed structure is designed to be within the maximum of building height of thirty-eight (38) feet. Approximately 41% of the building footprint is within the range of thirty-eight (38) feet and forty-four (44) feet in height.

Parking

A total of fifty-four (54) parking spaces are provided on-site including including twenty-six (26) commercial parking spaces, two (2) of which are provided for the loss of two (2) commercial parking at 215 Avenue, and twenty-eight (28) residential parking spaces of which four (4) spaces are designated as residential guest spaces.

The residential parking area is located at ground level in a separate and secure area accessible from the rear alley. It includes ten (10) two-car enclosed parking garages for the ten (10) market-rate apartment units. The subterranean level of the project is designed to provide a total of thirty-four (34) commercial parking spaces, of which five (5) spaces are compact. There are to be three (3) designated electric vehicle charging spaces located in the subterranean garage.

Bicycle Parking

A communal residential bicycle storage area, approximately 200 square feet in size, is located on the subterranean level of the project. Bicycle racks for five (5) to six (6) bicycles is located at the south-west corner of the first floor for use by commercial patrons.

Architecture

The architecture style of the building is best described as a sophisticated, eco-version of mid-century commercial modernism that incorporates an aesthetic balance of cool materials such as glass, metal-cladding and other industrial-inspired materials, interspersed with warmer, traditional materials such wood siding, smooth stucco and stone tiles. The color palette includes a range of soft and light, natural tones, which is representative of the ecological influence that informs the style.

"Midcentury modern" is the term that broadly describes architecture, furniture, and graphic design from the middle of the 20th century (roughly 1933 to 1965, though some would argue the period is specifically limited to 1947 to 1957). Mid-century commercial modernism was characterized by an “open or visual front” created through the use of large glass store fronts lightly framed by metal supports made available by new technologies. Angles and asymmetrical shapes were additional design elements that occurred parallel with, and often as part of, open front design. Other defining features include projecting flat eaves, and sloped roofs.

The proposed project includes many of these defining features including the expansive glass storefronts, angled, asymmetrical shapes and spaces, as well as the projecting eaves and sloped roofs. This particular design also uses decks and balconies with glass railings that match the glazing of the storefronts to frame the exterior edges of the spaces.

The front-facing façade is finished with exterior materials such as high-end wood siding and stone veneer as a contrast to all the huge glass storefronts. The flooring will consist of marble-honed stone tiles or cast concrete travertine. These same materials will be wrapped around the visible portions of the front corners.

The exterior side walls will be finished with shades of smooth stucco in a geometric pattern created through the use of fry reglets.

The rear, alley-facing elevation will be finished with a combination of wood siding, and several shades of smooth stucco.

The interior, residential courtyards will be finished with the same exterior materials with two-story vertical bands of wood siding delineating the front entrances of the individual units.

The open spaces also respect the principles of contemporary design in how they are shaped and organized, by the choice and color of the materials, and other details evident in the selection of the lighting fixtures, railings, furniture, and planters.

ADA Facilities

An ADA lift is located at the front elevation on the east side of project. It provides wheelchair access from the public sidewalk up to a flat ramp that leads to the finish floor of the public open spaces, restaurant and shops, which is approximately 3'-0 higher than the adjacent sidewalk grade. A public elevator located at the northwest corner on the first floor provides ADA access to the second floor.

Two (2) of the twelve (12) residential units, Unit # 6 and Unit #7, are designed to meet the standards and guidelines of the Americans with Disabilities Act (ADA) as implemented through the City's adopted Building Codes. As a result, those two (2) units are equipped with personal elevators located on the interior of their spaces that give them ADA access between the living spaces on the second floor and the bedrooms on the third floor. However, only Unit #6 has a personal elevator that also provides access from the living area down to a private two-car garage on the first floor. Parking for the tenants of Unit #7 is provided on the subterranean level along with all the commercial parking spaces. Disabled tenants in this Unit would need exist their front entrance on the second floor and maneuver themselves to the public elevator which would provide them with access to the subterranean level.

Affordable Housing Units

Two (2) of the twelve (12) residential units are designated as 'affordable units' in conformance with the requirements of Government Code Section 65590-65590 (New Housing Developments constructed within the Coastal Zone). The two (2) designated units are #7 and #12 as shown on Sheets A.2.2 and A2.3 of the architectural plans.

California Government Code Section 65590-65590 is commonly known as the 1982 Mello Act. The Mello Act is a statewide law which seeks to preserve housing for persons and families with low and moderate incomes in California's Coastal Zone. Section (d) of that code refers to Section 50093 of the Health and Safety Code for definitions of low and moderate incomes. The applicant will be required to enter into an Affordable Housing Agreement that will needed to be recorded prior to the issuance of Certificate of Occupancy.

Landscaping

Conceptual landscape plans for the project are provided on Sheets L1.1 and L1.2 of the architectural plans. Sheet L1.3 provides visual images of the plant palette. The plant palette includes two (2) types of trees, one palm species and an interesting variety of shrubs, grasses and ground covers. No irrigations plans were submitted.

Lighting

Conceptual lighting plans for the commercial spaces and public open space on the first floor are provided on Sheet A.5.1. The design of the flush and planter up lights, wall sconces and exterior can lights are contemporary and are meant to be discreet. This is in keeping with the overall style of the project that is defined, in part, by clean lines and the intentional lack of ornamentation.

Signage

Conceptual sign plans are provided on Sheet A.5.3 of the architectural plans. The signs that are primarily intended to identify the address of the building and the on-site businesses. Two (2) types of signs are depicted.

One type of sign consists of use of individual letters and possibly numbers. No further details are provided as to the type of mounting, materials, colors or fonts that may be permitted. These signs are to be mounted onto the metal-clad building eaves or the walls finished with wood siding. The plans also depict a monument sign 4'0-0" in width and height.

Green Building Features

The proposed project includes several green building design features. These include, but are not limited to:

- Short-term and long-term locking bike storage at garage for employees and residents at first floor for commercial patrons;
- Stormwater harvesting for landscape drip irrigation;
- Use of sunshades and large overhangs at south facing elevations to minimize solar heat gain;
- Radiant heating and high efficiency air conditioning units;
- Potential for large solar array installations at flat roofs for both commercial and residential use;
- High efficiency on demand hot water heaters for residences;
- Extensive daylight harvesting to minimize use of electricity during peak daylight hours;
- Courtyard at residences improves natural ventilation for all units;
- Will pursue LEED certification for building;
- All landscaping is low or medium water use; and
- Operable windows and doors allow for natural ventilation at both commercial and residential areas.

Public Art

The project applicant intends on providing public art at the subject property. An art consultant has been hired to provide guidance and direction to the applicant on public art options and the City's approval process. Sheet A.5.5 of the conceptual plans includes images of several public art options including: etchings in the glass railings; metalwork at the metal frames in the public open space; and/or a permanent light installation.

Public Right-of-Way Dedication and Improvements

The project requires a public right-of-way dedication and improvements along the south side of rear alley for the purpose of providing a 15'-0" wide rear alley in keeping with City's Circulation Element of the General Plan.

Additionally, the project applicant will be required to remove the sidewalk extension that projects into the public street, and repave and stripe that area as per the requirements of the City's Public Works Department.

Traffic Study

A Trip Generation and Traffic Assessment was conducted by Linscott, Law and Greenspan Engineers (LLG), (see attached report). Based on Option B, which is the more intensive development program including two (2) high-turnover restaurants, the proposed mixed-use project is expected to generate:

- 34 net new weekday AM peak hour trips;
- 13 net new weekday PM peak hour trips;
- 57 net new weekday trips over a 24-hour period;
- 4 net new Saturday peak hour trips; and
- 164 net new trips on a Saturday over a 24-hour period.

These trip generation forecasts are significantly below the City's thresholds (criteria) for requiring the undertaking of a formal traffic impact study with potential traffic mitigation measures. The threshold the requirement of a traffic study is the additional of more than 150 net new vehicle trips during the morning or evening peak hours.

LLG also reviewed the Traffic Analysis prepared by Overland Traffic Consultants for the proposed mixed-use project at 1700 S. Pacific Coast Highway. Based on that review the added traffic volume is within the level of growth forecast for the Year 2017 cumulative traffic conditions.

II. DEVELOPER COMMUNITY OUTREACH EFFORTS:

The applicant provided a summary of a community workshop held at the Bottega Romano restaurant at 215 Avenue I on May 31st, 2016 between the 10:30 a.m. and 12:00 .pm. (See attached) Renderings, building plans, and building elevations we displayed for review and comment by the attendees. Twelve (12) individuals attended the workshop including eleven (11) business owners located in the 300' radius - legal noticing area and one (1) resident who resides in at 215 Avenue I.

No notable concerns were voiced at the workshop and for the most part the business owners in the area were impressed with and approved of the proposed project. The owner/operator of Dennee's furniture, the current 219 Avenue I tenant, indicated that he may consider occupying the new retail spaces in the future, if the project is approved as designed.

III. PROJECT CONFORMANCE TO RELEVANT GOVERNING DOCUMENTS AND REGULATIONS

General Plan Designation

The General Plan Land Use Element identifies this portion of the Riviera Village as follows:

Objective It shall be the objective of the City of Redondo Beach to:

3.32.1 Provide for the maintenance of the Riviera Village as a low-density, local-serving commercial district of the City, which is identifiable as a distinct "village-like" environment characterized by a high level of pedestrian activity.

Policies It shall be the policy of the City of Redondo Beach to:

Function and Permitted Uses

3.32.2 Accommodate land uses and provide for a physical form and scale of development which differentiates Riviera Village into the following sub-areas:

c. development of Avenue I for a higher intensity of community-serving commercial activity, including mixed use developments integrating residential with commercial uses along the north side of Avenue I;

The proposed mixed-use project is designed with commercial uses and a public open space adjacent to the public sidewalk, which encourages a high level of pedestrian

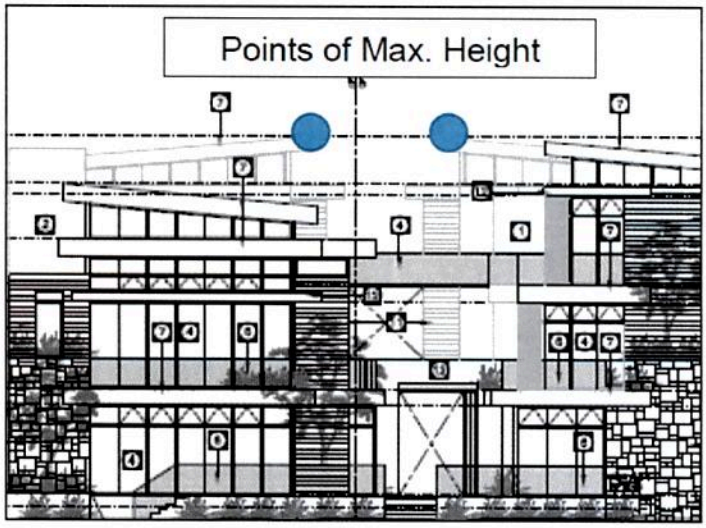
activity. It also incorporates residential uses into the project.

Zoning Ordinance Development Standards

The proposed project meets the required development standards of the Mixed-Use (MU-3C*) zone as follows:

- The maximum Floor Area Ratio (F.A.R.) for mixed-use projects: 1.5. The proposed size of the project not including the parking garage is approximately 18,318 square, which is equivalent to an F.A.R. of 1.19.

- The maximum permitted commercial F.A.R. is 0.7, while the minimum commercial F.A.R. is 0.3 multiplied by the lot area. There are approximately 5,798 of commercial square feet in this project, which is equivalent to a 0.37 F.A.R.



- The residential density for this site is one unit for every 1,245 feet of lot area. That density equals a maximum of 12 units, which is the number of units in the proposed project.

- The project meets the minimum lot size of 15,000 square feet.

- The maximum permitted building height is thirty-eight (38) feet, except that portions of the building may be a maximum of forty-five (45) feet subject to Planning Commission Design Review. The majority of the proposed structure is designed to be within the maximum of building height of thirty-eight (38) feet. Approximately 41% of the building footprint is within the range of thirty-eight (38) feet and forty-four (44) feet in height. The only point where the structure is actually forty-four (44) feet in height is at the uppermost building eaves of the sloped clerestories, as is illustrated in the Roof Plan on Sheet A.2.4.

- A maximum of three (3) stories is permitted. The project includes three (3) stories above the existing grade and one fully subterranean level beneath them.

- The project meets the required setbacks for the zone.

- The proposed private outdoor space meets the minimum requirement of 200 square feet per unit.

- The proposed total of public outdoor space is approximately 1,983 square feet, about 150 square feet more than the required 10% of the project F.A.R.

- The project provides parking as per the City's parking standards including the appropriate number of commercial, residential, and residential guest parking spaces It also provides two (2) commercial parking spaces for the commercial parking area at 215 Avenue I as per the previously discussed arrangement to share a driveway leading to commercial parking at 215 Avenue I and 219 Avenue I. The on-site parking also conforms to regulations for compact parking spaces and ADA designated parking spaces. In addition, three (3) of the commercial parking spaces are designated as electric vehicle parking spaces.

IV. Environmental Review

Based on a Trip Generation and Traffic Assessment conducted by Linscott, Law and Greenspan Engineers (LLG), the trip generation forecasts are significantly below the City's thresholds (criteria) for requiring the undertaking of a formal traffic impact study with potential traffic mitigation measures.

LLG also reviewed the Traffic Analysis prepared by Overland Traffic Consultants for the proposed mixed-use project at 1700 S. Pacific Coast Highway. Based on that review the added traffic volume is within the level of growth forecast for the Year 2017 cumulative traffic conditions.

Given that the project will not have a significant impact, a determination has been made that the proposed project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15332 of the Guidelines to Implementation of the California Environmental Quality Act (CEQA). Section 15332 In-Fill Development Projects includes projects characterized as follows:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

This CEQA section is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements.

PROJECT ENTITLEMENT CRITERIA

CONDITIONAL USE PERMIT

Pursuant to RBMC Section 10-5.910 of the Zoning Ordinance any new development on a site zoned Mixed-Use (MU-3C*) including multi-family residential units, requires the approval of a Conditional Use Permit. Approval of a Conditional Use Permit must generally meet certain criteria specified in RBMC 10-2.2506. The City's past interpretation of these provisions allows a balancing of these factors, consistent with *Santa Clarita Organization for Planning the Environment v. City of Santa Clarita* (2011) 197 Cal.App.4th 1042, 1059-1064.

These CUP Criteria include:

- 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. (RBMC § 10-2.2506(b)(1))
- 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. (RBMC § 10-2.2506(b)(2))
- The proposed use shall have no adverse effect on abutting property or the permitted use thereof. (RBMC § 10-2.2506(b)(3))
- 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. Such conditions may include, but shall not be limited to..." (RBMC § 10-2.2506(b)(4))

Based on a comprehensive analysis, the proposed project complies with the City's goals, policies, and development standards.

PLANNING COMMISSION DESIGN REVIEW

Pursuant to Section 10-5.2502 of the Zoning Ordinance, any new development on a site zoned Mixed-Use (MU-3) that is 10,000 square feet in size or more, requires Planning Commission Design Review. The purpose of the Design Review is to look at the compatibility, originality, variety and innovation within the architecture, design, landscaping, and site planning of the project. The purpose of the review is also to protect surrounding property values, prevent blight and deterioration of neighborhoods,

promote sound land use, design excellence, and protect the overall health, safety and welfare of the City.

It is staff's opinion that the proposed project adequately addresses the needs of the residents, the residents' guests, the commercial tenants and commercial patrons. The site is strategically organized with the placement of the public and commercial spaces closest to the public street and the location of the private living and open spaces to the middle and rear of the site. The vehicular access for the commercial parking is provided via the public street whereas the vehicular access for the residential parking is provided via the public rear alley, which makes the residential parking area private and more secure. Bicycle parking is provided for the residents as well as the commercial patrons. Trash and recycling facilities are appropriately located along the rear alley. The implementation of an approved Security / Crime Prevention System will address the safety needs of the residents, guests, commercial patrons and the adjacent neighbors.

The integration of sustainable design features is a positive contribution to public health in the vicinity of this project.

The architecture and overall design of the proposed project can be described a sophisticated, eco-version of mid-century commercial modernism. This design style is apparent on all four (4) architectural elevations and in all aspects of the project including the public open spaces, the choice of lighting fixtures, the design for the signs, etc.

The architectural style as well as the massing of the proposed project is in keeping with other existing and proposed projects within the boundaries of the Riviera Village.

COASTAL DEVELOPMENT PERMIT

Pursuant to Section 10-5.2218 of the Redondo Beach Municipal Code, the proposed project is in conformity with the Certified Local Coastal Program because it is consistent with the Mixed-Use (MU-3C) zone and associated development standards. The project does not need to conform with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code (commencing with Section 30200) because is not located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea. Additionally, the approval of a Coastal Development Permit will be occur in conjunction with the appropriate CEQA action. In this case, the appropriate CEQA action is the approval of an Exemption Declaration pursuant to Section 15332 of the Guidelines to Implementation of the CEQA.

VESTING TENTATIVE PARCEL MAP

Vesting Tentative Parcel Map No. 74219 consolidates the subject property for the purposes of developing it as a mixed-use project. The proposed Map meets the

requirements of Chapter 1, Subdivisions, Article 5 of the City's Zoning Ordinance, and the California State Subdivision Map.

FINDINGS FOR APPROVAL:

1. In accordance with Section 10-5.2506(b) of the Redondo Beach Municipal Code, a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:

    a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use and all yards, open spaces, walls, and fences, parking, landscaping and other features, and the project is consistent with the requirements of Chapter 5, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.

    b) The site has adequate access to public streets of adequate width to carry the kind and quantity of traffic generated by the proposed use provided that the project includes a street dedication and improvements for safe access to Pacific Coast Highway.

    c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval with the exception of the eastern residential structure requires modifications.

    d) The proposed project conforms to all of the requirements of the Zoning Ordinance.

    e) The project is consistent with the Comprehensive General Plan of the City.

2. In accordance with Section 10-5.2502(b) of the Redondo Beach Municipal Code, the applicant's request for Planning Commission Design Review is consistent with the criteria set forth therein for the following reasons:

    a) The design of the project considers the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns.

    b) The location of the structure respects the natural terrain of the site and is functionally integrated with natural features of the landscape to include the preservation of existing trees, where feasible.

c) The design of the project is harmonious and consistent within the proposed architectural style regarding roofing, materials, windows, doors, openings, textures, colors, and exterior treatment.

d) The design of the project is integrated and compatible with the neighborhood and is in harmony with the scale and bulk of the surrounding properties.

e) The design of the project provides innovation, variety, and creativity in the proposed design solution and serves to minimize the appearance of flat facades and box-like construction.

3. In accordance with Section 10-5.2218 of the Redondo Beach Municipal Code, the applicant's request for a Coastal Development Permit is consistent with the findings set forth therein for the following reasons:

   a) The proposed development is in conformity with the Certified Local Coastal Program because it is consistent with the Mixed-Use (MU-3C) zone and associated development standards.

   b) That the proposed development is not located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea, and is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code (commencing with Section 30200).

   c) That the decision-making body has complied with any CEQA responsibilities it may have in connection with the project, and that, in approving the proposed development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available.

4. Vesting Tentative Parcel Map No. 74219 is consistent with the Comprehensive General Plan of the City.

5. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.

6. 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 15332 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).

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

CONDITIONS:

1. That the approval granted herein is for the construction of a mixed-use project with twelve (12) residential apartment units, approximately 6,000 square feet of commercial development, 1,900 square of public open space with 54 on-site parking spaces in substantial compliance with the plans approved by Planning Commission on June 16, 2016.

2. The precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be in substantial conformance with the plans and color/material board presented to the Planning Commission on June 16, 2016.

3. The applicant shall continue to work with the Planning Division to provide a more detailed set of sign plans that specify the use of materials, colors and fonts, mounting specifications as well appropriate sizes and locations. The sign programs shall be approved by the Planning Division prior to issuance of Certificate of Occupancy.

4. There shall be a minimum of three (3) designated electric vehicle charging spaces located in the subterranean garage.

5. The project shall provide a communal residential bicycle storage area, approximately 200 square feet in size to be located on the subterranean level of the project, and bicycle racks for five (5) or six (6) bicycles at the south-west corner on the first floor of the project for use by commercial patrons. The landscape plans need to be revised so as to allow for the location of the public bicycle racks as proposed.

6. The applicant shall provide a detailed security / crime prevention plan based on the principles of 'Crime Prevention through Environmental Design' (CPTED) for review and approval by the City's Police Department. The approval of a security / crime prevention plan by the Police Department shall be required prior to the issuance of a building permit for the project.

7. The project shall include the following green building design features, unless they can be determined to be infeasible by the Community Developer Director. These shall include, but are not limited to:

   - Short-term and long-term locking bike storage at garage for employees and residents at first floor for commercial patrons;

- Stormwater harvesting for landscape drip irrigation;
- Use of sunshades and large overhangs at south facing elevations to minimize solar heat gain;
- Radiant heating and high efficiency air conditioning units;
- Solar array installations at flat roofs for both commercial and residential uses;
- High efficiency on demand hot water heaters for residences;
- Extensive daylight harvesting to minimize use of electricity during peak daylight hours;
- Courtyard at residences improves natural ventilation for all units;
- All landscaping and irrigation appropriate for low or medium water usage; and
- Operable windows and doors allow for natural ventilation at both commercial and residential areas.

8. The applicant shall provide complete landscaping plans including planting details and irrigations plans pursuant to the requirements of the Assembly Bill (AB) 1881, the Water Conservation in Landscaping Act of 2006 (Laird).

9. The project applicant shall meet the requirements of the City's Public Art Ordinance as stipulated in the applicable Sections of Chapter 6, under Title 10, that contained in the City's Planning and Zoning regulations and development standards prior to the issuance of a Certificate of Occupancy for mixed-use project on the subject property.

10. The Vesting Parcel Map shall be recorded within 36-months of the effective date of this resolution, unless an extension is granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.

11. That the approved Low Impact Design (LID) Plan shall be included on the final plans and implemented during construction and the operation of the project.

12. That prior to the issuance of a Certificate of Occupancy, the applicant shall enter into an Affordable Housing Agreement with the City to provide and deed restrict two (2) dwelling units in accordance with Government Code Section 65590-65590 and Section 50093 of the Health and Safety Code. The recorded Affordable Housing Agreement shall be binding on all future owners and successors in interest.

13. That the applicant shall make a 5'-0' wide alley dedication. This dedication shall be approved and recorded prior to the issuance of a Certificate of Occupancy.

14. The existing sidewalk extension that projects into the public street shall be removed, repaved and striped as per the requirements of the City's Public

Works Department. This work shall be completed prior to the issuance of a Certificate of Occupancy.

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

16. The applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.

17. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.

18. All on-site litter and debris shall be collected daily.

19. Construction work shall occur only between the hours of 7 a.m. and 6 p.m. on Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays.

20. Material storage on public streets shall not exceed 48-hours per load.

21. The project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.

22. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.

23. Streets and sidewalks adjacent to job sites shall be clean and free of debris.

24. If archaeological or paleontological resources are encountered during ground-disturbing activities, work on the subject property shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) or a paleontologist meeting the Society of Vertebrate Paleontology standards for a Qualified Professional Paleontologist (SVP 2010) shall be contacted immediately to evaluate the find. If the discovery proves to be an archaeological or paleontological resource, additional work such as data recovery excavation may be warranted pursuant to CEQA Section 21083.2. After the find has been appropriately mitigated, work in the area may resume. A Native American representative should monitor any archaeological field work associated with Native American materials

25. The Planning Division shall be authorized to approve minor changes to any of the Conditions of Approval.

26. That the project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Community Development Department, Public Works Department and the Fire Department.

27. That the project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.

28. 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. The decision of the Planning Commission shall be final.

29. That entertainment should be restricted to the interior of the commercial establishments. No noise or amplified sound shall be audible beyond the property lines of the subject property.

30. The restaurants requesting the ability to serve alcoholic beverages shall be restricted so that the quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period.

31. All establishments requesting to serve alcoholic beverages shall be subject to all regulations designated and approved by the State of California Department of Alcohol Beverage Control (ABC).

Prepared by:

Anita Kroeger
Senior Planner

Approved by:

Aaron Jones
Community Development Director

Attachments:
- CEQA Exemption Declaration
- Draft Resolution
- Applications
- Reduced-size Architectural Drawings
- Vesting Tentative Parcel Map
- Community Outreach Report
- Summary of the Trip Generation and Traffic Assessment,Linscott, Law and Greenspan Engineers, April 15, 2016

redondo
BEACH

CITY OF REDONDO BEACH

EXEMPTION DECLARATION
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: June 9, 2016

PROJECT ADDRESS: 219 Avenue I

PROPOSED PROJECT: Construction of a project with twelve (12) residential apartment units, approximately 6,000 square feet of commercial development on property located within a Mixed Use (MU-3C* - Riviera Village Overlay) 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 15332 In-fill Development Projects of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which states, in part, that the construction of projects meeting the following criteria do not require environmental review:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

c) The project site has no value as habitat for endangered, rare or threatened species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e) The site can be adequately served by all required utilities and public services.

This finding is supported by the fact that the proposed project meets each of the above criteria for exemption from environmental review.

Anita Kroeger
Senior Planner

RESOLUTION NO. 2016-06-PCR-***

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR A CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, COASTAL DEVELOPMENT PERMIT, AND VESTING TENTATIVE PARCEL MAP NO. 74219 TO ALLOW THE CONSTRUCTION OF A MIXED-USE PROJECT CONSISTING OF 12 RESIDENTIAL APARTMENT UNITS AND COMMERCIAL DEVELOPMENT ON PROPERTY LOCATED WITHIN A MIXED-USE (MU-3C) ZONE AT 219 AVENUE I IN THE COASTAL ZONE (CASE NO. 2016-06-PC-015)

WHEREAS, an application was filed on behalf of the owner of the property located at 219 Avenue I for approval of an Exemption Declaration and consideration of a Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit, and Vesting Tentative Parcel Map No. 74219 to allow the construction of a mixed-use project consisting of 12 residential apartment units and commercial development on property located within a Mixed-Use (MU-3C) zone, in the Coastal 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 and occupants within 100 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 16th day of June, 2016, with respect thereto.

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

1. In accordance with Section 10-5.2506(b) of the Redondo Beach Municipal Code, a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:

    a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use and all yards, open spaces, walls, and fences, parking, landscaping and other features, and the project is consistent with the requirements of

Chapter 5, Title 10 of the Redondo Beach Municipal Code, to adjust the use with the land and uses in the neighborhood.

b) The site has adequate access to public streets of adequate width to carry the kind and quantity of traffic generated by the proposed use provided that the project includes a street dedication and improvements for safe access to Pacific Coast Highway.

c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval with the exception of the eastern residential structure requires modifications.

d) The proposed project conforms to all of the requirements of the Zoning Ordinance.

e) The project is consistent with the Comprehensive General Plan of the City.

2. In accordance with Section 10-5.2502(b) of the Redondo Beach Municipal Code, the applicant's request for Planning Commission Design Review is consistent with the criteria set forth therein for the following reasons:

a) The design of the project considers the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns.

b) The location of the structure respects the natural terrain of the site and is functionally integrated with natural features of the landscape to include the preservation of existing trees, where feasible.

c) The design of the project is harmonious and consistent within the proposed architectural style regarding roofing, materials, windows, doors, openings, textures, colors, and exterior treatment.

d) The design of the project is integrated and compatible with the neighborhood and is in harmony with the scale and bulk of the surrounding properties.

e) The design of the project provides innovation, variety, and creativity in the proposed design solution and serves to minimize the appearance of flat facades and box-like construction.

3. In accordance with Section 10-5.2218 of the Redondo Beach Municipal Code, the applicant's request for a Coastal Development Permit is consistent with the findings set forth therein for the following reasons:

   a) The proposed development is in conformity with the Certified Local Coastal Program because it is consistent with the Mixed-Use (MU-3C) zone and associated development standards.

   b) That the proposed development is not located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea, and is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code (commencing with Section 30200).

   c) That the decision-making body has complied with any CEQA responsibilities it may have in connection with the project, and that, in approving the proposed development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available.

4. Vesting Tentative Parcel Map No. 74219 is consistent with the Comprehensive General Plan of the City.

5. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.

6. 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 15332 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).

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

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, Planning Commission Design Review, Coastal Development Permit, and Vesting Tentative

Parcel Map No. 74219 pursuant to the plans and applications considered by the Planning Commission at its meeting of the 16th day of June, 2016.

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

1. That the approval granted herein is for the construction of a mixed-use project with twelve (12) residential apartment units, approximately 6,000 square feet of commercial development, 1,900 square of public open space with 54 on-site parking spaces in substantial compliance with the plans approved by Planning Commission on June 16, 2016.

2. The precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be in substantial conformance with the plans and color/material board presented to the Planning Commission on June 16, 2016.

3. The applicant shall continue to work with the Planning Division to provide a more detailed set of sign plans that specify the use of materials, colors and fonts, mounting specifications as well appropriate sizes and locations. The sign programs shall be approved by the Planning Division prior to issuance of Certificate of Occupancy.

4. There shall be a minimum of three (3) designated electric vehicle charging spaces located in the subterranean garage.

5. The project shall provide a communal residential bicycle storage area, approximately 200 square feet in size to be located on the subterranean level of the project, and bicycle racks for five (5) or six (6) bicycles at the south-west corner on the first floor of the project for use by commercial patrons. The landscape plans need to be revised so as to allow for the location of the public bicycle racks as proposed.

6. The applicant shall provide a detailed security / crime prevention plan based on the principles of 'Crime Prevention through Environmental Design' (CPTED) for review and approval by the City's Police Department. The approval of a security / crime prevention plan by the Police Department shall be required prior to the issuance of a building permit for the project.

7. The project shall include the following green building design features, unless they can be determined to be infeasible by the Community Developer Director. These shall include, but are not limited to:

    - Short-term and long-term locking bike storage at garage for employees and residents at first floor for commercial patrons;

- Stormwater harvesting for landscape drip irrigation;
- Use of sunshades and large overhangs at south facing elevations to minimize solar heat gain;
- Radiant heating and high efficiency air conditioning units;
- Solar array installations at flat roofs for both commercial and residential uses;
- High efficiency on demand hot water heaters for residences;
- Extensive daylight harvesting to minimize use of electricity during peak daylight hours;
- Courtyard at residences improves natural ventilation for all units;
- All landscaping and irrigation appropriate for low or medium water usage; and
- Operable windows and doors allow for natural ventilation at both commercial and residential areas.

8. The applicant shall provide complete landscaping plans including planting details and irrigations plans pursuant to the requirements of the Assembly Bill (AB) 1881, the Water Conservation in Landscaping Act of 2006 (Laird).

9. The project applicant shall meet the requirements of the City's Public Art Ordinance as stipulated in the applicable Sections of Chapter 6, under Title 10, that contained in the City's Planning and Zoning regulations and development standards prior to the issuance of a Certificate of Occupancy for mixed-use project on the subject property.

10. The Vesting Parcel Map shall be recorded within 36-months of the effective date of this resolution, unless an extension is granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.

11. That the approved Low Impact Design (LID) Plan shall be included on the final plans and implemented during construction and the operation of the project.

12. That prior to the issuance of a Certificate of Occupancy, the applicant shall enter into an Affordable Housing Agreement with the City to provide and deed restrict two (2) dwelling units in accordance with Government Code Section 65590-65590 and Section 50093 of the Health and Safety Code. The recorded Affordable Housing Agreement shall be binding on all future owners and successors in interest.

13. That the applicant shall make a 5'-0' wide alley dedication. This dedication shall be approved and recorded prior to the issuance of a Certificate of Occupancy.

14. The existing sidewalk extension that projects into the public street shall be removed, repaved and striped as per the requirements of the City's Public

Works Department. This work shall be completed prior to the issuance of a Certificate of Occupancy.

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

16. The applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.

17. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.

18. All on-site litter and debris shall be collected daily.

19. Construction work shall occur only between the hours of 7 a.m. and 6 p.m. on Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays.

20. Material storage on public streets shall not exceed 48-hours per load.

21. The project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.

22. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.

23. Streets and sidewalks adjacent to job sites shall be clean and free of debris.

24. If archaeological or paleontological resources are encountered during ground-disturbing activities, work on the subject property shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) or a paleontologist meeting the Society of Vertebrate Paleontology standards for a Qualified Professional Paleontologist (SVP 2010) shall be contacted immediately to evaluate the find. If the discovery proves to be an archaeological or paleontological resource, additional work such as data recovery excavation may be warranted pursuant to CEQA Section 21083.2. After the find has been appropriately mitigated, work in the area may resume. A Native American representative should monitor any archaeological field work associated with Native American materials

25. The Planning Division shall be authorized to approve minor changes to any of the Conditions of Approval.

26. That the project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Community Development Department, Public Works Department and the Fire Department.

27. That the project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.

28. 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. The decision of the Planning Commission shall be final.

29. That entertainment should be restricted to the interior of the commercial establishments. No noise or amplified sound shall be audible beyond the property lines of the subject property.

30. The restaurants requesting the ability to serve alcoholic beverages shall be restricted so that the quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period.

31. All establishments requesting to serve alcoholic beverages shall be subject to all regulations designated and approved by the State of California Department of Alcohol Beverage Control (ABC).

Section 3. That the approved Conditional Use Permit, Planning Commission Design Review, and Coastal Development Permit shall become null and void if not vested within 36 months after the Planning Commission's approval.

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

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

PASSED, APPROVED, AND ADOPTED this 16th day of June, 2016.

_____
Doug Rodriquez, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Aaron Jones, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2016-06-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 16th day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Aaron Jones
Community Development Director

APPROVED AS TO FORM:

_____
City Attorney's Office

CITY OF REDONDO BEACH

PLANNING DIVISION

PLANNING DEPT REVIEWED BY:
AK
DATE REVIEWED: 5/9/16

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:
219 Avenue I

EXACT LEGAL DESCRIPTION OF THE PROPERTY:
LOT: 17 & 18 BLOCK: 17 TRACT: 2546

ZONING: MU-3C

FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)

SITE SIZE (SQ. FT.) 15,372 **GROSS FLOOR AREA** (SQ. FT.) 18,357 **FLOOR AREA RATIO:** 1.19

RECORDED OWNER'S NAME: Avenue I Group, LLC	**AUTHORIZED AGENT'S NAME:** Ryan Fischvogt
MAILING ADDRESS: 8885 Venice Blvd. #200 Los Angeles, CA 90034 **TELEPHONE:** 310-704-7810	**MAILING ADDRESS:** 2617 N. Sepulveda Blvd. Suite 100 Manhattan Beach, CA 90266 **TELEPHONE:** 310-318-8089
APPLICANT'S NAME:	**PROJECT ARCHITECT/FIRM/PRINCIPAL:** Louie Tomaro, AIA (Tomaro Design Group)
MAILING ADDRESS:	**MAILING ADDRESS:** 2617 N. Sepulveda Blvd. Suite 100 Manhattan Beach, CA 90266
TELEPHONE:	**TELEPHONE:** 310-318-8089 **LICENSE NO.** C22941

B REQUEST

The applicant requests a Conditional Use Permit to use the above described property for the following purposes:

A multi-family mixed-use development consisting of 2 restaurants (each under 2,000 sq. ft.), retail and office space, and 12 apartments. Total commercial square footage is 5,938 sq. ft. and total residential square footage is 12,391 sq. ft.

CID 08649

20161245

C	**SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.
	1. Describe existing site improvements and their present use. If vacant, please specify. The current site contains a 1-story furniture retail building of 9,873 sq. ft. with on grade parking at both the front and rear of the lot.
	2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.) The site has similar programmatic elements to the adjacent building to the west. Setbacks are only the front 3' of the site and the building conforms to this, along with second and third story setbacks as specified in the zoning code. Adequate parking is provided with a subterranean parking garage and first floor parking accessed from the alley at the rear of the site. Landscaping is provided throughout the project via the use of planters and will include low plants and trees where possible. The project also incorporates a 10% public open space area with a central courtyard which conforms to city standards and also adds an additional pedestrian and public friendly element to the site.
	3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics. The property sits along Avenue I in Redondo Beach with 80' of street frontage. Avenue I is approximately 80' wide with angled, head-in parking on both sides of the street. There is an existing sidewalk extension which extends into the street parking area at the west end of the property which is approximately 27 feet wide by 17 feet deep. The property sits in a pedestrian oriented zone with an 8' wide sidewalk. Cross-streets are Catalina Ave. to the west and Elena Ave. to the east. Additionally, there is a 15' wide alley at the Northerly end of the property which can be accessed via parking areas off of Avenue I to the east and west.

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

The proposed uses on our site will help to promote and grow both existing and future development in the neighborhood. The creation of additional residences and commercial space help to promote the walkable nature of the neighborhood and will drive up local business both on site and in the surrounding area. This site makes use of existing pedestrian paths on the adjacent site to the west to help further promote pedestrian circulation paths in dynamic ways, not only along the sidewalk but also through the proposed and existing site.

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

The proposed design not only meets the zoning requirements for the area and for its specified uses, it also meets the specific purposes of the Mixed-Use Overlay zone as specified in Section 10-2.1220 of the Redondo Beach Municipal Code. The proposed mixed use development is ideally located within the Riviera Marketplace which itself is a thriving commercial neighborhood containing pockets of residential uses throughout and surrounded by residential neighborhoods. The Riviera enjoys an active pedestrian life style with both resident and visitor traffic throughout the year. This project places both commercial and residential uses on one site in order to promote and encourage the walkable nature of the Riviera Village area. Large public open space will help to promote the local businesses with the building and will encourage pedestrian access.

D **It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.**

NAME	ADDRESS	LOT	BLOCK	TRACT

CITY OF REDONDO BEACH

PLANNING DIVISION

RECEIVED BY:
DATE RECEIVED:

APPLICATION FOR PLANNING COMMISSION DESIGN REVIEW

Application is hereby made to the Planning Commission/Harbor Commission of the City of Redondo Beach, for Planning Commission Review, pursuant to Section 10-2.2502,of Chapter 2, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 219 Avenue I	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: **LOT:** 17 & 18 **BLOCK:** 17 **TRACT:** 2546	**ZONING:** MU-3C
	FLOOR AREA RATIO *(EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)* **SITE SIZE** *(SQ. FT.):* 15,372 **GROSS FLOOR AREA** *(SQ. FT.)* 18,357 **FLOOR AREA RATIO:** 1.19	
	RECORDED OWNER'S NAME: Avenue I Group, LLC **MAILING ADDRESS:** 8885 Venice Blvd. #200 Los Angeles, CA 90034 **TELEPHONE:** 310-704-7810	**AUTHORIZED AGENT'S NAME:** Ryan Fischvogt **MAILING ADDRESS:** 2617 N. Sepulveda Blvd. Suite 100 Manhattan Beach, CA 90266 **TELEPHONE:** 310-318-8089
	APPLICANT'S NAME: **MAILING ADDRESS:** **TELEPHONE:**	**PROJECT ARCHITECT:** Louie Tomaro, AIA (Tomaro Design Group) **MAILING ADDRESS:** 2617 N. Sepulveda Blvd. Suite 100 Manhattan Beach, CA 90266 **TELEPHONE:** 310-318-8089 **LICENSE NO.** C22941
B	**REQUEST**	
	The applicant requests a Planning Commission Design Review to use the above described property for the following purposes: Demolition of existing 1-story, 9,873 sq. ft. furniture retail building. Proposed development consists of a three story + basement structure containing 2 restaurants, retail, and office space at the front half of the building and 12 residential units at the back half of the building. Total commercial square footage is 5,938 sq. ft. and total residential square footage is 12,391 sq. ft. The basement level contains parking for commercial uses and 2 apartments, residential parking for the other 10 units is located on the first floor with direct access to each unit. Vehicular access for the 1st floor residential garage is from the alley at rear of subject site. Vehicular access for commercial uses will be derived from the mixed use building adjacent to the west (at 215 Avenue I) using the existing Avenue I curbcut, entry ramp and driveway to the basement level garage for that building. A new driveway access will be created through the existing wall structure located along the common east side property line into the new basement level garage and serving the proposed development at 219 Avenue I.	

C	**SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2514(C) of the Zonning Ordinance
	1. Is the project designed in full accordance with the development standards of the zone in which it is located? If not, explain. Yes. However, there are several slanted roof projections that extend past the 38'-0" height limit for mixed-use projects. These projections remain below the 45'-0" height limit of neighboring commercial properties to the east and are subject to Planning Commission approval. The projections help to bring natural light into the second floor of the residences.
	2. Indicate how the location of buildings and structures respects the natural terrain and is integrated with natural features of the landscape including the preservation of existing trees where feasible. The site is relatively flat in a medium density urban setting. The first floor is elevated 3 feet above the sidewalk in order to connect with a walkway of the adjacent property to the west at 215 Avenue I. Pedestrian access is maintained through stairs, similar to the adjacent property to the west and an ADA lift. We will be adding several trees to the courtyard of the new design and there are no existing trees on site.
	3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics. The property sits along Avenue I in Redondo Beach with 80' of street frontage. Avenue I is approximately 80' wide with angled, head-in parking on both sides of the street. There is an existing sidewalk extension which extends into the street parking area at the west end of the property which is approximately 27 feet wide by 17 feet deep. The property sits in a pedestrian oriented zone with an 8' wide sidewalk. Cross-streets are Catalina Ave. to the west and Elena Ave. to the east. Additionally, there is a 15' wide alley at the Northerly end of the property which can be accessed via parking areas off of Avenue I to the east and west.

	4. Describe how the overall design is compatible with the neighborhood and in harmony with the scale and bulk of surrounding properties. The overall height and size of the building maintain a scale consistent with neighboring buildings on the street. There are 2 large existing commercial buildings to the east and a recently approved new commercial building to the east. The building directly west is another mixed-use project of similar size and scale. The building maintains a pedestrian friendly presence by stepping back at the 2nd and 3rd stories and provides a large public courtyard through a significant portion of the building which ties into an existing circulation path of the mixed-use project to the west. By utilizing the existing curbcut and driveway entrance to the west, the project maintains a strong pedestrian connection and minimizes alterations to the public right-of-way.
	5. Describe how the design of buildings and structures avoids the appearance of flat facades or boxlike construction. The project uses a varied material palette, varied wall thicknesses, oblique angles, a large pedestrian courtyard and multiple decks and walkways to avoid flat facades and boxlike construction.
	6. SIGNS: Indicate how the size, shape, color, materials, illumination, and placement of signs if harmonius and in scale with the building and surrounding area, and avoids needless repetition or proliferation of signs or any adverse impacts on surrounding properties. Signage on the building will be minimal. All signs for restaurants and retail spaces will be incorporated into the building architecture and will conform to city standards.

D	It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the proposed project. Use reverse side of this sheet if more space is needed.				
	NAME	**ADDRESS**	**LOT**	**BLOCK**	**TRACT**
	Community Outreach	Meeting			
	Scheduled for Monday	May 23rd			
	at 215 Avenue I				

CITY OF REDONDO BEACH

PLANNING DIVISION

RECEIVED BY:
AK
DATE RECEIVED:
5/9/16

APPLICATION FOR MINOR SUBDIVISION

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

PART I - GENERAL INFORMATION

A APPLICANT INFORMATION

STREET ADDRESS OF PROPERTY:
219 AVENUE I

EXACT LEGAL DESCRIPTION OF THE PROPERTY:

LOT: **17 & 18** BLOCK: **17** TRACT: **2546**

ZONING:
MU-3C

RECORDED OWNER'S NAME:
AVENUE I GROUP, LLC, a California Limited Liability Company, attn: FRED MIR, MANAGER
MAILING ADDRESS:
8885 Venice Blvd. Suite 200, LA CA 90034

TELEPHONE: 310/704-7810
(INGO GIANI, PROJECT MANAGER-310/890-3709 Igiani@g-developments.com)

AUTHORIZED AGENT'S NAME:
LOUIE TOMARO, AIA,
TOMARO DESIGN GROUP
MAILING ADDRESS:
2617 Sepulveda Blvd., Manhattan Beach, CA 90266

TELEPHONE: 310/318-8089 (LouieT@tomaro.com)
(RYAN FISCHVOGT, Project Manager-318-8089 x 103) ryanf@tomaro.com)

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

1. Indicate the present use of the property and buildings thereon (if any) and the expected future use of the parcels which would be created by the Minor Subdivision.

The subject property consists of two adjacent, originally subdivided lots that will be merged into one parcel as part of VTPM 74219 submitted in conjunction with this Minor Subdivision application. There will be no change to the exterior dimensions or lot size of the existing development site. The site presently contains a well established retail furniture store and design studio that has been in business at this location for many years. The existing business will be closed and all structures on-site will be demolished.

Proposed development consists of a three story + basement structure containing retail, office, restaurant suites on the first two floors and a total of 12 residential apartments on the second and third floors. The basement level contains parking for commercial uses and residential parking is located on the first floor. Vehicular access for the lst floor residential garage is from the alley at rear of subject site.

Vehicular access for commercial uses will be derived from the mixed use building adjacent to the west (at 215 Avenue I) using the existing Avenue I curbcut, entry ramp and driveway to the basement level garage for that building. A new driveway access will be created through the existing wall structure located along the common side property line into the new basement level garage and serving the proposed development at 219 Avenue I.

B	CONFORMANCE TO MINOR SUBDIVISION CRITERIA: Give full and complete answers:
	All development proposed for 219 will meet applicable zoning and building code requirements and is in keeping with the surrounding area. The proposed mixed use development is ideally located within the Riviera Marketplace which itself is a thriving commercial neighborhood containing pockets of residential uses throughout and surrounded by residential neighborhoods. The Riviera enjoys an active pedestrian life style with both resident and visitor traffic throughout the year.
	2. Indicate how the proposed parcel(s) will front on or have adequate access to a public street (not alley) of adequate width to carry the quantity and kind of traffic generated by the uses allowed in the zone in which they are located. Primary access to the development will be from Avenue I which is a fully improved public street. Secondary access is from the alley at rear of site and is only for residential tenants. As part of the proposal, a 5' alley dedication will be created on the Final Parcel Map to widen the alley, improve access into the 1st floor, residential parking garage and achieve continuity with existing alley dimensions already established east and west of the subject site. All vehicular access for commercial tenants will be provided from Avenue I, a main east-west corridor through the Riviera commercial district. Proposed development utilizes an existing entry-exit driveway/curbcut for the 215 development immediately adjacent to the subject site. The existing curbcut and entry ramp accommodates two drive lanes minimizing any queing of cars and providing safe ingress/egress onto Avenue I. There is sufficient ramp area and visibility to separate vehicular and pedestrian traffic as the driveway exits onto Catalina Avenue and the internal right-of-way can easily accommodate through traffic to the basement level garage proposed at 219. Use of an existing driveway minimizes distruption onto Avenue I and maximizes on-street public parking. In addition, there will be no change to existing traffic patterns or pedestrian access. A parking and traffic analysis has been prepared as part of the over-all development proposal.
	3. Indicate how the proposed Minor Subdivision will not be detrimental to the surrounding lot pattern and will not create lots smaller than the prevailing lot size in the area where they would be located. **The project site is 15,372 sf in size, which is within the range of lot size and configuration patterns throughout this commercial area and is of sufficient area to accommodate proposed development in compliance with current zoning provisions. There will be no change to the existing lot configuration or lot area and proposed development is similar to and compatible with development throughout the surrounding neighborhood.**
	4. Indicate how the proposed Minor Subdivision would be in conformance with the intent and purpose of the General Plan for the City of Redondo Beach. **The resulting 15,372 sf lot complies with applicable zoning standards and allows for sufficient lot area to support the proposed mixed use development in compliance with current zoning standards. As a result, the site provides an excellent opportunity to implement a key goal of the General Plan to encourage development *"consistent with the maintenance of the Riviera Village as a local-serving commercial zone"* with a harmonious blend of residential lifestyle and active pedestrian activity.** **Merging of two lots into a unified site allows for greater flexibility and design opportunities for new development compatible w/ goals of the MU overlay zone as well as the Riviera Village overlay zone.** **The subject property has existed in this configuration under a single ownership entity for many years during which time a successful retail furniture store operated at the location. The new owners intend to develop the site with a mixed use concept incorporating residential use along with retail and restaurant uses compatible with the surrounding "village" environment, enhancing the commercial viability of the Village and blending with the pedestrian vitality characteristic of Riviera Village** .

CITY OF REDONDO BEACH

PLANNING DIVISION

APPLICATION FOR COASTAL DEVELOPMENT PERMIT
(or application for exemption or categorical exclusion)

RECEIVED BY:
AK
DATE RECEIVED: 5/9/16
FILE NUMBER: 2016-04-CDP-004

PLEASE NOTE: Within 30 days of receipt of an application, the Planning Division will inform the applicant in writing if the application is incomplete, and what items must be submitted to complete the application. Processing of the application will not begin until it is complete, pursuant to Section 10-5.2210 of the Municipal Code.

Application is hereby made to the City of Redondo Beach, for a Coastal Development Permit, pursuant to Article 10 of Chapter 5, Title 10 of the Redondo Beach Municipal Code.

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 219 Avenue I	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: **LOT:** 17 & 18 **BLOCK:** 17 **TRACT:** 2546	**ZONING:** MU-3C
	RECORDED OWNER'S NAME: Avenue I Group, LLC **MAILING ADDRESS:** 8885 Venice Blvd. #200 Los Angeles, CA 90034 **TELEPHONE:** 310-704-7810	**AUTHORIZED AGENT'S NAME:** Ryan Fischvogt **MAILING ADDRESS:** 2617 N. Sepulveda Blvd. Suite 100 Manhattan Beach, CA 90266 **TELEPHONE:** 310-318-8089
	PROJECT DEVELOPER: **MAILING ADDRESS:** **TELEPHONE:**	**PROJECT ARCHITECT/FIRM/PRINCIPAL:** Louie Tomaro, AIA (Tomaro Design Group) **MAILING ADDRESS:** 2617 N. Sepulveda Blvd. Suite 100 Manhattan Beach, CA 90266 **TELEPHONE:** 310-318-8089 **LICENSE NO.** C22941

B	TYPE OF APPLICATION (Consult with Planning Department staff)
	____ **Exempt** ____ **Categorical Exclusion** ____ **Coastal Development Permit public hearing waiver** X **Coastal Development Permit public hearing required**

C	PROJECT DESCRIPTION. (Provide a detailed description of the project.)
	Demolition of existing 1-story, 9,873 sq. ft. furniture retail building. Proposed development consists of a three story + basement structure containing 2 restaurants, retail, and office space at the front half of the building and 12 residential units at the back half of the building. Total commercial square footage is 5,938 sq. ft. and total residential square footage is 12,391 sq. ft. The basement level contains parking for commercial uses and 2 apartments, residential parking for the other 10 units is located on the first floor with direct access to each unit. Vehicular access for the 1st floor residential garage is from the alley at rear of subject site. Vehicular access for commercial uses will be derived from the mixed use building adjacent to the west (at 215 Avenue I) using the existing Avenue I curbcut, entry ramp and driveway to the basement level garage for that building. A new driveway access will be created through the existing wall structure located along the common east side property line into the new basement level garage and serving the proposed development at 219 Avenue I.

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 18,357 Sq. Ft.
- ☐ Addition N.A. Sq. Ft.
- ☒ Demolition 9,873 Sq. Ft.
- ☒ Change of use from Retail to Mixed-Use, Residential and Commercial
- ☒ Grading 4,200 Cu. Yds.
- ☒ Fence 6'-0" Height 108'-0" Length
- ☒ Paving 2,696 sq. ft. 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
Developed site in urban area but new building may require upgrades to utility lines.

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.
	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. Yes.
	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. N.A.

	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.

STORM WATER PLANNING PROGRAM
PRIORITY PROJECT CHECKLIST

FORM PC

Project Name: 219 Avenue I	Owner Name: Avenue I Group, LLC	Developer Name: Same as Owner
Project Address: 219 Avenue I	Owner Address: 8885 Venice Blvd. #200	Developer Address:
Redondo Beach, CA 90277	Los Angeles, CA 90034	
Check/Tract Number:	Owner Phone: 310-704-7810	Developer Phone:

Applicability to Project (1)	Yes	No
Does project disturb/add 5000 sq.ft. or increase by 50% impervious area on property presently developed?	X	

Part A - Proposed Project (1) is:	Yes	No
1. A 43,560+ square foot commercial/industrial development		X
2. An automotive repair shop (SIC 5013, 5014, 5541, 7532-7534, 7536-7539 and 7549).		X
3. A retail gasoline outlet		X
4. A restaurant (SIC 5812) or food handling establishment, liquor stores exempt	X	
5. A 10 or more unit homes (including single family, multifamily homes, comdominiums and apartments	X	
6. Location adjoining to, bisected by, or directly discharging to a designated environmentally sensitive area where development will: (a) discharge stormwater and urban runoff that is likely to impact a sensitive biological species or habitat; and (b) create 2,500 sq. ft. or more of impervious area.		X
7. Parking lots with 25 or more spaces?		
8. Redevelopment projects in subject categories that meet redevelopment thresholds		X
9. A single family dwelling located in the Hillside Zone (≥25% slope)		X

Part B - Project (1) Characteristics:	Yes	No
1. Vehicle or equipment fueling areas?		X
2. Vehicle or equipment maintenance areas, including washing?		X
3. Commercial or industrial waste handling or storage, excluding typical office or household waste?		X
4. Outdoor handling or storage of hazardous materials or wastes?		X
5. Outdoor work areas for activities such as, but not limited to: welding; cutting; metal fabrication; assembly; application of paints, coatings, or finishes; pre-cast concrete fabrication; etc.?		X
6. Outdoor animal care confinement (kennels, stables, etc.) or slaughter?		X
7. Outdoor food handling or processing?		X
8. Outdoor horticulture activities?		X
9. Located in the Coastal Zone and not exempt from the requirement to obtain Coastal Development Permit?	X	

If any box in Part A is checked "Yes", this project will require the prepartion of a Standard Urban Storm Water Mitigation Plan (SUSMP).

If any box in Part B is checked "Yes", this project will require the preparation of a Site Specific Urban Storm Water Mitigation Plan (SSUSMP).

(1) On previously developed property the project is not required to prepare a USMP if less than 5000 sq. ft. of impervious area is disturbed/added or if more than 50% of additional impervious area is created. These limits do not apply to Part B (9) projects.

Applicant Signature	Printed Name	Title	Date
	Ryan Fischbach	Project Manager	4/25/16

cc: One copy to Engineering and Building Services Department

OWNER'S AFFIDAVIT

Project address: 219 AVENUE I

Project description: MIXED USE DEVELOPMENT, including Minor Subdivision for Lot Merger, VTPM 74219, CUP, PC Design Review, Reciprocal Driveway Easement w/ property at 215 Avenue I Public Art Commitment, Affordable Housing Agreement, Coastal Development Permit

I (We) FARID MIR------, 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.

AVENUE I GROUP, LLC, A California Limited Liability Company

Signature(s): [signature]

FARID (FRED) MIR, MANAGER

Address: 8885 Venice Blvd. Suite 200
LA CA 90034

Phone No. (Res.)

(Bus.) 310/704-7810

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.

Subscribed and sworn to (or affirmed) before me this 6th **day of** April, **20** 16 **by** Farid Mir, **proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.**

[signature]
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal

ELIZABETH C. SROUR
Commission No. 2105080
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. April 25, 2019

219 Avenue I – Mixed- Use Project

Narrative for Planning Commission Meeting on June 16, 2016

Table of Contents:

1. PROJECT DESCRIPTION
2. CHARACTER AND FIT
3. OPERATION
4. ARCHTECTURAL FEATURES
5. OPEN SPACE
6. PUBLIC ART
7. SUSTAINABLE FEATURES
8. PARKING
9. TRAFFIC IMPACT
10. ZONING
11. PUBLIC ART

1. PROJECT DESCRIPTION:

- Proposed development consists of a three story structure with basement, a multi-family mixed-use development consisting of:
    - 2 restaurants (each under 2,000 sq. ft.),
    - 2 Retail spaces and 1 office space,
    - 12 apartments
        - 10 are multi-level with private attached garages
        - Includes 2 ADA Compliant Units
        - Includes 2 Low Income Units
    - Total commercial square footage is 5,798 sq. ft.
    - Total residential square footage is 12,391 sq. ft.
    - The basement level contains parking for commercial uses and 2 residential units
    - Most residential parking is located on the first floor
    - Vehicular access for the 1st floor residential garage is from the alley at rear of subject site.
    - Vehicular access for commercial uses will be derived from the mixed use building adjacent to the west (at 215 Avenue I) using the existing Avenue I curb cut, entry ramp and driveway to the basement level garage for that building.
    - A new driveway access will be created through the existing wall structure located along the common east side property line into the new basement level garage and serving the proposed development at 219 Avenue I.
- The current site contains:

- 1-story furniture retail building of 9,873 sq. ft. (that will be demolished)
- On-grade parking at both the front and rear of the lot.

- The property sits along Avenue I in Redondo Beach with 80' of street frontage.
  - Avenue I is approximately 80' wide with angled, head-in parking on both sides of the street.
  - There is an existing sidewalk extension which extends into the street parking area at the west end of the property which is approximately 27 feet wide by 17 feet deep.
  - The property sits in a pedestrian oriented zone with an 8' wide sidewalk.
  - Cross-streets are Catalina Ave. to the west and Elena Ave. to the east.
  - Additionally, there is an existing 15' wide alley at the Northerly end of the property which can be accessed via parking areas off of Avenue I to the east and west. A 5' dedication is required and provided for future widening of the alley to 20'.

2. CHARACTER AND FIT:

- The proposed mixed use development is ideally located within the Riviera Marketplace which itself is a thriving commercial neighborhood containing pockets of residential uses throughout and surrounded by residential neighborhoods.
- The Riviera enjoys an active pedestrian life style with both resident and visitor traffic throughout the year.
- The development contains restaurants and retail spaces that enhance the existing character of the Riviera Village and add positive experiences for both pedestrians and residents. Large public open space will help to promote the local businesses with the building and will encourage pedestrian access.
- The proposed uses on the site will help to promote and grow both existing and future development in the neighborhood.
- The creation of additional residences and commercial space help to promote the walkable nature of the neighborhood and will drive up local business both on site and in the surrounding area.
- This site makes use of existing pedestrian paths on the adjacent site to the west to help further promote pedestrian circulation paths in dynamic ways, not only along the sidewalk but also through the proposed and existing site.
- The site has similar programmatic elements to the adjacent building to the west.
- Landscaping is provided throughout the project via the use of planters and will include low water plants and trees where possible.

3. OPERATION:

- The Development hopes to attract two fine dining type restaurants and two boutique style retail stores that will complement the existing community and further enhance the already existing pedestrian experience of Rivera Village.
- Operating hours shall be from around 9 am until 8PM for retail and from possibly 10am to midnight for the restaurants
- Parking shall be controlled via automated gate with validation from the businesses in the project (Note: the current operation/policy in place for the 215 garage does not feature a gate)
- Valet service for the restaurant is very likely
- The residential parking on the ground level will have a Security gate on the alley side and a security door between the commercial area and the private garages.
- On the first floor, there is no additional security gate planned, as each individual unit acts like a home with a secure front door and enclosed private patio areas, allowing the feel of a "small village".

4. ARCHTECTURAL FEATURES:

- The modern contemporary architectural design organically integrates great features that allow for large amounts of natural lighting and open courtyards that allow for plenty of natural cross ventilation
- The building maintains a pedestrian friendly presence by stepping back at the 2nd and 3rd stories and provides a large public courtyard through a significant portion of the building which ties into an existing circulation path of the mixed-use project to the west.
- By utilizing the existing curb cut and driveway entrance to the west, the project maintains a strong pedestrian connection and minimizes alterations to the public right-of-way.
- There are several slanted roof projections that extend past the 38'-0" height limit for mixed-use projects, however, these projections remain below the 45'-0" height limit of neighboring commercial properties to the east and are subject to Planning Commission approval.
    - The projections help to bring natural light into the second floor of the residences.
- The project uses:
    - varied material palette,
    - varied wall thicknesses,
    - oblique angles,
    - a large pedestrian courtyard
    - Multiple decks and walkways to avoid flat facades and boxlike construction.
- Signage on the building will be minimal.
    - All signs for restaurants and retail spaces will be incorporated into the building architecture and will conform to city standards.
- The site is relatively flat in a medium density urban setting.
    - The first floor is elevated 3 feet above the sidewalk in order to connect with a walkway of the adjacent property to the west at 215 Avenue I.

- Pedestrian access is maintained through stairs, similar to the adjacent property to the west and an ADA lift.
-

- Several trees will be added to the courtyard of the new design and there are no existing trees on site.

5. OPEN SPACE:

- The project also incorporates a 10% public open space area with a central courtyard which conforms to city standards and also adds an additional pedestrian and public friendly element to the site.
- Enhance the walking experience
- Reduce use of cars

6. PUBLIC ART:

- The project intends to incorporate a public art element.
- A proposal from an Art consultant has been requested.
- The art Consultant shall assist in Artist selection.
- The design and approval process for the Public Art element, including Art and Planning Commission Approval shall be shall be completed concurrent with the remaining approval of this project prior to Certificate of Occupancy.

7. SUSTAINABILITY FEATURES:

- The project targets LEED certification, which addresses:
  - Location and Transportation (proximity to public transport, amount of bike storage)
  - Sustainable Sites (Relationship to surrounding buildings, storm water control and use)
  - Water Efficiency (use of recycled water and low flow fixtures)
  - Energy and Atmosphere (High efficiency HVAC and lighting
  - Materials and Resources (Use of recycled or energy efficient materials)
  - Indoor Environmental Quality (Natural ventilation and daylighting)
- The modern contemporary architectural design organically integrates great features that allow for large amounts of natural lighting and open courtyards that allow for plenty of natural cross ventilation.
- Overhangs will allow natural light, while reducing solar heat gain to reduce electricity in multiple ways, namely less lighting and smaller mechanical equipment required.
- The architecture is perfectly suited to integrate solar electric and solar water heating systems that will be further defined during the construction document phase.

- The building will feature very efficient water use, achieved through the latest technologies in low flow devices.
    - Use of gray water for landscaping will also be explored during the plumbing design
    - The landscaping will feature colorful drought resistant plants to start with a low water use requirement baseline.
- The nature of the project, which combines residences within this vibrant commercial and pedestrian friendly community, will reduce the need of automobile use while enhancing the pedestrian experience for everyone in the community.

8. PARKING:

- Primary access to the development will be from Avenue I which is a fully improved public street, a main east-west corridor through the Riviera commercial district.
- Secondary access is from the alley at rear of site and is only for residential tenants.
- Proposed development utilizes an existing entry-exit driveway/curb cut for the 215 development immediately adjacent to the subject site.
    - The existing curb cut and entry ramp accommodates two drive lanes minimizing any queuing of cars and providing safe ingress/egress onto Avenue I.
    - There is sufficient ramp area and visibility to separate vehicular and pedestrian traffic as the driveway exits onto Catalina Avenue and the internal right-of-way can easily accommodate through traffic to the basement level garage proposed at 219.
    - Use of an existing driveway minimizes disruption onto Avenue I and maximizes on-street public parking.
    - In addition, there will be no change to existing traffic patterns or pedestrian access.
    - Since the curb cut that is currently serving the existing furniture store, <u>two additional parking spaces will be created on Avenue I</u> compared to the existing condition

9. TRAFFIC IMPACT:

- A parking and traffic analysis has been prepared as part of the over-all development proposal.
- The proposed parcel(s) will front on or have adequate access to a public street (not alley) of adequate width to carry the quantity and kind of traffic generated by the uses allowed in the zone in which they are located.
- Primary access to the development will be from Avenue I which is a fully improved public street. Secondary access is from the alley at rear of site and is only for residential tenants. As part of the proposal, a 5' alley dedication will be created on the Final Parcel Map to widen the alley, improve access into the 1st floor, residential parking garage and achieve continuity with existing alley dimensions already established east and west of the subject site.
- Positive impact on traffic, and overall even though a slight increase in trips generated, minor impact and should not

10. ZONING

- The project is designed in full accordance with the development standards and other provisions of the Zoning Ordinance for the Coastal Zone.
- The overall height and size of the building maintain a scale consistent with neighboring buildings on the street.
- There are 2 large existing commercial buildings to the east and a recently approved new commercial building to the east.
- The building directly west is another mixed-use project of similar size and scale.
- The subject property consists of two adjacent, originally subdivided lots that will be merged into one parcel as part of VTPM 74219 submitted in conjunction with this Minor Subdivision application.
- There will be no change to the exterior dimensions or lot size of the existing development site. The site presently contains a well-established retail furniture store and design studio that has been in business at this location for many years.
- The existing business will be closed and all structures on-site will be demolished.
- All development proposed for 219 will meet applicable zoning and building code requirements and is in keeping with the surrounding area.
- The proposed mixed use development is ideally located within the Riviera Marketplace which itself is a thriving commercial neighborhood containing pockets of residential uses throughout and surrounded by residential neighborhoods.
- Setbacks are only the front 3' of the site and the building conforms to this, along with second and third story setbacks as specified in the zoning code.
- Adequate parking is provided with a subterranean parking garage and first floor parking accessed from the alley at the rear of the site.
- The proposed Minor Subdivision will not be detrimental to the surrounding lot pattern and will not create lots smaller than the prevailing lot size in the area where they would be located.
    - The project site is 15,372 sf in size, which is within the range of lot size and configuration patterns throughout this commercial area and is of sufficient area to accommodate proposed development in compliance with current zoning provisions.
    - There will be no change to the existing lot configuration or lot area and proposed development is similar to and compatible with development throughout the surrounding neighborhood.
- The proposed design not only meets the zoning requirements for the area and for its specified uses, it also meets the specific purposes of the Mixed-Use Overlay zone as specified in Section 10-2.1220 of the Redondo Beach Municipal Code.
- As part of the proposal, a 5' alley dedication will be created on the Final Parcel Map to widen the alley, improve access into the 1st floor, residential parking garage and achieve continuity with existing alley dimensions already established east and west of the subject site.

11. PUBLIC ART

- The city currently has a public art fee of 1% of building valuation. Our public art fee as calculated by the building department will be $36,413.72
- We are proposing to incorporate a public art into the building architecture on site in lieu of this payment
- We have hired an art consultant and are exploring several options for art work which will be incorporate into the building architecture. Our goal is for the art to compliment the building design and to be equally engaging during the day and at night.
    - Some initial ideas are decorative glass railing, with possible LED components
    - Decorative lighting fixtures and/or a large sculptural lighting element
    - Perforated metal designs on existing architectural frames within the courtyard space and potentially an additional frame at the entrance to the courtyard. These could also have an LED component
    - Mosaic tiling on a vertical wall within the courtyard

219 AVENUE I COMMUNITY OUTREACH REPORT

Meeting Summary by Ryan Fischvogt, Tomaro Design Group

1. A community outreach meeting was held at Bottega Romano restaurant at 215 Avenue I on May 31st, 2016 between the 10:30 a.m. and 12:00 .pm. Renderings, building plans, and building elevations we displayed for review and comment by the attendees. A formal agenda was not created, as neighbors came by on their own time during the hour and a half to ask questions at their convenience.

2. Number of Attendees: 12
   a. 11 attendees were business owners located in the 300' radius - legal noticing area.
   b. 1 residential neighbor who resides in at 215 Avenue I also attended the meeting.

3. Areas of Concern:
   a. No notable concerns were voiced during the community outreach meeting. The business owners in the area were impressed with the design and stated that they look forward to the approval of the project. The owner/operator of Dennee's furniture, the current 219 Avenue I tenant, indicated that he may consider occupying the new retail spaces in the future, if the project as designed is approved.

4. Description of Discussion
   a. Most of the discussion revolved around the function and layout of the building. The items discussed are below, in no particular order:
      i. Parking access was explained. The subterranean parking is accessed via the current 215 Ave. I ramp using an easement and the 10 residential garages at the first floor are accessed via the alley. It was also discussed that a security gate would be added to the 215 parking garage entrance.
      ii. The open courtyard/public open space was presented as both a city requirement as well as major highlight for the retail and restaurant spaces proposed. The business owners occupying 215 Ave. I liked the link between our central courtyard and their existing walkway.
      iii. We discussed the various programmatic elements of the building and how they were organized within the building, explaining that the residential and commercial uses were kept separate. The residential use is to the rear of property and the commercial uses are located at the front of the building.
      iv. The building and design were well received; local business owners are excited to see new development happening in the Riviera.

5. Pending Inquires

   There is one pending inquiry from a neighbor who was not able to attend the meeting. Karen Lyons of Riviera Center Management contacted us about viewing the design. The owner is reaching out to her to discuss the design and show her the plans.

219 Avenue I Neighbor Sign-in Sheet

NAME	ADDRESS
VIRGINIA M. CICORIA	62 OCEANAIRE DRIVE RPV
Lynne Pope	2202 Manhattan Ave. Hermosa B
Rebecca Cicoria	1545 Le Grande Terrace S.P.
Dave Dennee	219 Ave I
Michelle Dennee	219 Ave I
Monique Cardenas	219 Ave I
Mindy Hatakeyama	219 Ave I
John Mills	215 Ave I
Colette Lopilato	215 Ave I 218 AVE D. Redondo Beach
Robyn Manger	215 AVE I ~~[illegible] D.R.~~
Tom Hardesty	215 AVE I RB 3107486255

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Pasadena
Irvine
San Diego
Woodland Hills

April 15, 2016

Anita Kroeger
Senior Planner
City of Redondo Beach
Planning Division
415 Diamond Street
Redondo Beach, California 90277

LLG Reference: 1-15-4147-1

Subject: **Summary of the Trip Generation and Traffic Assessment - 219 Avenue I Mixed-Use Project**
Redondo Beach, California

Dear Anita:

Linscott, Law & Greenspan, Engineers (LLG) has prepared this letter to summarize the trip generation and traffic impact assessments associated with the 219 Avenue I Mixed-Use Project (proposed project) in the City of Redondo Beach. Based on the forecast net new trip generation expected for the proposed project, no significant traffic impacts are expected.

Briefly, as outlined in the attached March 23, 2016 memorandum, the more intensive of the two development program options (i.e., the Option B project) is expected to generate 34, 13, and 4 net new vehicle trips during the weekday AM, weekday PM, and Saturday peak hours, respectively. These forecasts are significantly below the threshold employed by the City when requiring formal traffic impact studies and potentially traffic mitigation (i.e., when a project produces more than 150 additional morning or evening peak hour vehicle trips).

LLG also reviewed the recent supplemental traffic impact analysis prepared by Overland Traffic Consultants, Inc. (Overland) for the Legado Redondo Project, particularly with respect to the forecast Year 2017 cumulative traffic conditions in the project vicinity. It was determined that the existing traffic volumes in that study were increased by a total of 6.5% to develop the future Year 2017 pre-project traffic volumes and corresponding overall intersection Levels of Service (LOS) and operating conditions. As an example, for the Pacific Coast Highway/Palos Verdes Drive intersection, a total of 229 and 235 vehicles were added to the intersection during the weekday AM and PM peak hours in order to account for traffic due to other proposed development projects in the vicinity as well as regional background traffic growth. By comparison, the 219 Avenue I project is expected to result in an increase of no more than 19 vehicles at this intersection during any single peak hour.

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William A. Law, PE (Ret.)
Paul W. Wilkinson, PE
John P. Keating, PE
David S. Shender, PE
John A. Boarman, PE
Clare M. Look-Jaeger, PE
Richard E. Barretto, PE
Keil D. Maberry, PE

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Therefore, since this level of added traffic volume is substantially within the level of growth incorporated into the Overland analysis, the cumulative traffic conditions reported in that study remain valid and no further traffic analysis is required for the proposed 219 Avenue I Mixed-Use project.

Please feel free to contact me with any further questions.

Sincerely,

Linscott, Law & Greenspan, Engineers

Clare M. Look-Jaeger

Clare M. Look-Jaeger, P.E.
Principal

c: Ingo Giani, g-developments, Inc.
Kevin jaeger, LLG Engineers
File

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MEMORANDUM

To:	Ingo Giani g-developments, Inc.	Date:	March 23, 2016
From:	Clare M. Look-Jaeger, P.E. Linscott, Law & Greenspan, Engineers	LLG Ref:	1-16-4147-1
Subject:	219 Avenue I Mixed-Use Project Trip Generation Assessment		

Linscott, Law & Greenspan, Engineers (LLG) has prepared this memorandum to summarize the trip generation assessment for the proposed mixed-use project ("proposed project") located at 219 Avenue I in the City of Redondo Beach, California. The trip generation assessment includes a comparison of potential traffic generation between the proposed project and the existing project site use.

This trip generation assessment includes a description of existing project site conditions, a summary of two optional project development programs, a summary of the proposed project and existing site trip generation forecasts, and a comparison of the subject trip generation forecasts.

EXECUTIVE SUMMARY

Option A Project Development Program

The Option A project development program includes both quality and high-turnover (sit-down) restaurants. It is forecast that the proposed Option A project is expected to generate 19 net new vehicle trips (8 inbound trips and 11 outbound trips) during the weekday AM peak hour when compared with the existing project site. During the weekday PM peak hour, the proposed Option A project is expected to generate 10 net new vehicle trips (10 inbound trips) when compared with the existing project site. Over a 24-hour period, the proposed Option A project is forecast to generate 20 net new daily trip ends during a typical weekday (10 inbound trips and 10 outbound trips) when compared with the existing project site.

Similarly, the proposed Option A project is expected to generate a net increase of 1 net new vehicle trip (3 inbound trips and 2 fewer outbound trips) during the Saturday peak hour when compared with the existing project site. Over a 24-hour period, the proposed Option A project is forecast to generate 86 net new daily trip ends during a typical Saturday (43 inbound trips and 43 outbound trips) when compared with the existing project site.

Option B Project Development Program

The Option B project development program includes two high-turnover (sit-down) restaurants. It is forecast that the proposed Option B project is expected to generate 34 net new vehicle trips (16 inbound trips and 18 outbound trips) during the weekday AM peak hour when compared with the existing project site. During the weekday PM peak hour, the proposed Option B project is expected to generate 13 net new vehicle trips (11 inbound trips and 2 outbound trips) when compared with the existing project site. Over a 24-hour period, the proposed Option B project is

forecast to generate 57 net new daily trip ends during a typical weekday (approximately 29 inbound trips and 29 outbound trips) when compared with the existing project site.

Similarly, the proposed Option B project is expected to generate a net increase of 4 net new vehicle trips (3 inbound trips and 1 outbound trip) during the Saturday peak hour when compared with the existing project site. Over a 24-hour period, the proposed Option B project is forecast to generate 164 net new daily trip ends during a typical Saturday (82 inbound trips and 82 outbound trips) when compared with the existing project site.

EXISTING CONDITIONS

The proposed project site is located at 219 Avenue I in the City of Redondo Beach, California. The proposed project site is located along the north side of Avenue I between Catalina Avenue to the west and Elena Avenue to the east. The existing project site contains an approximate 10,000 square-foot building which is presently occupied by an interiors furnishing store (i.e., Dennee's Distinctive Interiors). The proposed project site and general vicinity are shown in ***Figure A***. An aerial photograph of the existing project site and vicinity is displayed in ***Figure B***.

PROPOSED PROJECT DESCRIPTION

The proposed project consists of a mixed-use project with multi-family and local community serving commercial land use components. At present, there are two optional project development programs under consideration with the only difference between the programs being the type of restaurants included in the commercial land use components: Option A includes both quality and high-turnover (sit-down) restaurants; and Option B includes two high-turnover (sit-down) restaurants. Summaries of the two optional project development programs under consideration are provided below:

- Option A: Includes Quality and High-Turnover (Sit-Down) Restaurants
  - Multi-Family Residential – 12 dwelling units
  - Quality Restaurant – 1,850 gross square feet
  - High-Turnover Sit-Down Restaurant – 1,420 gross square feet
  - Retail – 2,060 gross square feet
- Option B: Includes Two High-Turnover (Sit-Down) Restaurants
  - Multi-Family Residential – 12 dwelling units
  - High-Turnover Sit-Down Restaurant – 1,850 gross square feet
  - High-Turnover Sit-Down Restaurant – 1,420 gross square feet
  - Retail – 2,060 gross square feet

For purposes of this assessment, it is assumed that the residential units with be for-rent housing in order to provide a conservative forecast of project-related trips (i.e., for-rent units [apartments] generate a slightly higher number of trips than market-rate units [condominiums]).

TRIP GENERATION FORECASTS

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Traffic volumes expected to be generated by the existing site use and proposed project during the weekday AM and PM peak hours and weekend (i.e., Saturday) peak hour, as well as on a weekday and weekend daily basis, were estimated using rates published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual.*[1] Traffic volumes expected to be generated by the proposed multi-family residential land use component were based upon rates based upon the total number of dwelling units. Traffic volumes expected to be generated by the existing site and proposed project commercial use components were based upon rates per 1,000 square feet of building floor area. Traffic volumes expected to be generated by the proposed project were forecast for the following conditions:

- Weekday
  - Weekday daily (24-hours)
  - Weekday morning (AM) commuter peak hour
  - Weekday evening (PM) commuter peak hour
- Weekend (i.e., Saturday)
  - Saturday daily (24-hours)
  - Saturday peak hour (peak hour of the land use)

The following ITE trip generation rates were used in the trip generation forecasts:

- ITE Land Use Code 220 – Apartment
- ITE Land Use Code 820 – Shopping Center (proposed retail)
- ITE Land Use Code 826 – Specialty Retail Center (existing site)
- ITE Land Use Code 931 – Quality Restaurant
- ITE Land Use Code 932 – High-Turnover (Sit-Down) Restaurant

[1] Institute of Transportation Engineers *Trip Generation* manual, 9th Edition, 2012, Washington, D.C.

In addition to the trip generation forecast for the proposed project (which is essentially an estimate of vehicles that could be expected to enter and exit the site access points), a forecast was made of the likely pass-by trips that could be anticipated at the site. Pass-by trips are made as intermediate stops on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from traffic passing the site on an adjacent street or roadway that offers direct access to the generator. The pass-by traffic forecast has been estimated based on existing traffic volumes on local roadway and nearby intersections and recommended practice in Chapter 5 of the ITE *Trip Generation Handbook.*[2] Further, as the City of Redondo Beach does not presently have a recommend practice for pass-by trip adjustment, the City of Los Angeles Department of Transportation *Policy on Pass-by Trips* also was referenced in the determination of appropriate pass-by trip adjustments for the proposed and existing site land use components.

It is noted that neither internal capture nor walk-in trip adjustments were employed in the trip generation forecasts even though it would be appropriate to do so for an infill development such as the proposed project (i.e., "...redevelopment in compact, urbanized, mostly developed areas where walking, bicycling and transit are viable modes of transportation." ITE). Internal capture trips are those trips made internal to the site between land uses in a mixed-use development. When combined within a mixed-use development, land uses tend to interact, and thus attract a portion of each other's trip generation. Walk-in trips are those trips made from the surrounding area for the proposed local community serving commercial land use components.

Option A Project Trip Generation

The Option A project trip generation forecasts for this trip generation assessment are summarized in ***Table A***. As presented in *Table A*, the proposed Option A project is expected to generate 19 vehicle trips (8 inbound trips and 11 outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the proposed Option A project is expected to generate 34 vehicle trips (21 inbound trips and 13 outbound trips). Over a 24-hour period, the proposed Option A project is forecast to generate 419 daily trip ends during a typical weekday (approximately 210 inbound trips and 210 outbound trips).

As also indicated in *Table A*, the proposed Option A project is expected to generate 44 vehicle trips (25 inbound trips and 19 outbound trips) during the Saturday peak hour. Over a 24-hour period, the proposed Option A project is forecast to generate 464 daily trip ends during a typical Saturday (232 inbound trips and 232 outbound trips).

---

[2] *Trip Generation Handbook,* Institute of Transportation Engineers, June, 2004.

Option B Project Trip Generation

The Option B project trip generation forecasts for this trip generation assessment are summarized in ***Table B***. As presented in *Table B*, the proposed Option B project is expected to generate 34 vehicle trips (16 inbound trips and 18 outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the proposed Option B project is expected to generate 37 vehicle trips (22 inbound trips and 15 outbound trips). Over a 24-hour period, the proposed Option B project is forecast to generate 456 daily trip ends during a typical weekday (228 inbound trips and 228 outbound trips).

As also indicated in *Table B*, the proposed Option B project is expected to generate 47 vehicle trips (25 inbound trips and 22 outbound trips) during the Saturday peak hour. Over a 24-hour period, the proposed Option B project is forecast to generate 542 daily trip ends during a typical Saturday (271 inbound trips and 271 outbound trips).

Existing Site Trip Generation

As presented in *Tables A* and *B*, the existing project site would be expected to generate a nominal number of vehicle trips during the weekday AM peak hour. During the weekday PM peak hour, the existing project site would be expected to generate 24 vehicle trips (11 inbound trips and 13 outbound trips). Over a 24-hour period, the project site is forecast to generate 399 daily trip ends during a typical weekday (approximately 200 inbound trips and 200 outbound trips).

As also indicated in *Table A*, the existing project site is expected to generate 43 vehicle trips (22 inbound trips and 21 outbound trips) during the Saturday peak hour. Over a 24-hour period, the existing project site is forecast to generate 378 daily trip ends during a typical Saturday (189 inbound trips and 189 outbound trips).

TRIP GENERATION COMPARISON SUMMARY AND CONCLUSIONS

Option A Project Development Program

The Option A project development program includes both quality and high-turnover (sit-down) restaurants. It is forecast that the proposed Option A project is expected to generate 19 net new vehicle trips (8 inbound trips and 11 outbound trips) during the weekday AM peak hour when compared with the existing project site. During the weekday PM peak hour, the proposed Option A project is expected to generate 10 net new vehicle trips (10 inbound trips) when compared with the existing project site. Over a 24-hour period, the proposed Option A project is forecast to generate 20 net new daily trip ends during a typical weekday (10 inbound trips and 10 outbound trips) when compared with the existing project site.

Similarly, the proposed Option A project is expected to generate a net increase of 1 net new vehicle trip (3 inbound trips and 2 fewer outbound trips) during the Saturday peak hour when compared with the existing project site. Over a 24-hour period, the proposed Option A project is forecast to generate 86 net new daily trip ends during a

typical Saturday (43 inbound trips and 43 outbound trips) when compared with the existing project site.

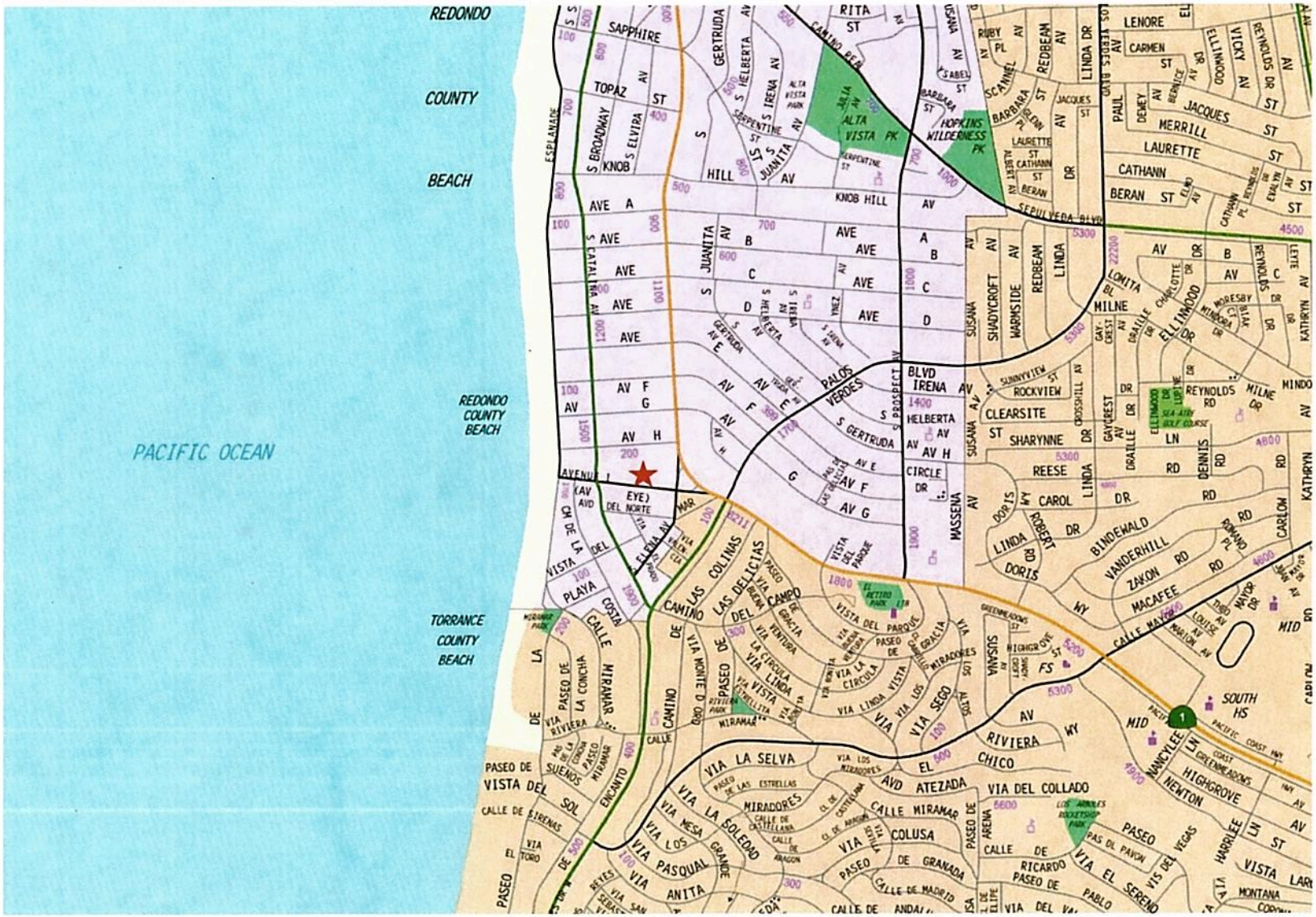
Option B Project Development Program

The Option B project development program includes two high-turnover (sit-down) restaurants. It is forecast that the proposed Option B project is expected to generate 34 net new vehicle trips (16 inbound trips and 18 outbound trips) during the weekday AM peak hour when compared with the existing project site. During the weekday PM peak hour, the proposed Option B project is expected to generate 13 net new vehicle trips (11 inbound trips and 2 outbound trips) when compared with the existing project site. Over a 24-hour period, the proposed Option B project is forecast to generate 57 net new daily trip ends during a typical weekday (approximately 29 inbound trips and 29 outbound trips) when compared with the existing project site.

Similarly, the proposed Option B project is expected to generate a net increase of 4 net new vehicle trips (3 inbound trips and 1 outbound trip) during the Saturday peak hour when compared with the existing project site. Over a 24-hour period, the proposed Option B project is forecast to generate 164 net new daily trip ends during a typical Saturday (82 inbound trips and 82 outbound trips) when compared with the existing project site.

Please feel free to call us at 626-796-2322 with any questions regarding this trip generation assessment prepared for the proposed 219 Avenue I mixed-use project.

c: Kevin (K.C.) Jaeger, LLG Engineers
File



NOT TO SCALE

MAP SOURCE: RAND MCNALLY & COMPANY

★ PROJECT SITE

FIGURE A
VICINITY MAP

LINSCOTT, LAW & GREENSPAN, engineers

AVENUE I MIXED-USE PROJECT

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NOT TO SCALE

MAP SOURCE: RAND MCNALLY & COMPANY

PROJECT SITE

FIGURE B
AERIAL PHOTOGRAPH OF EXISTING PROJECT SITE

LINSCOTT, LAW & GREENSPAN, engineers

AVENUE I MIXED-USE PROJECT

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Table A
PROJECT TRIP GENERATION FORECAST
OPTION A: INCLUDES QUALITY AND HIGH-TURNOVER RESTAURANTS

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]			DAILY TRIP ENDS [2] VOLUMES	SAT PEAK HOUR VOLUMES [2]		
			IN	OUT	TOTAL	IN	OUT	TOTAL		IN	OUT	TOTAL
Proposed Project												
Multi-Family Residential [3]	12 DU	80	1	5	6	5	2	7	77	3	3	6
Quality Restaurant [4]	1,850 GSF	166	1	0	1	9	5	14	175	12	8	20
- Less Pass-by (10%) [5]		(16)	0	0	0	(1)	(1)	(2)	(18)	(1)	(1)	(2)
High-Turnover (Sit-Down) Restaurant [5]	1,420 GSF	181	8	7	15	8	6	14	225	11	9	20
- Less Pass-by (20%) [5]		(36)	(2)	(1)	(3)	(2)	(1)	(3)	(46)	(2)	(2)	(4)
Retail [6]	2,060 GLSF	88	1	1	2	4	4	8	103	5	5	10
- Less Pass-by (50%) [5]		(44)	(1)	(1)	(2)	(2)	(2)	(4)	(52)	(3)	(3)	(6)
Subtotal Proposed:		**419**	**8**	**11**	**19**	**21**	**13**	**34**	**464**	**25**	**19**	**44**
Existing Site												
Specialty Retail [8]	10,000 GLSF	443	Nom.	Nom.	Nom.	12	15	27	420	25	23	48
- Less Pass-by (10%) [5]		(44)	0	0	0	(1)	(2)	(3)	(42)	(3)	(2)	(5)
Subtotal Existing:		**399**	**0**	**0**	**0**	**11**	**13**	**24**	**378**	**22**	**21**	**43**
Net Difference:		**20**	**8**	**11**	**19**	**10**	**0**	**10**	**86**	**3**	**(2)**	**1**

[1] Source: ITE "Trip Generation Manual", 9th Edition, 2012.

[2] Trips are one-way traffic movements, entering or leaving.

[3] ITE Land Use Code 220 (Apartment) trip generation average rates.
- Daily Trip Rate: 6.65 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.51 trips/dwelling units; 20% inbound/80% outbound
- PM Peak Hour Trip Rate: 0.62 trips/dwelling units; 65% inbound/35% outbound
- Saturday Daily Trip Rate: 6.39 trips/dwelling unit; 50% inbound/50% outbound
- Saturday Peak Hour Trip Rate: 0.52 trips/dwelling units; 50% inbound/50% outbound

[4] ITE Land Use Code 931 (Quality Restaurant) trip generation average rates.
- Daily Trip Rate: 89.95 trips/1,000 SF of floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.81 trips/1,000 SF of floor area; assume 50% inbound/50% outbound
- PM Peak Hour Trip Rate: 7.49 trips/1,000 SF of floor area; 67% inbound/33% outbound
- Saturday Daily Trip Rate: 94.36 trips/1,000 SF of floor area; 50% inbound/50% outbound
- Saturday Peak Hour Trip Rate: 10.82 trips/1,000 SF of floor area; assume 59% inbound/41% outbound

[5] Sources: ITE "Trip Generation". Pass-by trips are made as intermediate stops on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from traffic passing the site on an adjacent adjacent street or roadway that offers direct access to the site. The pass-by traffic forecasts have been estimated based on recommended practice in Chapter 5 of the ITE "Trip Generation Handbook," June 2004, and City of Los Angeles Department of Transportation "Policy on Pass-by Trips."

[6] ITE Land Use Code 932 (High-Turnover [Sit-Down] Restaurant) trip generation average rates.
- Daily Trip Rate: 127.15 trips/1,000 SF of floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 10.81 trips/1,000 SF of floor area; 55% inbound/45% outbound
- PM Peak Hour Trip Rate: 9.85 trips/1,000 SF of floor area; 60% inbound/40% outbound
- Saturday Daily Trip Rate: 158.37 trips/1,000 SF of floor area; 50% inbound/50% outbound
- Saturday Peak Hour Trip Rate: 14.07 trips/1,000 SF of floor area; assume 53% inbound/47% outbound

[7] ITE Land Use Code 820 (Shopping Center) trip generation average rates.
- Daily Trip Rate: 42.7 trips/1,000 SF of floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.96 trips/1,000 SF of floor area; 62% inbound/38% outbound
- PM Peak Hour Trip Rate: 3.71 trips/1,000 SF of floor area; 48% inbound/52% outbound
- Saturday Daily Trip Rate: 49.97 trips/1,000 SF of floor area; 50% inbound/50% outbound
- Saturday Peak Hour Trip Rate: 4.82 trips/1,000 SF of floor area; 52% inbound/48% outbound

[8] ITE Land Use Code 826 (Specialty Retail Center) trip generation average rates.
- Daily Trip Rate: 44.32 trips/1,000 SF of floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: Nominal (Nom.)
- PM Peak Hour Trip Rate: 2.71 trips/1,000 SF of floor area; 44% inbound/56% outbound
- Saturday Daily Trip Rate: 42.04 trips/1,000 SF of floor area; 50% inbound/50% outbound
- Saturday Peak Hour Trip Rate: 4.82 trips/1,000 SF of floor area; 52% inbound/48% outbound (ITE Land Use Code 820)

Table B
PROJECT TRIP GENERATION FORECAST
OPTION B: INCLUDES TWO HIGH-TURNOVER RESTAURANTS

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]			DAILY TRIP ENDS [2] VOLUMES	SAT PEAK HOUR VOLUMES [2]		
			IN	OUT	TOTAL	IN	OUT	TOTAL		IN	OUT	TOTAL
Proposed Project												
Multi-Family Residential [3]	12 DU	80	1	5	6	5	2	7	77	3	3	6
High-Turnover (Sit-Down) Restaurant [4]	1,850 GSF	235	11	9	20	11	7	18	293	14	12	26
- Less Pass-by (20%) [5]		(48)	(2)	(2)	(4)	(2)	(1)	(3)	(58)	(3)	(2)	(5)
High-Turnover (Sit-Down) Restaurant [4]	1,420 GSF	181	8	7	15	8	6	14	225	11	9	20
- Less Pass-by (20%) [5]		(36)	(2)	(1)	(3)	(2)	(1)	(3)	(46)	(2)	(2)	(4)
Retail [6]	2,060 GLSF	88	1	1	2	4	4	8	103	5	5	10
- Less Pass-by (50%) [5]		(44)	(1)	(1)	(2)	(2)	(2)	(4)	(52)	(3)	(3)	(6)
Subtotal Proposed:		**456**	**16**	**18**	**34**	**22**	**15**	**37**	**542**	**25**	**22**	**47**
Existing Site												
Specialty Retail [7]	10,000 GLSF	443	Nom.	Nom.	Nom.	12	15	27	420	25	23	48
- Less Pass-by (10%) [5]		(44)	0	0	0	(1)	(2)	(3)	(42)	(3)	(2)	(5)
Subtotal Existing:		**399**	**0**	**0**	**0**	**11**	**13**	**24**	**378**	**22**	**21**	**43**
Net Difference:		**57**	**16**	**18**	**34**	**11**	**2**	**13**	**164**	**3**	**1**	**4**

[1] Source: ITE "Trip Generation Manual", 9th Edition, 2012.

[2] Trips are one-way traffic movements, entering or leaving.

[3] ITE Land Use Code 220 (Apartment) trip generation average rates.
- Daily Trip Rate: 6.65 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.51 trips/dwelling units; 20% inbound/80% outbound
- PM Peak Hour Trip Rate: 0.62 trips/dwelling units; 65% inbound/35% outbound
- SAT Daily Trip Rate: 6.39 trips/dwelling unit; 50% inbound/50% outbound
- SAT Peak Hour Trip Rate: 0.52 trips/dwelling units; 50% inbound/50% outbound

[4] ITE Land Use Code 932 (High-Turnover [Sit-Down] Restaurant) trip generation average rates.
- Daily Trip Rate: 127.15 trips/1,000 SF of floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 10.81 trips/1,000 SF of floor area; 55% inbound/45% outbound
- PM Peak Hour Trip Rate: 9.85 trips/1,000 SF of floor area; 60% inbound/40% outbound
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- AM Peak Hour Trip Rate: 0.96 trips/1,000 SF of floor area; 62% inbound/38% outbound
- PM Peak Hour Trip Rate: 3.71 trips/1,000 SF of floor area; 48% inbound/52% outbound
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- PM Peak Hour Trip Rate: 2.71 trips/1,000 SF of floor area; 44% inbound/56% outbound
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- Saturday Peak Hour Trip Rate: 4.82 trips/1,000 SF of floor area; 52% inbound/48% outbound (ITE Land Use Code 820)

219 AVENUE I
REDONDO BEACH, CA 90277
NEW MIXED USE DEVELOPMENT

GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH 2013 CBC. FOR ADDITIONAL CONDITIONS AND REFERENCE PLEASE SEE THE COMPLETE 2013 CBC.

2. INSTALLATION OF INTERIOR AND EXTERIOR WALL AND CEILING COVERINGS SHALL CONFORM TO CHAPTER 25 CBC.

3. ALL WATER CLOSETS TO FLUSH WITH 1.28 GALLON MAX, SHOWER HEADS 2 GPM, AND FAUCETS .5 GPM.

4. ALL HOSE BIBS MUST BE PROTECTED BY BACK FLOW PREVENTION AND HAVE AN ANTI-SIPHON DEVICE.

5. PROVIDE APPROVED BACKWATER VALVE FOR ALL PLUMBING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. PROVIDE CAST IRON WASTE PIPING RISERS.

6. WRITTEN APPROVAL FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD). (714)396:2000 PER RULE 1403 FOR THE PROPER DISPOSAL OF ASBESTOS.

7. ONLY LOS ANGELES COUNTY HEALTH DEPARTMENT APPROVED DEVICES MAY BE UTILIZED FOR LANDSCAPE IRRIGATION BACK FLOW PREVENTION DEVICES.

8. VERIFY CLEARANCES WITH OVERHEAD UTILITY LINES FROM ALL PERMANENT AND TEMPORARY STRUCTURE INCLUDING SCAFFOLDING AND OTHER WORKING AREAS DURING CONSTRUCTION. CLEARANCE TO BE 8 FT. HORIZONTAL AND 12 FT. VERTICAL. VERIFY WITH SOUTHERN CALIFORNIA EDISON CO. BEFORE COMMENCING CONSTRUCTION.

9. SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.

10. COMPLY WITH CBC SECT 3306 REGARDING PROTECTION OF PEDESTRIANS DURING CONSTRUCTION.

11. ELEVATOR SHALL REQUIRE APPROVAL AND PERMIT FROM THE STATE PRIOR TO PERMIT ISSUANCE AND SHALL COMPLY WITH CBC CHAPTER 30.

12. PROVIDE DEFERRED SUBMITTAL FOR PLUMBING DWGS PRIOR TO INSTALLATION.

13. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF CBC 2013, AND ORDINANCES OF THE CITY OF MANHATTAN BEACH.

14. BUILDING SHALL BE PROVIDED WITH APPROVED ADDRESS AND NUMBERS AND LETTERS. EACH CHARACTER SHALL BE A MINIMUM 4 INCHES HIGH AND A MINIMUM OF .5 INCH WIDE. THEY SHALL BE INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBILE FROM THE STREET OR ROAD FRONTING THE PROPERTY. CBC SEC. (F)501.2.

15. NOT USED

16. OBTAIN STATE APPROVAL AND PERMIT FOR ELEVATORS PRIOR TO ISNTALLATION. ELEVATORS TO COMPLY WITH CHAPTER 30 AND 11 CBC, AND SHALL COMPLY WITH GURNEY REQUIREMENTS.

17. ALL FINISHES SHALL COMPLY WITH CBC CHAPTER 8, TABLE 803.9. USE CLASS 'A' FLAME SPREAD RATING. ALL INTERIOR FINISHES SHALL COMPLY WITH SECTION 804.

18. OBTAIN STATE APPROVAL AND PERMIT FROM THE STATE ELEVATOR DIVISION PRIOR TO INSTALLATION. ALSO TO COMPLY WITH CHAPTERS 30 AND 11B, 2013 CBC.

SUSTAINABLE FEATURES

1. SHORT TERM AND LONG TERM LOCKING BIKE STORAGE AT GARAGE FOR EMPLOYEES AND RESIDENTS.

2. STORMWATER HARVESTING FOR LANDSCAPE DRIP IRRIGATION.

3. USE OF SUNSHADES AND LARGE OVERHANGS AT SOUTH FACING ELEVATIONS TO MINIMIZE SOLAR HEAT GAIN.

4. RADIANT HEATING AND HIGH EFFICIENCY HVAC UNITS.

5. POTENTIAL FOR LARGE SOLAR ARRAY INSTALLATIONS AT FLAT ROOFS FOR BOTH COMMERCIAL AND RESIDENTIAL USE.

6. HIGH EFFICIENCY ON DEMAND HOT WATER HEATERS FOR RESIDENCES.

7. EXTENSIVE DAYLIGHT HARVESTING TO MINIMIZE USE OF ELECTRICITY DURING PEAK DAYLIGHT HOURS.

8. COURTYARD AT RESIDENCES IMPROVES NATURAL VENTILATION FOR ALL UNITS.

9. WILL PURSUE LEED CERTIFICATION FOR BUILDING.

10. SEE SUSTAINABILITY SHEET A.5.2 FOR ADDITIONAL INFO.

CONSULTANTS

BOLTON ENGINEERING CORP 310.325.5580
25834 NARBONNE AVENUE SUITE 210
LOMITA, CA. 90717

SYMBOL LEGEND

- 12" — DIFFERENTIAL IN FLOOR ELEVATION, FINISH SURFACE, OR CHANGE IN WALL PLAN
- 100.00' S.F.E. — ELEVATION / SUB FLOOR ELEVATION
- 100.00' LT.WT. — ELEVATION / LIGHT WEIGHT CONCRETE FLOOR ELEVATION
- A B A-00 D C — SHEET NUMBER / ELEVATION DESIGNATION
- 4:12 ROOF SLOPE — SLOPED SURFACE / SURFACE DESCRIPTION (ARROW POINTS DOWN SLOPE)
- FLOW LINE (ARROW POINTS DOWN SLOPE) ROOF SLOPE DESCRIPTION
- 12 / 4 — SLOPE RUN / SLOPE RISE
- A — WINDOW LETTER DESIGNATION
- 1 — DOOR NUMBER DESIGNATION
- A — SKYLIGHT LETTER DESIGNATION
- 1 — PARKING NUMBER DESIGNATION
- NORTH — NORTH ARROW DESIGNATION
- 1 — REVISION NUMBER / EXTENTS OF REVISION
- A A-00 — SECTION NUMBER / SHEET NUMBER
- DN. 0 R. @ 0" — TOP/BOTTOM RISER / # OF RISERS UP/DOWN

ABBREVIATION

A.H.	ACTUAL HEIGHT	HORZ.	HORIZONTAL
A.W.	AWNING WINDOW	HT.	HEIGHT
B.O.W.	BOTTOM OF WALL	LAND.	LANDING
C.H.	CRITICAL HEIGHT	LT.WT.	LIGHT WEIGHT CONCRETE
CLG.	CEILING	MAX.	MAXIMUM
CLR.	CLEAR	MIN.	MINIMUM
COL.	COLUMN	OP.	OPERABLE
CONC.	CONCRETE	PLINE.	PROPERTY LINE
C.W.	CASEMENT WINDOW	REQ.	REQUIRED
DIM.	DIMENSION	SECT.	SECTION
DN.	DOWN	S.F.E.	SUB FLOOR ELEVATION
ELEV.	ELEVATION	SHT.	SHEET
F.A.	FROM ABOVE	SK.	SKEWED
FLR.	FLOOR	SL.	SLOPED
FX.	FIXED	T.O.W.	TOP OF WALL

PROJECT DATA

PROPERTY OWNER

AVENUE I GROUP LLC
8885 VENICE BLVD. SUITE 200
LOS ANGELES, CA 90034

LEGAL DESCRIPTION

LOTS 17&18 BLOCK 17 TRACT 2546

APN 7511-007-038

OCCUPANCY AND ZONING

OCCUPANCY AND CONSTRUCTION TYPE:

A-2 – RESTAURANTS
M – RETAIL
B – OFFICE
TYPE V-A, FULLY SPRINKLERED

R-3 – MULTIFAMILY RESIDENTIAL
TYPE V-B, FULLY SPRINKLERED

S-2 FIRST FLOOR PARKING
TYPE V-A, FULLY SPRINKLERED

S-2 BASEMENT PARKING
TYPE I-A, FULLY SPRINKLERED

ZONING: MU-3C
NO. OF STORIES: 4

CITY, STATE, NATIONALLY APPLICABLE CODES

2013 CBC, 2013 CMC, 2013 CPC, 2013 CEC, AND 2013 STATE ENERGY CODE STATE OF CALIFORNIA,
AND THE CITY OF REDONDO BEACH
2013 CA ENERGY CONSERVATION STANDARDS
2013 CA GREEN BUILDING STANDARDS CODE

PROJECT SUMMARY

LOT SIZE: 15,372 S.F.
BUILDING SQUARE FOOTAGE: 18,318 S.F.
FLOOR AREA RATIO: (18,318/15,372) = 1.19
FOR ADDITIONAL SQUARE FOOTAGE INFO SEE A.5.0

RESIDENTIAL UNITS: 12 UNITS
RESIDENTIAL DENSITY: 1 UNIT/1,281 S.F. OF LOT AREA
RESIDENTIAL SQUARE FOOTAGE: 12,391 S.F. (68.3% FAR)
PRIVATE OPEN SPACE PROVIDED @ EACH UNIT: 200 S.F.
PRIVATE STORAGE @ EACH UNIT: 200 CU FT @ PRIVATE GARAGES WHERE APPLICABLE, 350 CU FT @ SUBTERRANEAN GARAGE, PER UNIT, FOR ADDITIONAL UNIT INFO SEE A.5.0

COMMERCIAL UNITS: 4 UNITS
RESTAURANT 1: 1,845 S.F
RESTAURANT 2: 1,455 S.F.
RETAIL SPACE: 1,533 S.F.
OFFICE SPACE: 965 S.F.
TOTAL COMMERCIAL SQUARE FOOTAGE: 5,798 S.F. (31.7% FAR)

PUBLIC OPEN SPACE REQUIRED: (10% BUILDING AREA) 1832 S.F.
PUBLIC OPEN SPACE PROVIDED: (10% BUILDING AREA) 1983 S.F.

MAXIMUM BUILDING HEIGHT: 38'-0"
ACTUAL BUILDING HEIGHT: 38'-0",
42.1% @ 43'-2", SUBJECT TO PLANNING COMMISSION APPROVAL

NUMBER OF STORIES: 3 STORIES ABOVE GRADE, 1 STORY OF PARKING BELOW GRADE

GRADING:
CUT: 3680 CUBIC YARDS
FILL: 0 CUBIC YARDS

PARKING CALCULATIONS

COMMERCIAL USE: 5,938 S.F./250 REQ'D = 24 SPACES
+2 NEIGHBOR SPACES
RESIDENTIAL USE: 12 UNITS/ X2 REQ'D = 24 SPACES
+4 VISITOR SPACES

PARKING REQ'D 54 SPACES
PARKING PROVIDED 54 SPACES

COMMERCIAL
16 STANDARD
3 EV SPACES
2 ADA (1 VAN)
5 COMPACT (19%)
26 TOTAL

RESIDENTIAL
22 STANDARD
2 ADA
4 VISITOR
28 TOTAL

BASEMENT FLOOR

PARKING AREA:	12,045 S.F.
STAIR AREA:	397 S.F.
STORAGE/MECHANICAL AREA:	1,602 S.F.
TOTAL AREA:	14,044 S.F.

FIRST FLOOR

RESIDENTIAL PARKING AREA:	7,615 S.F.

SCOPE OF WORK

DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF NEW 3-STORY MIXED USED BUILDING WITH APARTMENTS, RETAIL AND RESTAURANT SPACE AND ONE LEVEL OF SUBTERRANEAN PARKING.

SHEET INDEX

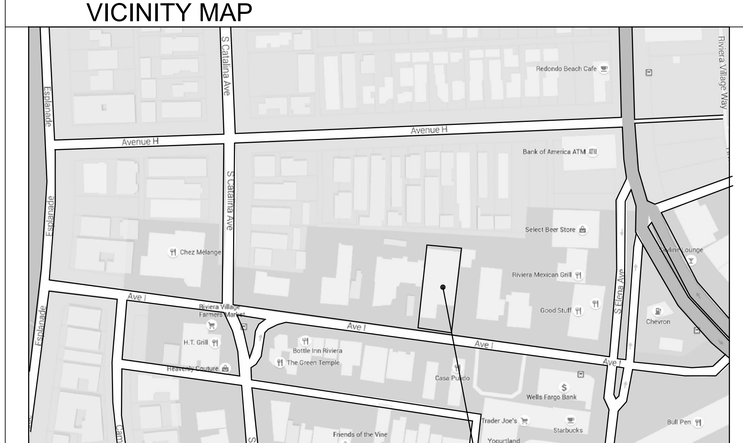
GENERAL
T.0.0 TITLE SHEET AND GENERAL NOTES

CIVIL
C0.1 SURVEY

ARCHITECTURAL
A.1.0 SITE PLAN
A.1.1 PUBLIC OPEN SPACE PLAN
A.2.0 BASEMENT PLAN
A.2.1 FIRST FLOOR PLAN
A.2.2 SECOND FLOOR PLAN
A.2.3 THIRD FLOOR PLAN
A.2.4 ROOF PLAN
A.3.0 ELEVATIONS
A.3.1 ELEVATIONS
A.3.2 ELEVATIONS
A.3.3 ELEVATIONS
A.4.0 SECTIONS
A.5.0 AREA CALCULATIONS
A.5.1 LIGHTING PLAN
A.5.2 SUSTAINABLE FEATURES
A.5.3 SIGNAGE PLAN AND ELEVATION
A.5.4 3D RENDERINGS
A.5.5 PUBLIC ART CONCEPTS
A.6.0 CONTEXT ELEVATIONS
A.6.1 CONTEXT PHOTOS

LANDSCAPE
L-1.1 FIRST FLOOR LANDSCAPE PLAN
L-1.2 SECOND FLOOR LANDSCAPE PLAN
L-1.3 PLANTING GALLERY

VICINITY MAP



NORTH

REDONDO BEACH, CA

TOMARO DESIGN GROUP

ARCHITECTURE

2617 N. SEPULVEDA
MANHATTAN BEACH
CALIFORNIA 90266

TEL: 310-318-8089
FAX: 310-318-9400
WWW.TOMARO.COM

PROJECT

219 AVENUE I
REDONDO BEACH
CA 90277

STAMP

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PROJECT NO.
15039

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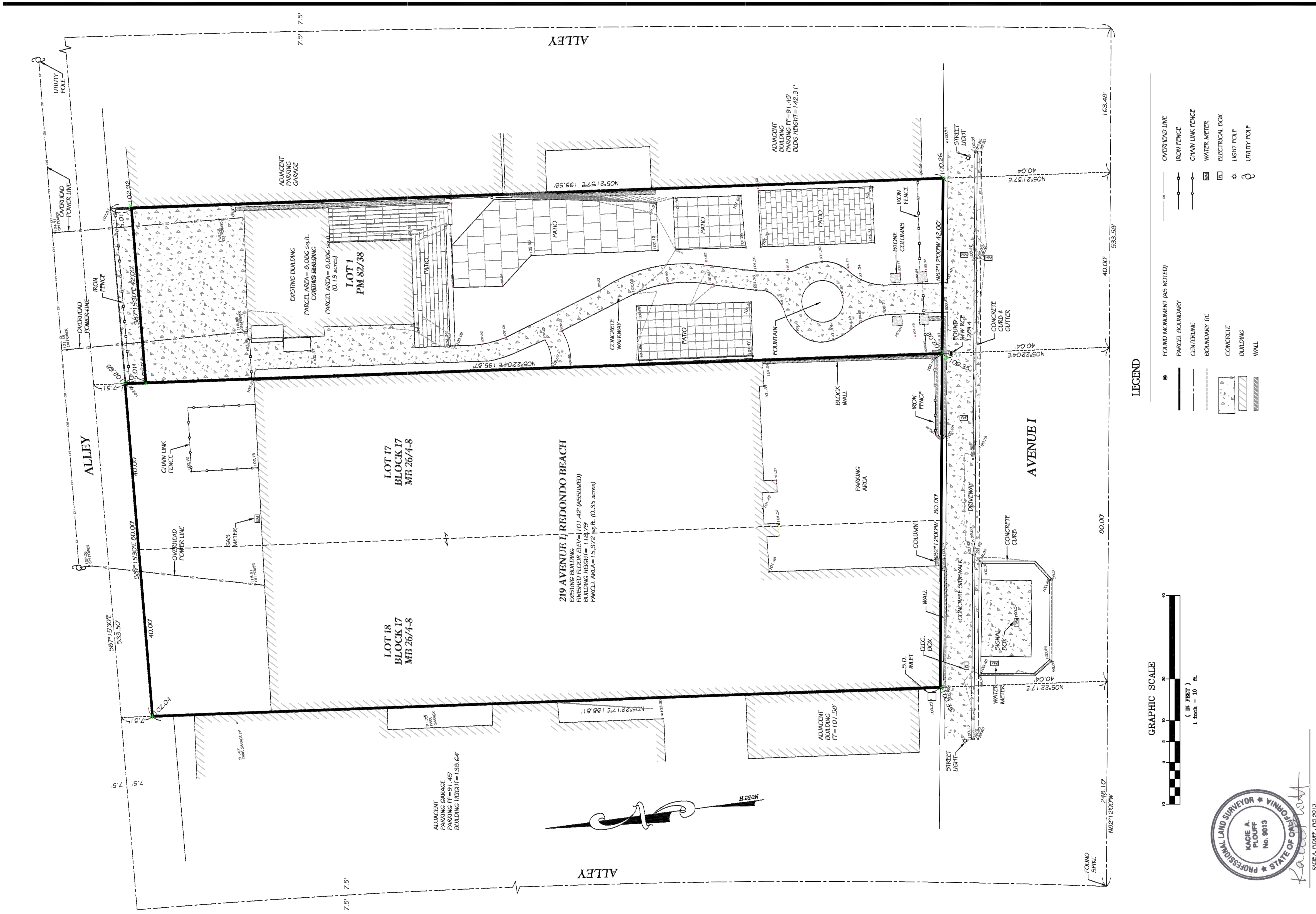
SHEET NO.
T.0.0



CHRISTENSEN & PLOUFF LAND SURVEYING

DATE: 6/10/14
DRAWING SCALE: 1"=10'
PREPARED BY: T.E.R.
APPROVED BY: KACIE PLOUFF
FILE NAME: CA-14-038-219 AVENUE I RB

219 AVENUE I, REDONDO BEACH
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
APN: 7511-007-038

FRED MIR

PROJECT: TOPOGRAPHIC SITE PLAN

PROJECT NO. CA-14-038

SHEET NO. 1 OF 1

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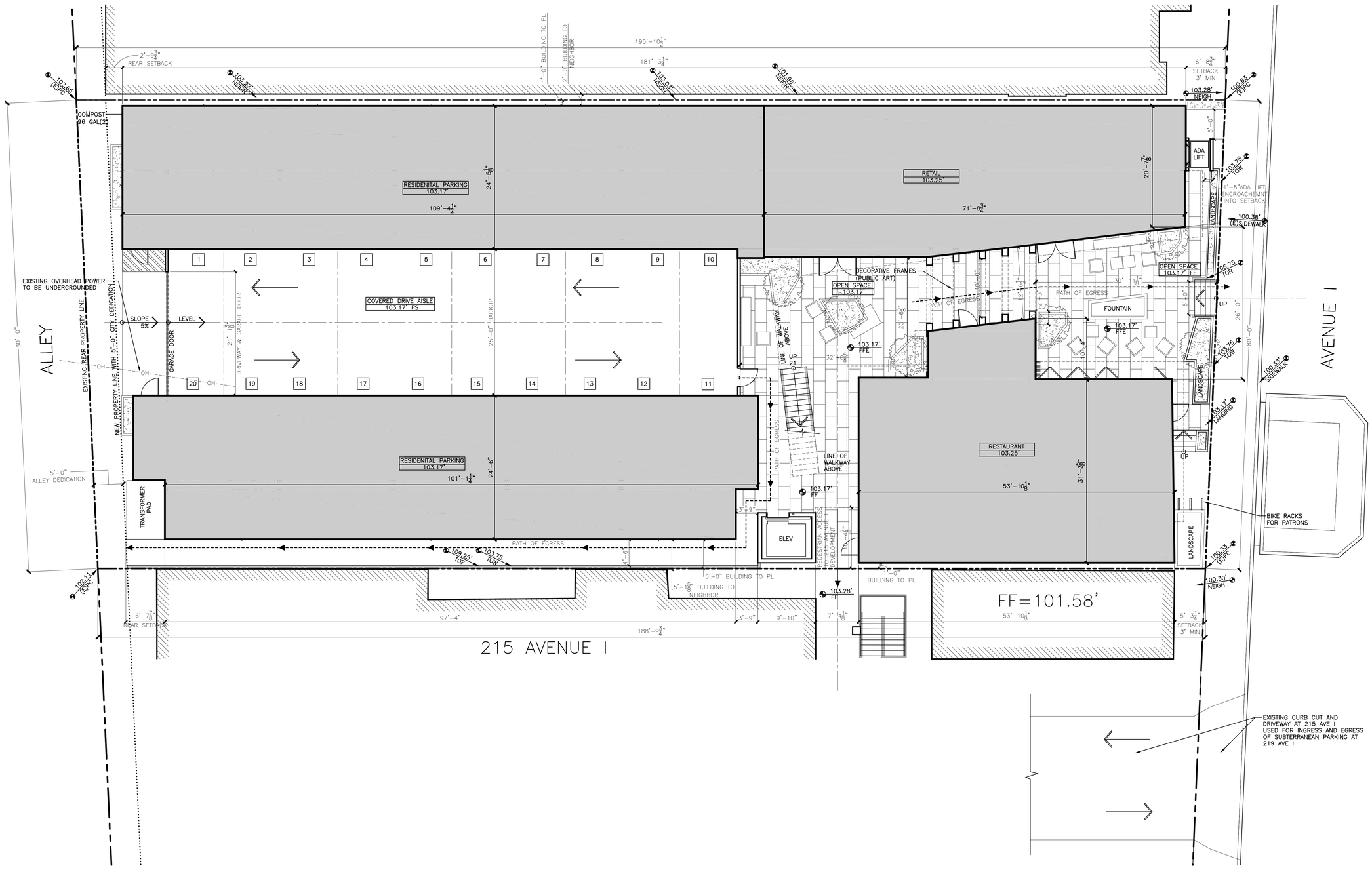
C.0.1



SITE PLAN
SCALE: 1/8"=1'-0"

TOMARO DESIGN GROUP

ARCHITECTURE

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MANHATTAN BEACH
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SITE PLAN

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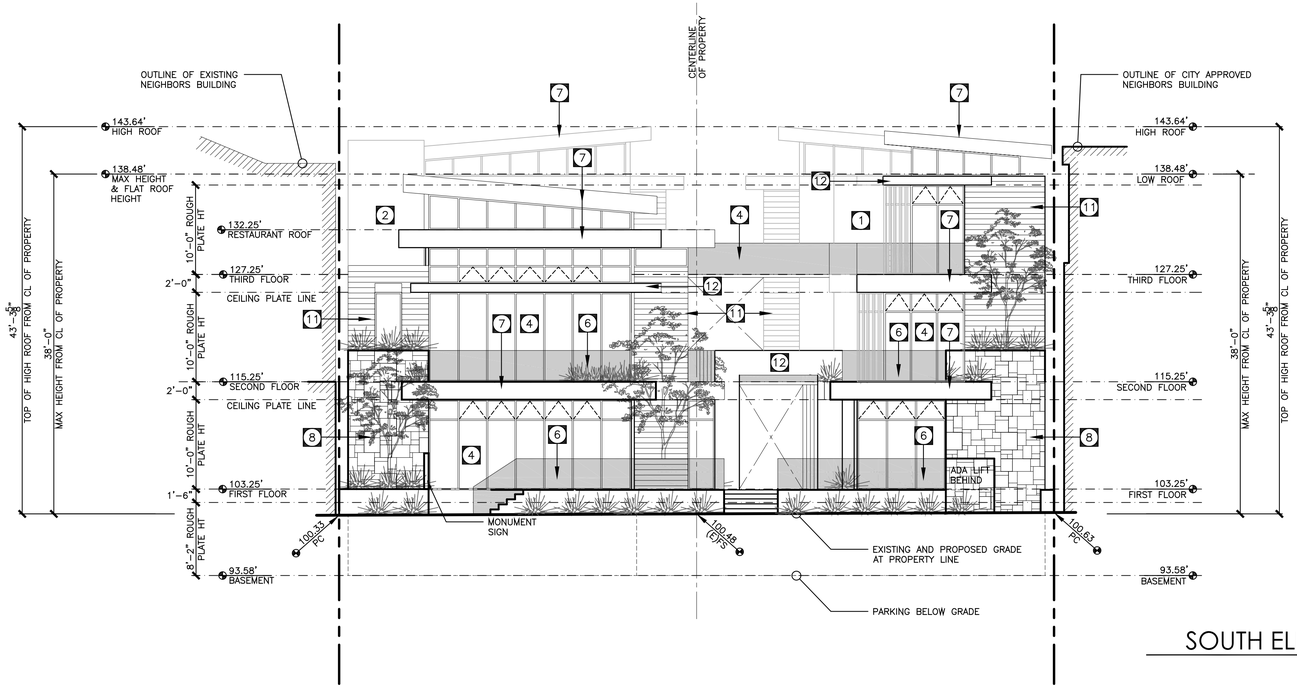
SHEET NO.
A.1.0

EXTERIOR FINISH NOTES

1	STUCCO:	7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. COLOR TO BE EGGSHELL
2	STUCCO:	7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. COLOR TO BE TAUPE
3	STUCCO:	7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. COLOR TO BE GRAY
4	WINDOWS:	ANODIZED ALUMINUM FRAMES
5	DOORS:	COLOR SHALL BE SELECTED BY OWNER AND ARCHITECT.
6	GLASS RAILING	
7	ALUMINUM FASCIA	ALUMINUM BRAKE METAL FASCIA. COLOR: PEBBLE GRAY
8	STONE VENEER:	EL DORADO STONE VENEER ATTACHED PER CBC SECTION 1405.6. ICC EVALUATION REPORT #ESR-1215. PROVIDE PRECAST CONCRETE LEDGE CAP TO TOP. TRAVERTINE-FRENCH QUARTER
9	GARAGE SECURITY GATE	
10	FRY REGLET 3/8"	
11	WOOD SIDING	
12	COPPER SHADES AND BREAK METAL	
13	ALUMINUM AC UNIT SCREEN, TO MATCH ALUMINUM FASCIA	

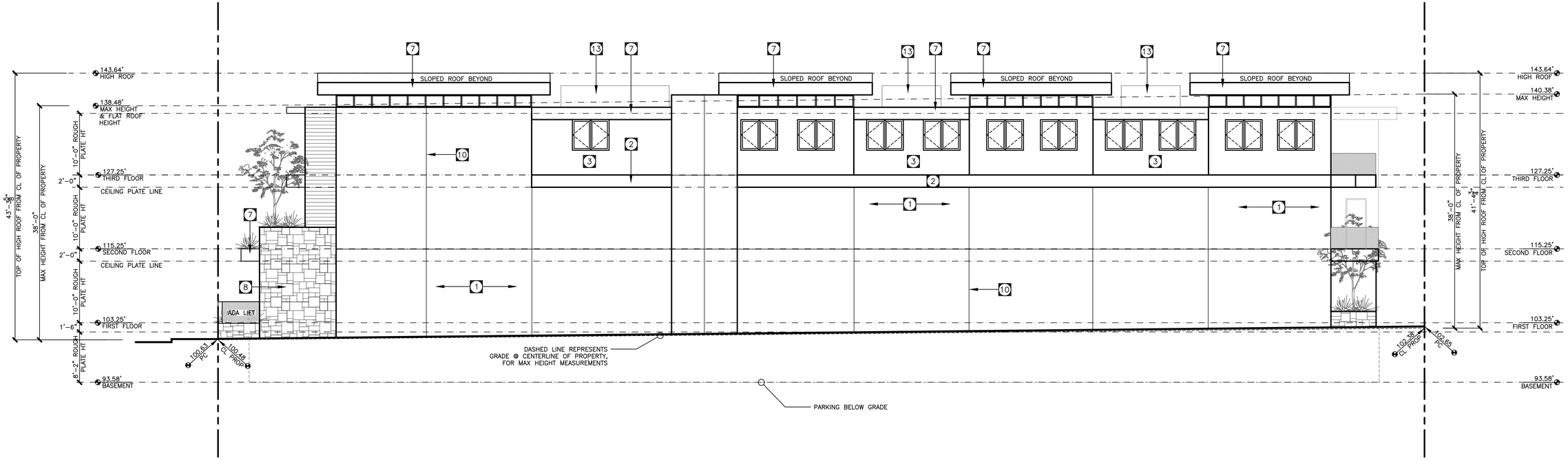


SOUTH ELEVATION

SCALE: 1/8"=1'-0"

SURVEY HEIGHT NOTE:

BUILDING HEIGHT SURVEY REQUIRED AFTER FRAMING



EAST ELEVATION

SCALE: 1/8"=1'-0"

TOMARO DESIGN GROUP

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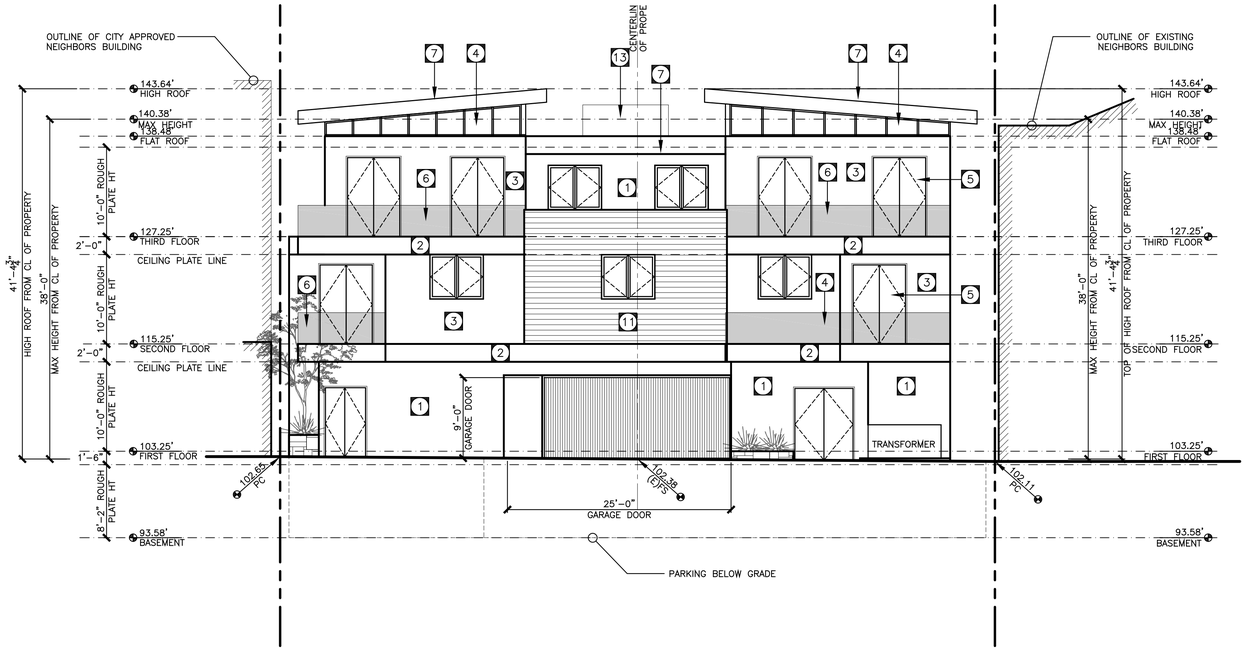
SHEET NO.
A.3.0

EXTERIOR FINISH NOTES

1	STUCCO:	7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. COLOR TO BE EGGSHELL
2	STUCCO:	7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. COLOR TO BE TAUPE
3	STUCCO:	7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. COLOR TO BE GRAY
4	WINDOWS:	ANODIZED ALUMINUM FRAMES
5	DOORS:	COLOR SHALL BE SELECTED BY OWNER AND ARCHITECT.
6	GLASS RAILING	
7	ALUMINUM FASCIA	ALUMINUM BRAKE METAL FASCIA. COLOR: PEBBLE GRAY
8	STONE VENEER:	EL DORADO STONE VENEER ATTACHED PER CBC SECTION 1405.6. ICC EVALUATION REPORT #ESR-1215. PROVIDE PRECAST CONCRETE LEDGE CAP TO TOP. TRAVERTINE-FRENCH QUARTER
9	GARAGE SECURITY GATE	
10	FRY REGLET 3/8"	
11	WOOD SIDING	
12	COPPER SHADES AND BREAK METAL	
13	ALUMINUM AC UNIT SCREEN, TO MATCH ALUMINUM FASCIA	

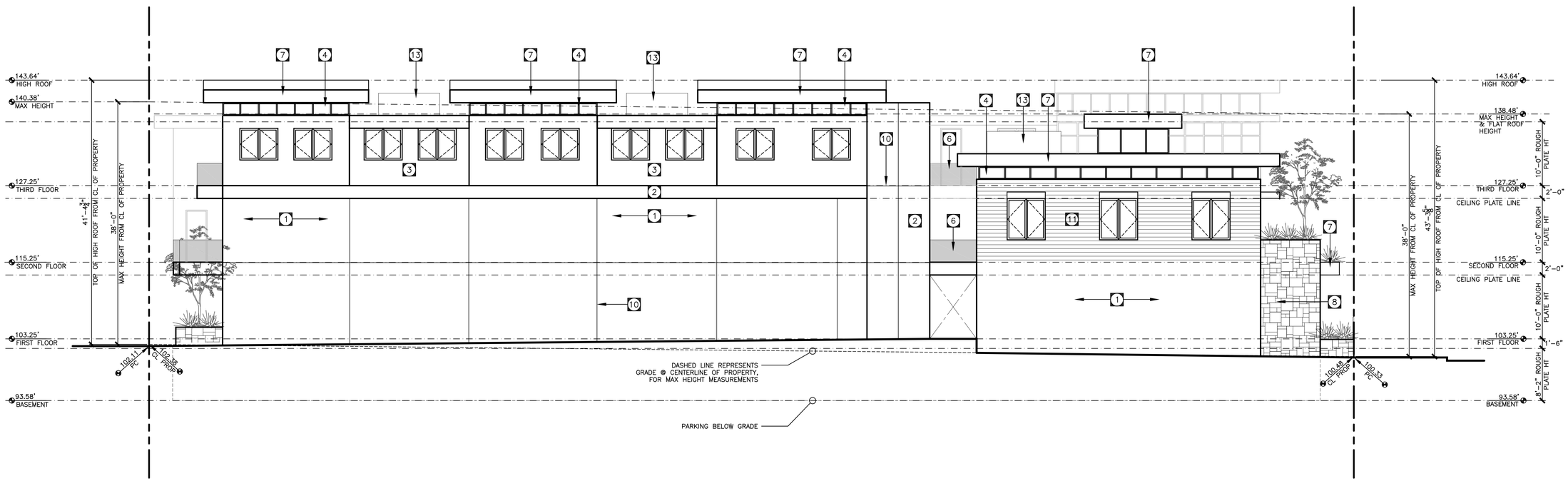
SURVEY HEIGHT NOTE:

BUILDING HEIGHT SURVEY REQUIRED AFTER FRAMING



NORTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"

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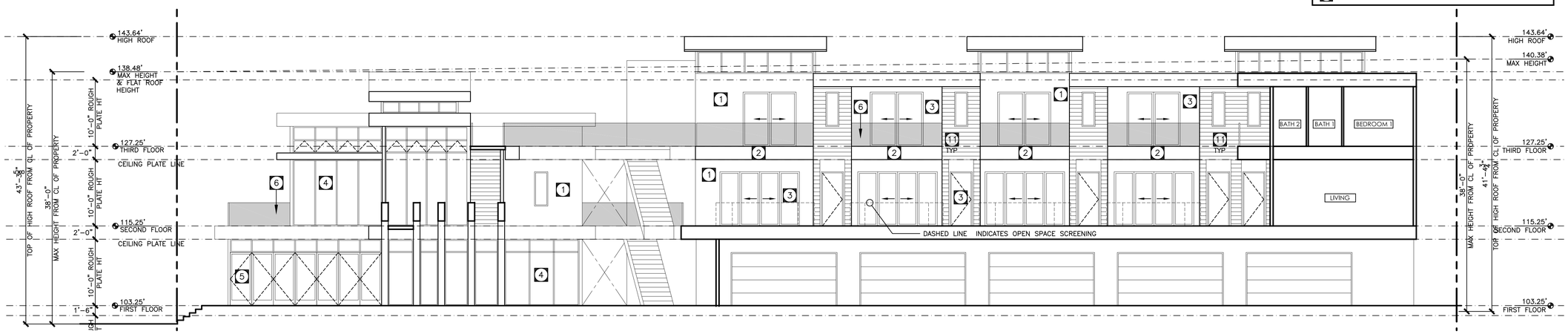
SHEET NO.
A.3.1

SURVEY HEIGHT NOTE:

BUILDING HEIGHT SURVEY REQUIRED AFTER FRAMING

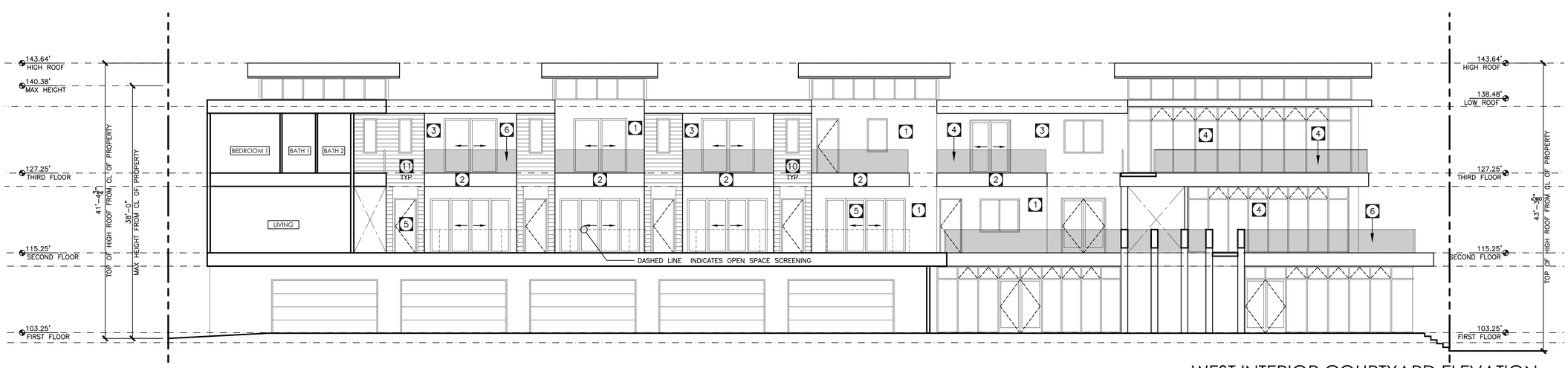
EXTERIOR FINISH NOTES

1	STUCCO:	7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. COLOR TO BE EGGSHELL
2	STUCCO:	7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. COLOR TO BE TAUPE
3	STUCCO:	7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. COLOR TO BE GRAY
4	WINDOWS:	ANODIZED ALUMINUM FRAMES
5	DOORS:	COLOR SHALL BE SELECTED BY OWNER AND ARCHITECT.
6	GLASS RAILING	
7	ALUMINUM FASCIA	ALUMINUM BRAKE METAL FASCIA. COLOR: PEBBLE GRAY
8	STONE VENEER:	EL DORADO STONE VENEER ATTACHED PER CBC SECTION 1405.6. ICC EVALUATION REPORT #ESR-1215. PROVIDE PRECAST CONCRETE LEDGE CAP TO TOP. TRAVERTINE-FRENCH QUARTER
9	GARAGE SECURITY GATE	
10	FRY REGLET 3/8"	
11	WOOD SIDING	
12	COPPER SHADES AND BREAK METAL	
13	ALUMINUM AC UNIT SCREEN, TO MATCH ALUMINUM FASCIA	



EAST INTERIOR COURTYARD ELEVATION

SCALE: 1/8"=1'-0"



WEST INTERIOR COURTYARD ELEVATION

SCALE: 1/8"=1'-0"

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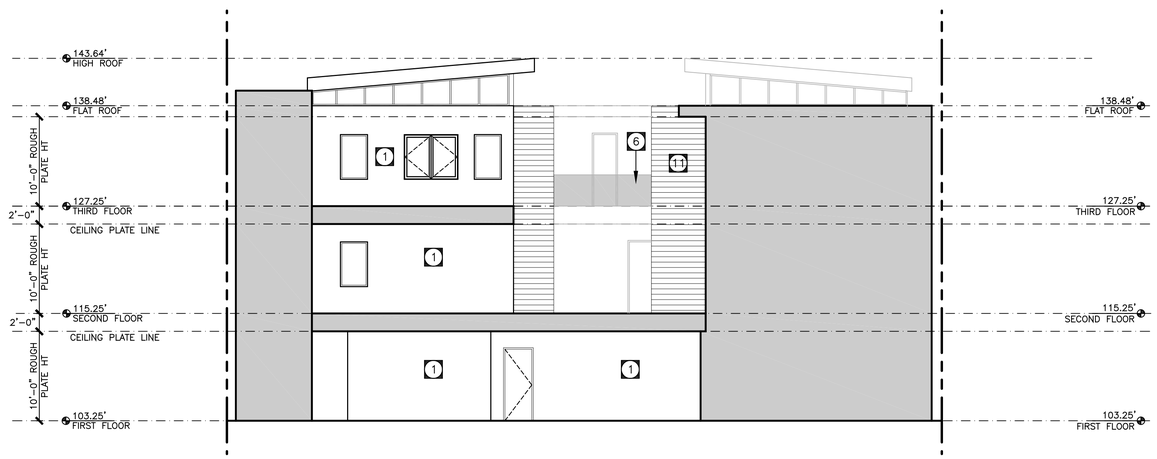
SHEET NO.
A.3.2

SURVEY HEIGHT NOTE:

BUILDING HEIGHT SURVEY REQUIRED AFTER FRAMING

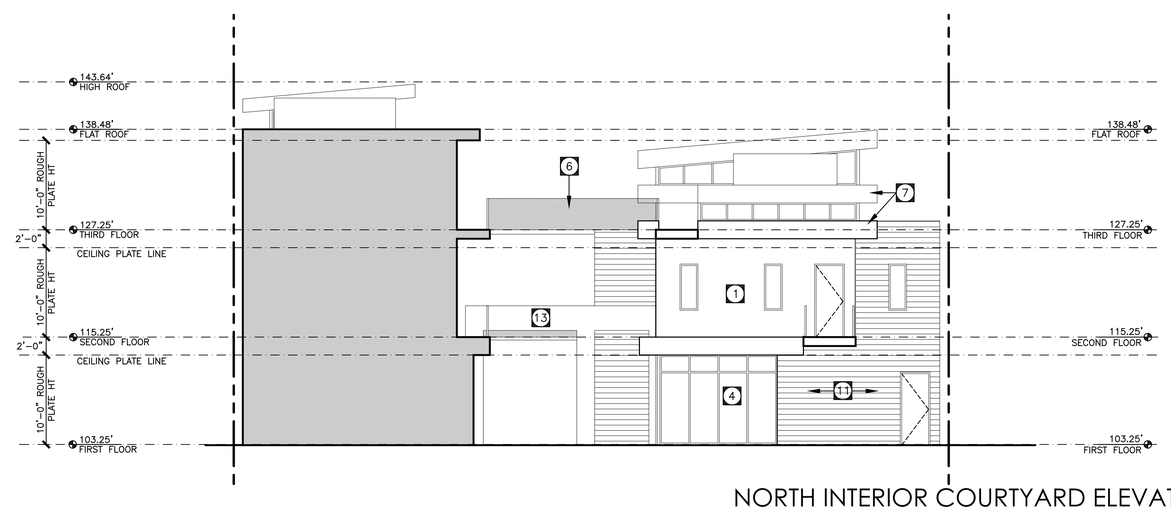
EXTERIOR FINISH NOTES

1	STUCCO:	7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. COLOR TO BE EGGSHELL
2	STUCCO:	7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. COLOR TO BE TAUPE
3	STUCCO:	7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. COLOR TO BE GRAY
4	WINDOWS:	ANODIZED ALUMINUM FRAMES
5	DOORS:	COLOR SHALL BE SELECTED BY OWNER AND ARCHITECT.
6	GLASS RAILING	
7	ALUMINUM FASCIA	ALUMINUM BRAKE METAL FASCIA. COLOR: PEBBLE GRAY
8	STONE VENEER:	EL DORADO STONE VENEER ATTACHED PER CBC SECTION 1405.6. ICC EVALUATION REPORT #ESR-1215. PROVIDE PRECAST CONCRETE LEDGE CAP TO TOP. TRAVERTINE-FRENCH QUARTER
9	GARAGE SECURITY GATE	
10	FRY REGLET 3/8"	
11	WOOD SIDING	
12	COPPER SHADES AND BREAK METAL	
13	ALUMINUM AC UNIT SCREEN, TO MATCH ALUMINUM FASCIA	



SOUTH INTERIOR COURTYARD ELEVATION

SCALE: 1/8"=1'-0"



NORTH INTERIOR COURTYARD ELEVATION

SCALE: 1/8"=1'-0"

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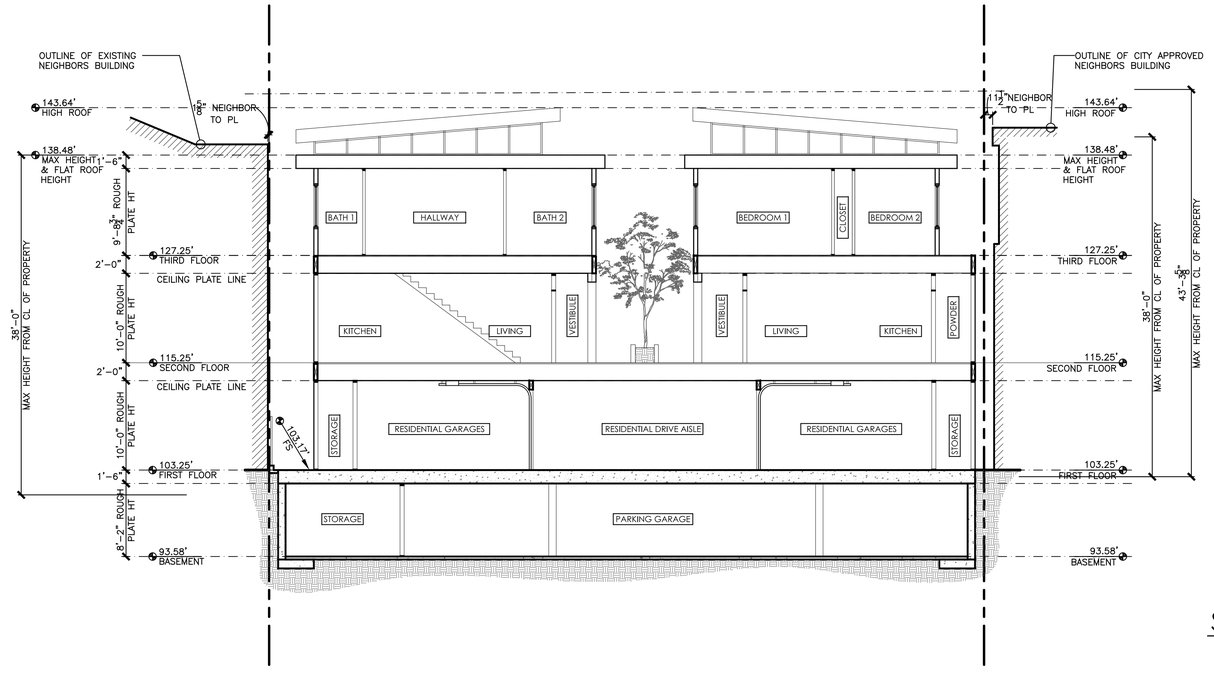
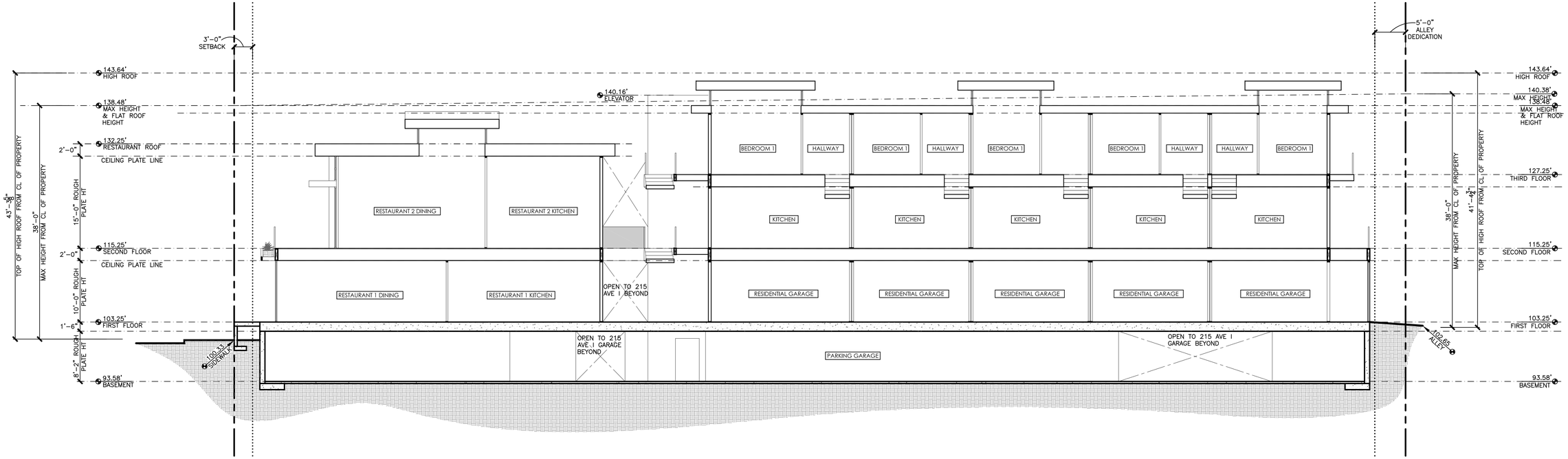
A.3.3



SECTION B

SCALE: 1/8"=1'-0"



SECTION A

SCALE: 1/8"=1'-0"

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