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# Administrative Report

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**Planning Commission Hearing Date:**

**May 15, 2014**

**AGENDA ITEM:** 9 (PUBLIC HEARING)

**PROJECT LOCATION:** 521 & 527 SOUTH BROADWAY

**APPLICATION TYPE:** EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, COASTAL DEVELOPMENT PERMIT AND VESTING TENTATIVE TRACT MAP NO. 72714

**CASE NUMBERS:** 2014-03-PC-004 & 2014-03-PC-005

**COASTAL DEVELOPMENT**

**PERMIT NUMBERS:** 2014-03-CDP-006 & 2014-03-CDP-007

**APPLICANT'S NAME:** 521 S. BROADWAY, LLC

**APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of Exemption Declarations, Conditional Use Permits, Planning Commission Design Reviews, Coastal Development Permits and Vesting Tentative Tract Map No. 72714 to permit the construction of four (4) unit and six (6) unit residential condominium projects on abutting properties for a total of 10 residential units, on properties located within a Low Density Multiple-Family Residential (R-3A) zone, at 521 and 527 S. Broadway.

**DEPARTMENT'S RECOMMENDATION:**

The Planning Division recommends that the Planning Commission take the following actions:

1. Reconvene both public hearings and accept any additional testimony; and
2. Consider the new and additional information provided in this report; and
3. Make the findings as set forth in the staff report, adopt the Exemption Declarations and approve the Conditional Use Permits, Planning Commission Design Reviews, Coastal Development Permits and Vesting Tentative Tract Map No. 72714 subject to the plans and applications submitted and the findings and conditions as contained in the staff report.

**BACKGROUND:**

On April 17<sup>th</sup> the Planning Commission conducted public hearings to consider the development of a 4-unit and 6-unit residential condominium project at 521 and 527 S. Broadway respectively. During the public hearing, questions were raised that warranted additional information and actions from the applicant and staff. Among the issues and actions raised were the need to:

- Provide a clear public notice that that the two proposed projects will total 10 units;
- Conduct community outreach;
- Demonstrate two independent projects;
- Provide additional information on existing neighborhood densities; and
- Provide existing neighborhood lot coverage.

Following testimony the two cases were continued to allow staff time to provide the additional information and take the additional actions requested by the Planning Commission and the applicant time to conduct community outreach.

**EVALUATION:**

The following provides a detailed response to the questions raised during the hearing:

**1. Clear public noticing – two projects totaling 10 units are proposed.**

During public comment period at the April 17<sup>th</sup> Planning Commission meeting, some residents stated they were not aware that 10 total units were being proposed between the two projects and were instead under the impression that 4 or 6 units were being proposed. Part of the misunderstanding may be attributed to separate notices that were mailed for each property as required by law. To ensure absolute clarity staff has re-advertised the two projects to clearly state that between the two projects, a total of 10 units are proposed. Both cases were re-advertised on a single notice (see attachment #1).

The reason two notices were sent to neighbors is because each must be a separate project. The City's Zoning Ordinance requires that these be two separate properties. Specifically, the development standards in the R-3A zone prohibit lot mergers when the combined lot frontage would exceed 100 feet of lot frontage. In this case, the combined frontage along Broadway would be 148.99 feet. As a result, it is prohibited to combine the underlying lots to create less than 2 development sites.

Staff is legally required to send individual notices describing each project on each property. There are several examples of multi-lot properties that have been sold and

developed as separate and/or combined lots. The fact that this site is being developed by the same property owner in two similar architectural styles that give the appearance of one project does not negate that these are two separate legal lots that require separate noticing.

## **2. Community outreach**

The Planning Commission directed the applicant to conduct neighborhood outreach regarding the two projects. In response, the applicant mailed letters to neighbors on April 24<sup>th</sup> inviting them to a May 4<sup>th</sup> meeting held in the church parking lot (see attachment #2). According to the applicant, more than 35 neighbors attended the meeting where the applicant, architect and consultants answered questions regarding the two projects.

Four exhibits were prepared by the architect and presented at the meeting to address issues of lot coverage, density, units per acre, and a maximum build-out under current development standards. These exhibits consist of aerial photographs with superimposed information intended to compare the proposed projects in relation to the surrounding neighborhood.

- a) Exhibit #1 – All Residential Properties Each Block: This exhibit shows the existing neighborhood lot coverage in percentage numbers both by block and lot and includes the proposed projects at 521 and 527 S. Broadway.
- b) Exhibit #2 – Developed Properties Each Block: This exhibit shows the lot coverage of multi-family developed properties in the neighborhood.
- c) Exhibit #3 – Dwelling Unit Density Each Block: This exhibit shows the number of units per lot, and dwelling units per acre by block.
- d) Exhibit #4 – Shows three models of building development for the two properties which include the proposed, the proposed with max build-out superimposed, and the maximum build-out permitted under the current zoning.

The applicant has prepared a written summary of questions raised and discussed during the neighborhood meeting and is included as attachment #3 along with the four exhibits in the Commission's packet. Several questions were addressed at the meeting and are broadly grouped into five categories which include 1) parking and alley, 2) drainage, 3) architectural style, 4) disruption from construction, and 5) creating public space.

## **3. Two standalone and independent projects**

Another question raised during the meeting is whether or not the two cases on the agenda are independent standalone projects. Specifically, questions were raised about easements or utilities that may extend over the other property thereby making them

dependent projects. In response, the projects will be designed with independent gas, water and electrical layouts and all utilities will be contained within the property they serve. Sewer main connections will not cross property lines. Staff consulted with the Engineering Division which confirms there is only one sewer main that could serve these properties which is located on Broadway, not Sapphire Street. Any future sewer lines serving the dwelling units would run east and connect to the Broadway sewer main thereby eliminating any easements.

#### **4. Existing Neighborhood Density**

The Planning Commission received testimony and expressed concern that the project may be too dense for the neighborhood and that the development of a total of 10 units on the subject two properties was overbuilding the sites and out of character with the neighborhood.

While staff responded that the proposed densities were consistent with the maximum 17.5 units per acre allowed in the R-3-A zone and were identical or less in density than other new development in the area, further study was undertaken to closely examine the neighborhood character with respect of the surrounding built environment. The results of this study clearly illustrate that the projects at 17.1 units per acre (6-unit) and 17.4 units per acre (4-unit) are substantially less dense than the neighborhood. The 4 immediately adjacent properties to the north on Broadway range from 20-25 units per acre. The average density of the subject block (not including the proposed project) is 22.5 units per acre. The block to the south of the project across Sapphire has an average density of 26 units per acre. The block to the east of the subject property has an average density of 32.6 units per acre, and the block density average to the south along Broadway is 18.2 units per acre (see exhibit 3).

The exhibit shows that there are other multi-family properties in the surrounding neighborhood that were developed with an equal number of dwelling units or greater. The properties just north of the subject property located at 519 and 517 S Broadway are both examples of 4-unit projects that are similar in size and scale to the applicant's request 4-unit at 521 S. Broadway. In the 600 block of S. Broadway there are other properties that range from 2 units to 26 units including one 6 unit condominium property at 625 S Broadway built on a smaller lot (12,000 square feet) than the 6-unit proposed at 527 S Broadway (15,407 square feet). In the 500 block of S. Broadway there is a 94 unit development along with two 4-unit developments.

Given the results of the neighborhood analysis, it is clear that the projects are consistent and compatible with the neighborhood with respect to proposed development density.

#### **5. Existing neighborhood & proposed lot coverage**

The lot coverage proposed by the two projects was also discussed by the Commission and in testimony provided during the hearing. Exhibit 1 and 2 both provide thorough lot coverage calculations for each lot within the seven blocks in the surrounding neighborhood which includes the block in which the subject property is located.

Exhibit one shows the lot coverage per lot and average lot coverage by block. The existing average lot coverage in the subject block without the subject site is currently 51.83%. The proposed lot coverage of the two projects are 47.6% (521 S. Broadway) and 46.6% (527 S. Broadway) which is less than the combined average lot coverage for the block in which the projects are located. In fact, the proposed lot coverage compared to other properties in the same block is among the lowest. The highest properties in the same block are directly behind the subject properties and have 67.73% and 70.67% lot coverage well above that proposed in these projects.

#### **6. Access, Circulation, Traffic, Trip Generation, and Parking**

The Planning Commission received testimony that the projects did not have adequate street access, that the vehicle circulation for ingress and egress was inadequate and that the projects would result in adverse traffic impacts. While staff previously stated that the projects have access to fully improved public streets and a public alley capable of accommodating all potential traffic and vehicle trips generated by the project, some additional information may be useful to the Planning Commission in evaluating these projects.

According to the City's Traffic Engineer, the 10 units proposed by the projects will generate 58 net new daily vehicle trips assuming no credit is given for the existing religious assembly use on the sites. According to the Institute of Traffic Engineer's Trip Generation Manual, of the total daily trips, 5 new trips would occur in the morning peak hour and 5 new trips would occur in the evening peak hour.

The projects have access to a fully improved public alley 18 feet in width that will be improved and resurfaced in conjunction with these projects. The projects also have access to Sapphire Avenue a fully improved residential street with 80 feet in width of public right-of-way, and Broadway a fully improved residential street with 100 feet of right-of-way. The sites are also located adjacent to a fully improved stop controlled intersection.

These projects will have no significant impacts with respect to traffic and trip generation. This is based on the minimal number of peak hour and daily trips and the fact that the sites have access to fully improved streets and intersection capable of easily accommodating not only this project, but all potential future neighborhood development related traffic.

While staff is always concerned with potential parking impacts especially in the Coastal Zone, these projects provide the full required private parking and additional guest parking spaces. Existing access from Broadway would be eliminated resulting in the project providing additional on-street parking spaces. These six additional on-street parking spaces along Broadway help meet the public access objectives in the City's Coastal Land Use Plan.

Most of the parking problems in this and other neighborhoods are the result of past zoning and parking requirements that permitted higher densities with less required parking. Current density and parking requirements are more restrictive. The parking provided in the project is more than many existing properties in the neighborhood that have less parking based on past standards.

## **7. Design**

In addition to written correspondence, comments were raised during the hearing that the proposed Contemporary architectural style was incompatible with the neighborhood. In response, staff would note that the requirement of architectural styles is not dictated by the City's Residential Design Guidelines. One of the key reasons for not regulating style is to encourage innovation and variety in the design solution. The Guidelines do regulate building articulation, massing, and requires high quality design irrespective of the type or style of architecture.

Exhibit 4 displays is an example of the project's proposed massing compared to what could be built under the R-3A development standards. This exhibit helps illustrate how recesses in the second floor soften the visual massing. The exhibit also shows that much more living area could be built.

Lastly, the architect revised the plans for both projects to increase the proposed average front yard setback beyond the 18 foot minimum front yard setback. The 4-unit project has a 19 foot-1 inch front setback and the 6-unit project has an average 19.71 foot front yard setback. The average 9.81 foot side yard setback provided along the Sapphire Street side exceeds the minimum six-foot average side setback required.

## **ENVIRONMENTAL EVALUATION**

Pursuant to the California Environmental Quality Act (CEQA), Section 15332 of the Guidelines (In-fill Development Projects), the proposed project is categorically exempt from the preparation of environmental analyses. The eligibility for in an-fill exemption is substantiated by the facts that the proposed project consists of the construction of a four-unit residential condominium project located in a Low Density Multi-Family Residential (R-3A) zone that meets all the applicable zoning regulations, occurs within city limits on a site no more than five acres in size, is on a site with no value as a habitat for endangered, rare or threatened species, does not result in significant effects on

traffic, noise, air quality, or water quality, and is adequately served by all required utilities and public services.

**FINDINGS:**

1. In accordance with Section 10-5.2506(B) of the Redondo Beach Municipal Code, a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
  - a) The proposed residential land uses are permitted in the R-3A low-density multiple family land use district in which the sites are located, and the 10,010 square foot and 15,407 square foot properties are 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 sites have adequate access to public streets including South Broadway and Sapphire Street including an 18 foot wide public alley which are adequate width to carry the kind and quantity of traffic generated by the proposed use.
  - c) The proposed uses will have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval. The proposed residential uses are conditionally permitted use in the R-3A zone and meet all developments for the zone.
  - d) The proposed projects conform to all of the requirements of the Zoning Ordinance.
  - e) The proposed projects are 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 projects 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 structures respects the natural terrain of the sites and will be functionally integrated with natural features provided in the landscape plan.
  - c) The design of the projects is harmonious and consistent within the proposed Contemporary style regarding roofing, materials, windows, doors, openings, textures, colors, and exterior treatment.
  - d) The design of the projects is integrated, and compatible with the eclectic nature of the neighborhood and are in harmony with the variety in scale and bulk of surrounding properties.
  - e) The design of the projects provides innovation, variety, and creativity in the proposed design solutions and serves to minimize the appearance of flat facades and box-like construction.
3. In accordance with Section 10-5.2218(c) of the Redondo Beach Municipal Code, the applicant's request for Coastal Development Permits is consistent with the findings set forth therein for the following reasons:
- a) The proposed developments are in conformity with the Certified Local Coastal Program because they are consistent with the Low-Density Multiple-Family Residential (R-3A) zone and associated development standards.
  - b) The proposed developments are 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 are 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) The decision-making body has complied with any CEQA responsibilities it may have in connection with the projects, and that, in approving the proposed developments, 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. The proposed projects conform to all of the requirements of the Zoning Ordinance, Title 10 of the Redondo Beach Municipal Code.
5. The Vesting Tentative Tract Map 72714 approved for both projects is consistent with the Comprehensive General Plan of the City.

6. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.
7. The projects are Categorically Exempt from the preparation of environmental documents pursuant to Section 15332 of the Guidelines of the California Environmental Quality Act (CEQA).
8. The Planning Commission hereby finds that the proposed projects will have no impact on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.
9. The Planning Commission further finds that in reviewing the Exemption Declaration it has exercised its own independent judgment.

**CONDITIONS:**

1. That the approval granted herein is for the construction of a four (4) unit and a six (6) unit residential condominium projects and each project shall be in substantial compliance with the plans reviewed in conjunction with the applications approved by the Planning Commission on May 15, 2014.
2. That the projects shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Building Department, Engineering Department and Fire Department.
3. That the projects shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.
4. The applicant and/or their successors shall maintain the subject properties in a clean, safe, and attractive state until construction commences.
5. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a Building Permit. The decision of the Planning Commission shall be final.

**Plan Check**

6. The precise architectural treatment of the building exteriors, roof, walks, walls, and driveways shall be subject to Planning Division approval prior to issuance of a building permit.
7. Color and material samples shall be submitted for review and approval of the Planning Division prior to the issuance of Building Permits.

8. Details of the proposed fencing, retaining walls and property line walls shall be submitted and reviewed prior to the issuance of Building Permits.
9. The applicant shall work with Planning Division and Public Works staff on the final design of the landscape and irrigation plans for the subject property and the adjacent parkways. Said plans shall be reviewed and approved prior to issuance of Building Permits.
10. The applicant shall submit a landscape and sprinkler plan, including a clock-operated sprinkler control, for approval prior to issuance of building permits.
11. If the selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to Planning Division approval.
12. The garage doors shall be equipped with remotely operated automatic door openers and maintain a minimum vertical clearance of 7-feet, 4-inches with the door in the open position.
13. No plastic drain pipes shall be utilized in common walls.
14. The applicant shall finish all new property line walls equally on both sides wherever possible.
15. That the applicant shall provide an on-street parking plan to be approved by the City Traffic Engineer, and that the applicant shall pay the cost to the City for the re-striping to be completed by the City Public Works Department.
16. That the applicant submit plans for review and approval by the City Engineering Division to repave the alley directly abutting the property to the satisfaction of the City Engineer.
17. The sidewalk, curb, gutter and driveway throughout both street frontages shall be replaced, as necessary, to the satisfaction of the Engineering Division and be noted on the plans.
18. That the driveway along Broadway be removed and replaced with sidewalk, curb and gutter to the satisfaction of the Engineering Division and be noted on the plans.

Construction

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

**May 15, 2014**

20. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
21. The Planning Division shall be authorized to approve minor changes.
22. The site shall be fully fenced prior to the start of construction.
23. All on-site litter and debris shall be collected daily.
24. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, with no work occurring on Sunday and holidays.
25. Material storage on public streets shall not exceed 48-hours per load.
26. The applicant and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
27. Streets and sidewalks adjacent to job site shall be clean and free of debris.
28. That the applicant shall complete all the requirements listed in the and Low Impact Development (LID) including the Plan Best Management Practices (BMP) identified in the plan.

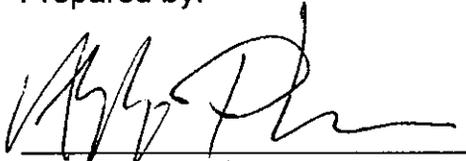
#### Final Inspection

29. That the exterior elevations including the proposed colors and building finishes shall comply with the plans and materials reviewed in conjunction with the applications approved by the Planning Commission on May 15, 2014.
30. The landscaping and sprinklers shall be installed per the approved plan, prior to final inspection.
31. The Vesting Tentative Tract Map shall be recorded within 36-months of the effective date of this approval, unless an extension is granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.

**May 15, 2014**

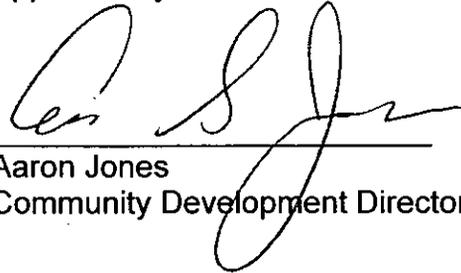
32. Any future exterior or interior alterations shall require the approval of the Home Owner's Association and the Planning Division.

Prepared by:



Alex Plascencia  
Assistant Planner

Approved by:



Aaron Jones  
Community Development Director

**Attachments**

1. Revised public notice
2. Neighborhood meeting invitation
3. Neighborhood meeting summary & 4 exhibits
4. April 17<sup>th</sup> PC meeting materials
5. Correspondence: April 17<sup>th</sup> & May15th PC meetings

EASY READER, INC.  
REDONDO BEACH HOMETOWN NEWS  
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2200 Pac. Cst. Hwy., Ste. 101  
HERMOSA BEACH, CA 90254  
Ph: 310 372-4611 x101 -- Fax: 310-697-8821  
Judy@easyreadernews.com

Proof of Publication of:  
**CITY OF REDONDO BEACH**

Broadway 521-527 S. Combined Notice 4&6 Unit  
Condo  
RD14-034

**PROOF OF PUBLICATION**  
(2015.5C.C.P.)

STATE OF CALIFORNIA,  
County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the BEACH PEOPLE'S EASY READER, a newspaper of general circulation, printed and published WEEKLY in the City of HERMOSA BEACH, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of October 24, 1972, Case Number SWC 22940, that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

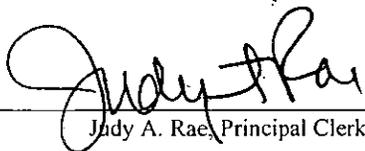
May 1<sup>st</sup>

**ALL IN THE YEAR 2014**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signed at HERMOSA BEACH, CALIFORNIA,

This 1<sup>st</sup> day of May, 2014

  
Judy A. Rae, Principal Clerk

 **City of Redondo Beach**

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

**SUBJECT OF THE HEARING:** Consideration of an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit, and Vesting Tentative Tract Map No. 72714 to allow the construction of 4-unit and 6-unit residential condominium projects on adjacent lots, for a total of 10 residential units, on properties located within a Low-Density Multiple-Family Residential (R-3A) zone, within the Coastal Zone.

**LOCATION OF PROPOSED PROJECT:** 521 - 527 S. Broadway, Redondo Beach. (Legal description on file)

**APPLICATION FILING DATE:** March 10, 2014

**APPLICANT NAME:** DG Construction & Development

**COASTAL DEVELOPMENT PERMIT FILE NO.:** 2014-03-CDP-007 and 2014-03-CDP-008

**HEARING WILL TAKE PLACE:** Thursday, May 15th, 2014 at 7:00 p.m., or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:** The projects are Categorical Exempt, pursuant to Section 15332 of the Guidelines of the California Environmental Quality Act (CEQA).

**FOR ADDITIONAL INFORMATION:** The case files containing the plans and applications may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach. For additional information, contact Alex Plascencia, Assistant Planner, at (310) 318-0637, extension 1-2405.

**PUBLIC COMMENTS:** Oral testimony will be received during the public hearing. Written correspondence may be delivered to the Planning Division office at 415 Diamond Street Door E, Redondo Beach, Ca 90277 by 5:00 p.m. the day of the public hearing, May 1, 2014.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

**APPEALS:** All decisions of the Planning Commission are appealable to the City Council. The decision of the City Council on the Coastal Development Permits is not further appealable to the California Coastal Commission.

Easy Reader, Inc./Redondo Beach News/May 1, 2014/RD14-034

April 24, 2014

Dear Neighbors:

YOU ARE INVITED TO ATTEND A NEIGHBORHOOD MEETING

Sunday, May 4, 2014

At 11:00 am

Location 521 & 527 SOUTH BROADWAY  
(aka First Church of Christ Scientist)

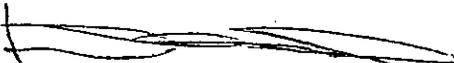
By now, you have received a notice from the City of Redondo Beach regarding our proposed residential development of the "First Church of Christ Scientist" properties at 521 and 527 South Broadway. The Planning Commission reviewed our proposals at their meeting of April 17, during which a number of questions were raised by both Commissioners and neighbors who addressed the Commission. The hearing was carried over to the May 15 Planning Commission meeting to allow additional time to meet with neighbors.

Our proposals consist of two companion projects, including a four unit condominium project at 521 South Broadway, and a six unit condominium project at 527 South Broadway. Although each project is designed to comply with all Code requirements and stand on its own, the overall development concept utilizes a double 22' wide driveway entry to all units from the rear alley which allows for an extra guest parking space. Since the church driveway and curb cut on Broadway will be closed, the proposed lay-out also results in six new public parking spaces added to Broadway.

Our goal has always been to emphasize open green areas along both Broadway and Sapphire, and to differentiate units to avoid the appearance of large block style buildings. For that reason, our architect designed smaller units to reduce over-all building lot coverage and create more spacious yard areas along Broadway and Sapphire. Plans also incorporate a number of landscape pockets facing both streets, including a spacious, landscaped entry courtyard between the two companion projects on Broadway.

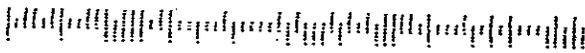
Please join us in the parking lot at the church on Sunday morning, May 4, at 11:00 to review the plans and renderings. We welcome your input and comments and we especially want to answer your questions.

Sincerely,



Dennis Cleland and John Altamura  
521 S. Broadway, LLC





9027782836 0049

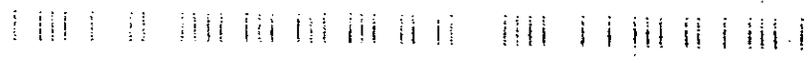
City of Redondo Beach  
attn: Alex Plascencia  
Assistant Planner  
415 Diamond St.  
Redondo Beach, CA 90277

Important Notice  
Neighborhood Meeting  
Project address: 521 & 527 S. Broadway

Developer/Contractor  
DC Construction & Development, Inc.  
PO Box 969  
Manhattan Beach, CA 90266



11/11/11  
11:00 AM



NEIGHBORHOOD MEETING – MAY 4, 2014  
 521 & 527 SOUTH BROADWAY, REDONDO BEACH  
 11:00 am – 1:00 pm

In attendance:  
 Architect: Patrick Killen, AIA, Studio 9 One 2  
 Property Owners/  
 Developers: John Altamura, Altamura Group  
 Dennis Cleland, DC Construction & Development  
 Consultants: Elizabeth Srour / Srour & Associates, LLC  
 Fran Uralman / Srour & Associates, LLC  
 Neighbors: See attached list (approximately 35 people)

Patrick Killen provided three scaled exhibit boards depicting an aerial view of all surrounding R-3A properties generally between Pearl and Topaz (north & south) and from Catalina to west to east side of Broadway, including the triangular block at Guadalupe. Individual lot coverage numbers were calculated for every lot: EXHIBIT A included all development within affected area; EXHIBIT B displayed only lots developed with multi-unit buildings. The architect explained methodology used to arrive at calculations and conclusions stating that data was extrapolated from public records such as LA County Tax Assessor maps for basic lay-out and aerial photography to display actual building coverage of each lot. Sophisticated computer programming enabled the architect to then determine building coverage of each lot, which numbers were then transferred to the Exhibits.

EXHIBIT C then displayed dwelling units per acre for lots within affected area based on extensive evaluation of lot size and number of units per lot.

Based on all of the evaluation described above, the architect then compared the proposed companion projects at 521 and 527 South Broadway to the surrounding R-3A neighborhood and show that proposed development of a total of 10 units on the two lots was considerably less than surrounding development in terms of lot coverage and units per acre:

	Lot Coverage Ex.A All lots existing coverage	Lot Coverage Ex.B Developed lots existing coverage	Units per Acre Ex.C Developed lots units/acre
Surrounding Neighborhood	50.51%=average all lots Not including 521/527	57.7%	24.6%
Proposed Development	47.6% = 521 46.6% = 527	47.6% = 521 46.6% = 527	17.4% = 521 17.1% = 527

A fourth EXHIBIT board displayed superimposed block drawings depicting potential build-out based on R-3A Code provisions and the proposed build-out which is significantly less than permitted build-out. Mr. Killen used this diagrammatic as well as color renderings to explain architectural elements incorporated in the design to scale back size of individual units to reduce building mass, expand yard areas to recess buildings from both Broadway and Sapphire as well as the alley, to shift the upper story to interior of lot to maintain one and two story appearance on the street face, and to use landscaped pockets and recessed entries to delineate individual units.

Throughout the presentation, questions from neighbors were raised and several issues were discussed including:

**Parking and alley:**

In general, neighbors were concerned that 10 new units would generate traffic that could not be accommodated on the alley which already has existing problems, including condition of alley & visibility issue at interface of alley & Sapphire. Specifically,

**CONCERN:** that the garages would be used for storage rather than cars.

**RESPONSE:** It was explained that each unit contains a minimum of 200 cf of storage per Code to discourage use of garage parking spaces for storage. Although not explained at the meeting, in fact, individual garages are slightly oversized to provide for additional storage area without encroaching onto parking space. Also, CC&R's to be recorded for the Owners' Association contain a restriction that owners must maintain their garages so that they are able to park two vehicles.

**CONCERN:** buyers will rent out the garage level bedroom/office area to bring in numerous tenants who will all park on the street.

**RESPONSE:** Interior design of units contains a two level open stairway from the garage level and that interior design does not allow for partitioning off portions of the unit. It was explained that the owners have thoroughly researched the marketplace and believe the new homes will be most attractive to either "empty nesters", many of whom are moving to the beach area from PV peninsula, or young families, neither of which would want to open up their home to tenants.

**CONCERN:** Unit owners will use alley for parking.

**RESPONSE:** Proposed plans incorporate landscaping along much of the alley face and do not include any parking on the alley. Not mentioned at the meeting is fact that the driveway slopes down to the motor court/garage area which is four feet lower than the alley grade.

**RESPONSE:** With elimination of the curb-cut on Broadway, there will be an additional 6 public parking spaces – the developer will be responsible for new curb and gutter and for re-stripping those spaces on Broadway.

**CONCERN:** Location of trash enclosures and whether or not cans or bins will be left in the alley as many now are, thus impeding traffic in the alley.

**RESPONSE:** Each project will have its own trash bin in a trash enclosure located within the individual project site.

**CONCERN:** Impact of additional traffic on existing alley which already has problems due to condition and use of alley to store trash receptacles, cars, & other items that occasionally encroach onto the alley.

**RESPONSE:** One of main concerns of City Planning is that, to extent possible, public parking be preserved or expanded. Equally important to the Planners and the community, is the desire to enhance the residential character of the street face rather than to stack driveways & garages facing the street. In this project, six new public spaces are created on Broadway with closure of existing curbcut. And, the street face is greatly enhanced w/ expanded set back areas and extensive use of landscaping w/ recessed building areas along both Broadway and Sapphire.

As part of staff review of all proposed development, there is always consideration of resulting traffic and vehicular access. In this case, staff determined that use of the alley was appropriate access point for the proposed four unit and six unit development and that the 22' wide combined driveway was adequate to accommodate traffic flow to and from the site.

Finally, as a condition of approval, staff will require public right-of-way improvements along the alley as well Broadway & Sapphire.

**CONCERN:** visibility issues for cars entering Sapphire from the alley & it was suggested that perhaps the alley exit area could be widened somewhat on the east side.

**RESPONSE:** Proposed building setback at that corner is 13'5" and landscaping at the corner will be required to maintain a visibility triangle per Code. Not mentioned at the meeting is fact that currently there

are trees & landscaping that encroach onto the public R-O-W which will most likely be eliminated so that the alley can be improved further east to the property line of the subject property.

**Drainage:** . It was explained that water runoff will be captured on site (as required by Code)

### **Architectural Style:-**

**CONCERN:** Some felt that the modern design does not fit in with the traditional neighborhood. Also, given the nearby Cape Code style and bungalow style older homes, homes with a modern architectural style units will not sell.

**RESPONSE:** The architect commented on the "eclectic" character of the neighborhood at large, including the many traditional homes that have not yet been developed. Both he and John Altamura explained that the typical buyer today, whether a younger family or retired couple seeking to downsize, tend to prefer a contemporary look with clean lines. Another popular style is the "Coastal Plantation" which utilizes board and batten, low pitched hip roof, natural materials and colors with white wooden railings. Both styles are incorporated in the proposed development including the six unit Coastal Plantation project and the four unit "Warm Contemporary" which uses natural materials such as wood & stone with natural colors.

Finally, architectural details incorporate a great deal of articulation to soften the relationship of the buildings with the street.

**CONCERN:** There was some interest in appearance of development at the alley elevation.

**RESPONSE:** At the request of neighbor Monet Castaneda, who lives across the alley to the west, Studio 9one2 is producing a rendering of how the project will appear from that direction. Studio 9one2 will forward that rendering to City Planning at the same time as it is sent to the neighbor.

### **Disruption from Construction:**

**CONCERN:** construction noise, dust, vibrations, loud music throughout course of construction

**RESPONSE:** Dennis Cleland explained that all City requirements and Code provisions will be observed throughout construction, including permitted hours of construction. Loud music is not permitted on his construction projects, and signs will be posted on the property with contact phone numbers of the contractor as well as the City. He explained that, although there is a certain amount of noise that cannot be eliminated, many of the problems will be mitigated through responsible construction practices.

### **Create Public Space:**

**CONCERN:** City and neighborhood need more open space - it was suggested that the developers incorporate a public area – small park – on the project site.

**RESPONSE:** Value of any property reflects location and potential use based on zoning provisions. In this situation, the value of this property precludes ability of any developer to dedicate an area for any kind of public use. John Altamura described the process he and Dennis Cleland experienced in purchasing the property for which there were actually nine serious competitors.

Proposed development does include smaller units, greater ground level open space and green areas and extra guest parking than might ordinarily be found in a similar development. Although not brought up at the meeting, the developers will be paying parks and recreation fees as a part of the permitting process.

**EXHIBIT #1 - ALL RESIDENTIAL PROPERTIES EACH BLOCK**



**BLOCK AVERAGE LOT COVERAGE = 45.09%**

**BLOCK AVERAGE LOT COVERAGE = 56.44%**

**BLOCK AVERAGE LOT COVERAGE WITHOUT OUR SITE = 51.83%**

**BLOCK AVERAGE LOT COVERAGE = 45.62%**

**BLOCK AVERAGE LOT COVERAGE = 54.72%**

**BLOCK AVERAGE LOT COVERAGE = 51.01%**

**BLOCK AVERAGE LOT COVERAGE = 51.50%**

**BLOCK AVERAGE LOT COVERAGE = 47.84%**

**LEGEND:**

- 1,963.50 sq ft PARCEL
- 1,863.32 sq ft EXISTING BUILDING
- 1,877.41 sq ft PROPOSED BUILDING

**LOT COVERAGE ANALYSIS:**

- BLOCK A = 45.09%
- BLOCK B = 56.44%
- BLOCK C = 51.83%
- BLOCK D = 45.62%
- BLOCK E = 54.72%
- BLOCK F = 51.01%
- BLOCK G = 51.50%
- BLOCK H = 47.84%
- AVERAGE = 50.51%**

**EXHIBIT #2 - DEVELOPED PROPERTIES EACH BLOCK**



**LEGEND:**

- 1,803.50 sq ft  
PARCEL
- 1,803.50 sq ft  
EXISTING BUILDING
- 1,803.50 sq ft  
PROPOSED BUILDING

**LOT COVERAGE ANALYSIS:**

- BLOCK A = 59.30%
- BLOCK B = 59.74%
- BLOCK C = 58.27%
- BLOCK D = 61.45%
- BLOCK E = 57.41%
- BLOCK F = 53.29%
- BLOCK G = 55.11%
- BLOCK H = 57.02%
- AVERAGE = 57.70%

**EXHIBIT #3 - DWELLING UNIT DENSITY EACH BLOCK**



**BLOCK AVERAGE UNITS PER ACRE = 26.0**

**BLOCK AVERAGE UNITS PER ACRE = 25.2**

**BLOCK AVERAGE UNITS PER ACRE = 29.1**

**BLOCK AVERAGE UNITS PER ACRE WITHOUT OUR SITE = 22.5**

**BLOCK AVERAGE UNITS PER ACRE = 19.2**

**BLOCK AVERAGE UNITS PER ACRE = 32.6**

**BLOCK AVERAGE UNITS PER ACRE = 20.9**

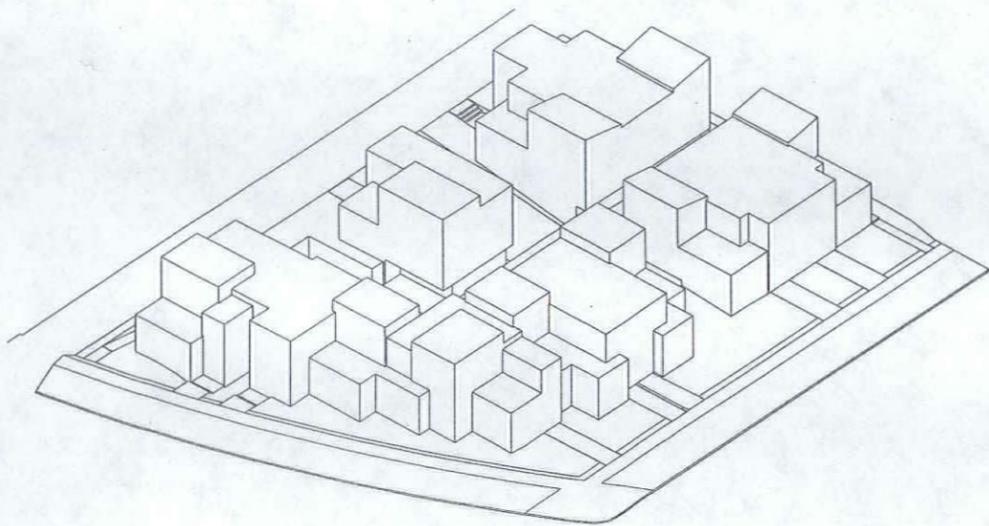
**BLOCK AVERAGE UNITS PER ACRE = 21.4**

**LEGEND:**

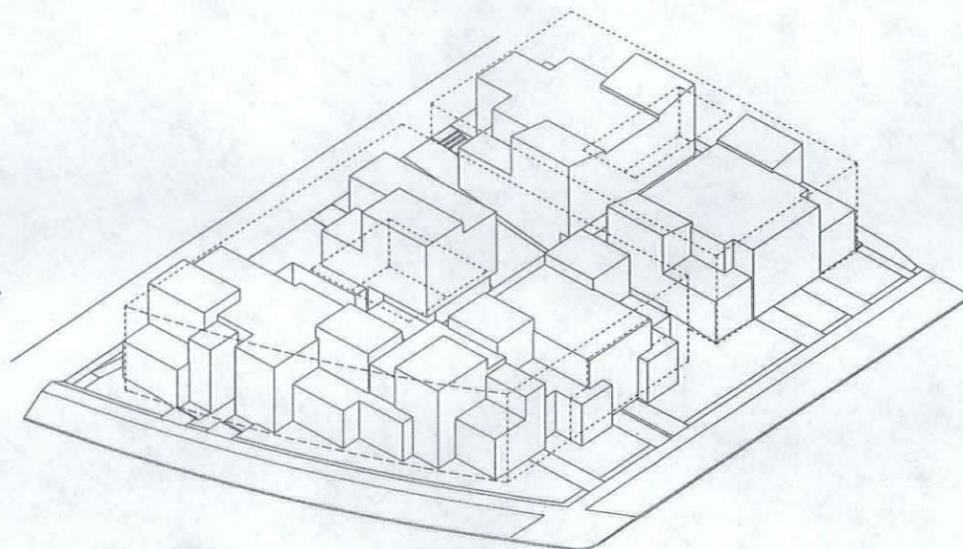
- 0.14 AC
- PARCEL
- 2 UNITS
- EXISTING BUILDING
- 4 UNITS
- PROPOSED BUILDING

**UNITS PER ACRE ANALYSIS:**

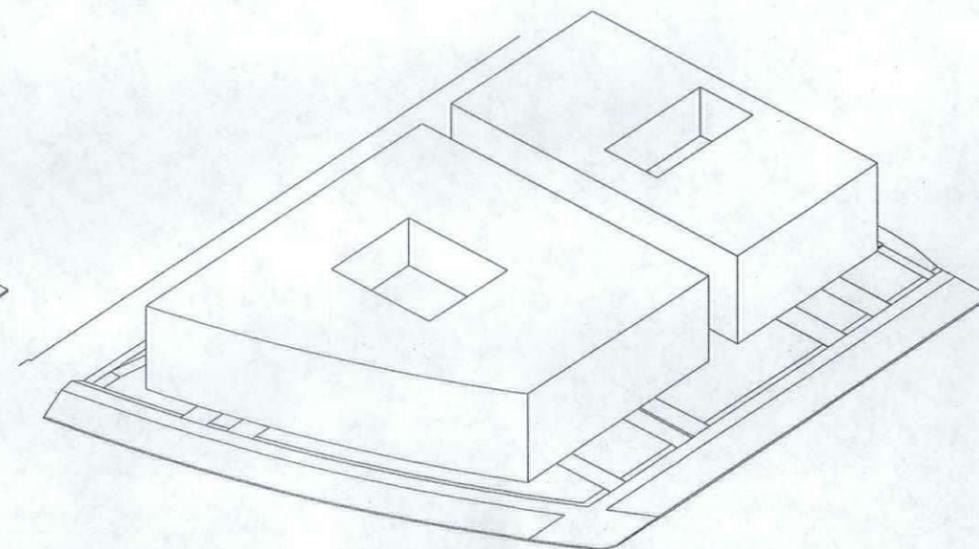
- BLOCK A = 25.2
- BLOCK B = 26.0
- BLOCK C = 22.5
- BLOCK D = 29.1
- BLOCK E = 19.2
- BLOCK F = 21.4
- BLOCK G = 32.6
- BLOCK H = 20.9
- AVERAGE = 24.6**



Proposed Building Mass



Proposed & Allowable Maximum Building Mass



Allowable Maximum Building Mass

**April 17, 2014**

**Planning Commission meeting  
materials**





# Administrative Report

Planning Commission Hearing Date:

April 17, 2014

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

**PROJECT LOCATION:** 521 SOUTH BROADWAY

**APPLICATION TYPE:** EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, COASTAL DEVELOPMENT PERMIT AND VESTING TENTATIVE TRACT MAP NO. 72714

**CASE NUMBER:** 2014-03-PC-004

**COASTAL DEVELOPMENT**

**PERMIT NUMBER:** 2014-03-CDP-006

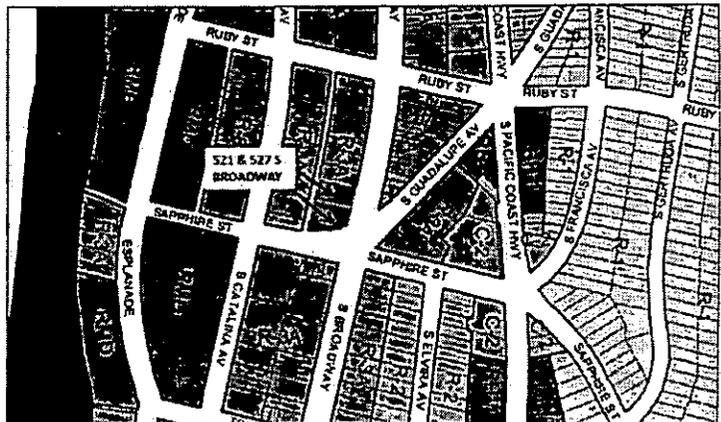
**APPLICANT'S NAME:** 521 S. BROADWAY, LLC

**APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit and Vesting Tentative Tract Map No. 72714 to permit the construction of a four (4) unit condominium project, on property located within a Low Density Multiple-Family Residential (R-3A) zone, at 521 S. Broadway.

**DEPARTMENT'S RECOMMENDATION:**

The Planning Department recommends that the Planning Commission make the findings as set forth in the staff report, adopt the Exemption Declarations and approve the Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit and Vesting Tentative Tract Map No. 72714 subject to the plans and applications submitted and the findings and conditions as contained in the staff report.



**EXISTING CONDITIONS:**

The subject property is zoned R-3A (Low Density, Multiple-Family Residential). It is located at the northwest corner of Broadway and Sapphire Street and backs onto an eighteen (18) foot wide alley. This site in conjunction with the adjacent site at 527 S. Broadway is irregularly shaped and has an approximate combined total area of 25,417 square feet. The site is relatively flat, with minimal lot slope.

The existing site development consists of an asphalt parking lot, and the former First Church of Christ Scientist building. Records from the City's Building Division indicate building permits were issued for the construction of the building in 1947 and construction was subsequently completed in 1948. The adjacent parking lot was not part of the original building construction as records show two residential properties where the parking lot is currently located. The property is not listed in the City's 1986 Historic Resources Survey as a Potential Historic Resource.

The immediate neighborhood is characterized by an eclectic mix of residential uses. The abutting properties to the north at 515-519 S. Broadway were developed as two lots with 4 units per lot in 1981 and are of a Cape Cod inspired architectural style. Other structures on the east side of Broadway are one-story structures built in the early 1920's. To the east at 307 Sapphire Street are two three-story buildings consisting of 8 total units at the corner of Sapphire Street and South Guadalupe Avenue. The structures were built in 1964 in a minimal mid-century architectural style with two floors over front facing garages. At the southeast corner of South Broadway and Sapphire Street at 600 S. Broadway there is a split level single-family structure built in 1989 in an art deco inspired architectural style. Directly across Sapphire Street there is large newer two-story Craftsman influenced building built in 1989 with smaller Bungalows to the west built in 1923. To the west there are properties across the alley from the subject property that vary from a "B" rated Colonial Revival building constructed in 1923 and located at 528 S. Catalina Avenue, to a 5 unit pair of Mediterranean style influenced condominiums to an 8-unit Spanish courtyard style property at 518-520 S. Catalina Avenue built in 1924.

**DESCRIPTION OF THE REQUEST:**

The proposed project consists of re-subdividing the entire 25,417 square foot site into two separate parcels and two different projects. Currently, the overall site consists of four underlying lots from the original tract subdivision: two lots where the church building is located, and two lots that make up the parking lot. Therefore, the proposed tract map would consolidate the four lots into two lots and adjust the property line between the parcels nine feet to the north. The adjacent property development also appears on this agenda as a separate case.

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The applicant proposes a re-subdivision of this site from two underlying lots that make up the property where the parking lot is currently located into one new 10,010 square foot parcel. The proposed project consists of the construction of a four (4) unit residential condominium development at 521 S. Broadway. All dwelling units are designed with two (2) stories of living area over a semi-subterranean garage. Two of the four units will have street-facing front doors which are strongly encouraged under the City's Residential Design Guidelines. Parking for all units is at the semi-subterranean level that is accessible via a driveway off of the rear alley with on-site vehicle circulation. No garage doors will face either of the two streets, and the driveway approach on Broadway will be removed and replaced with new curb and gutter; thereby resulting in approximately six additional on-street parking spaces.

The proposed dwelling unit size will range from between 2,499 square feet to 2,697 square feet in living area. The proposed project including the semi-subterranean level, and two (2) floors are within the 30 foot maximum height limit as measured from existing grade.

The project architecture is in a Contemporary architectural style that makes extensive use of wood material on the building exterior. The project design includes the extensive use of a horizontal Hardie plank redwood siding, white stucco walls, grey trowel stucco accent walls, aluminum fascia, clear anodized aluminum door and window frames, and a combination of flat and shed roofing styles. The roofing material will be white gravel over the flat roof surfaces, and asphalt composition shingle roofing materials. The asphalt composition roofing, horizontal Hardie Plank redwood siding, and trowel stucco accent walls provide effective contrast to the white stucco exterior finishes.

The landscape plan is generous with a broad selection of planting materials. The plan provides an effective layout that creates a soft visual transition between the sidewalk and the buildings by layering multiple foliage types and textures. The plant material selection creates an attractive visual setting while still being visually soft. Parkway landscaping includes a variety of perennial grass species that include *Carex Testacea* (New Zealand Sedge), *Helictotrichon Sempervirens* (Blue Oat Grass), *Sesleria Autumnalis* (Autumn Moor Grass), and proposed parkway tree species are *Geijera Parviflora* (Australian Willow). All plant and tree material selections are water-wise and have low to medium water requirements. In addition to the water wise plant material selections, all irrigation systems proposed will be weather based and will have drip water emitters.

### **EVALUATION OF THE REQUEST:**

The project requires the approval of a Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit, Vesting Tentative Tract Map No. 72714 and the adoption of an Exemption Declaration.

### CONDITIONAL USE PERMIT

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

The proposed Tract Map is to re-subdivide four existing lots totaling 25,417 square feet into two separate lots. The proposed subject property lot size at 521 S. Broadway will be 10,010 square feet which is adequate in size and shape to accommodate the proposed four unit residential development. The new lot frontage of the subject property will be 70.99 feet in width along Broadway which is less than the 100 foot maximum frontage permitted for lot combinations in the R-3A zone.

There is adequate public street access to the site from South Broadway, Sapphire Street and the rear alley to serve the proposed project.

The proposed project meets all the development standards of the R-3A zone in terms of the number of units, building height, required setbacks, outdoor living space, lot combinations and parking. The mass, size, scale and design of the proposed project is appropriate in the eclectic neighborhood with its developments of varying sizes and architectural styles. More discussion on these aspects of the project are discussed below under the heading of Planning Commission Review Design.

### PLANNING COMMISISON DESIGN REVIEW

Pursuant to Section 10-5.2502 of the Zoning Ordinance any new multi-family residential development containing four (4) or more units on any lot on a site zoned Residential (R-3A) zone requires Planning Commission Design Review. The purpose of the Design Review is to ensure the compatibility, originality, variety and innovation within the architecture, design, landscaping and site planning of the project. The purpose of the review is also to protect surrounding properties, prevent blight and deterioration of neighborhoods, promote sound land use, design excellence, and protect the overall health, safety and welfare of the City.

The proposed project is well designed with respect to circulation, traffic and parking. All proposed garages and guest parking spaces are located on-site and not visible from the street. All vehicle circulation occurs within the property via access from the rear alley. Two required guest parking spaces are provided and accessible from the alley. The existing driveway approach which currently provides vehicle access to the property is located on Broadway, but will be removed and replaced with new sidewalk, landscaped parkway, curb and gutter.

The project respects the relatively flat natural terrain and existing drainage along the street side elevations. Areas of excavation will be within the interior of the property, not visible from the street, and drainage design will be prepared based on a Low Impact Development plan approved by the City's Engineering Division. The proposed landscape plan integrates well with the building design and incorporates a mixture of low water usage, drought tolerant and California Native plantings.

The architectural style of the proposed structure is best described as a Contemporary style. The use of horizontal Hardie Plank wood siding in the building design blends in well with other neighborhood structures that use natural building materials, but white stucco walls also blend in with newer lighter painted structures with stucco finishes. While there are rectangular elements utilized in the building design, the entire building is not one big box shape. Instead, the building mass is layered with the tallest portions of building at 27 feet in height recessed back and away from the front of the building which measures approximately 24 feet in height. In addition, the square shape and right angles in the building design are elements that are consistent with the Contemporary architectural style. Overall, the project design is harmonious with surrounding properties through its massing and materials, and overall design consistent within the Contemporary style.

The overall building height is less than the maximum 30 foot height limit permitted in the R-3A zone with the tallest portion of the building being 27 feet and 1 inch. Height and building massing are designed in a way where the larger building mass and taller portions of building are setback from the front of the building. No roof decks are proposed as part of this project.

The proposed landscape and irrigation plans for the subject property are appropriate. The plans for the adjacent parkways still require the review and approval of the City's Urban Forestry Manager.

Water quality and stormwater treatment is a consideration of Planning Commission Design Review application. A Low Impact Development plan was prepared by Victor Piai, and approved by the City of Redondo Beach Engineering Division on March 6, 2014. As stated in the report and review by the City, the project shall adhere to all conditions and comments as noted in the LID plan, therefore, the project will not have any significant stormwater impacts.

#### COASTAL DEVELOPMENT PERMIT

Pursuant to Section 10-5.2200 of the Zoning Ordinance the Coastal Development Permit procedure is established to ensure that review process for private development within the Coastal Zone conforms to the policies and procedures of the California

Coastal Act and implementing regulations, and the City of Redondo Beach Certified Land Use Plan.

Pursuant to the City's Coastal Zoning Ordinance, a project located within the City's Coastal zone is required to preserve on-street parking to the maximum extent feasible as determined by the City. This project preserves all existing on-street parking along Sapphire Street and some along Broadway, but also provides for a net increase of six spaces for on-street parking by removing the Broadway driveway approach. Since no new driveway approaches are proposed along Broadway or Sapphire Street, staff is recommending a condition of approval that the applicant provide an on-street parking plan for approval from the City Traffic Engineer to restripe the street. The City Traffic Engineer estimates an additional six on-street parking spaces could be safely added while maintaining traffic safety. Since the project is designed for all vehicles to enter the site from the alley, staff is also recommending a condition that the applicant repave portion of alley directly behind the property as a condition of approval. Improving the alley will help accommodate vehicle access to the site.

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

### **ENVIRONMENTAL EVALUATION**

Pursuant to the California Environmental Quality Act (CEQA), Section 15332 of the Guidelines (In-fill Development Projects), the proposed project is categorically exempt from the preparation of environmental analyses. The eligibility for in an-fill exemption is substantiated by the facts that the proposed project consists of the construction of a four-unit residential condominium project located in a Low Density Multi-Family Residential (R-3A) zone that meets all the applicable zoning regulations, occurs within city limits on a site no more than five acres in size, is on a site with no value as a habitat for endangered, rare or threatened species, does not result in significant effects on traffic, noise , air quality or water quality, and is adequately served by all required utilities and public services.

### **FINDINGS:**

1. In accordance with Section 10-5.2506(B) of the Redondo Beach Municipal Code, a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:

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- a) The proposed residential land use is permitted in the R-3A low-density multiple family land use district in which the site is located, and the 10,010 square foot 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 including South Broadway and Sapphire Street which are adequate width to carry the kind and quantity of traffic generated by the proposed use.
  - c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval. The proposed residential use is a conditionally permitted use in the R-3A zone and meets all developments for the zone.
  - d) The proposed project conforms to all of the requirements of the Zoning Ordinance.
  - e) The proposed project is consistent with the Comprehensive General Plan of the City.
2. In accordance with Section 10-5.2502(B) of the Redondo Beach Municipal Code, the applicant's request for Planning Commission Design Review is consistent with the criteria set forth therein for the following reasons:
- a) The design of the project considers the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns.
  - b) The location of the structure respects the natural terrain of the site and will be functionally integrated with natural features provided in the landscape plan.
  - c) The design of the project is harmonious and consistent within the proposed Contemporary style regarding roofing, materials, windows, doors, openings, textures, colors, and exterior treatment.
  - d) The design of the project is integrated and compatible with the eclectic nature of the neighborhood and is in harmony with the variety in scale and bulk of surrounding properties.

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- e) The design of the project provides innovation, variety, and creativity in the proposed design solution and serves to minimize the appearance of flat facades and box-like construction.
3. In accordance with Section 10-5.2218(c) of the Redondo Beach Municipal Code, the applicant's request for a Coastal Development Permit is consistent with the findings set forth therein for the following reasons:
- a) The proposed development is in conformity with the Certified Local Coastal Program because it is consistent with the Low-Density Multiple-Family Residential (R-3A) 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. The proposed project conforms to all of the requirements of the Zoning Ordinance, Title 10 of the Redondo Beach Municipal Code.
5. The Vesting Tentative Tract Map 72714 is consistent with the Comprehensive General Plan of the City.
6. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.
7. The project is Categorical Exempt from the preparation of environmental documents pursuant to Section 15332 of the Guidelines of the California Environmental Quality Act (CEQA).
8. The Planning Commission hereby finds that the proposed project will have no impact on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.
9. The Planning Commission further finds that in reviewing the Exemption Declaration it has exercised its own independent judgment.

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**CONDITIONS:**

1. That the approval granted herein is for the construction of four (4) residential condominium units and shall be in substantial compliance with the plans reviewed in conjunction with the applications approved by the Planning Commission on April 17, 2014.
2. That the project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Building Department, Engineering Department and Fire Department.
3. That the project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.
4. The applicant and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.
5. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.

**Plan Check**

6. The precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to Planning Department approval prior to issuance of a building permit.
7. Color and material samples shall be submitted for review and approval of the Planning Department prior to the issuance of Building Permits.
8. Details of the proposed fencing, retaining walls and property line walls shall be submitted and reviewed prior to the issuance of building permits.
9. The applicant shall work with Planning Department and Public Works staff on the final design of the landscape and irrigation plans for the subject property and the adjacent parkways. Said plans shall be reviewed and approved prior to issuance of Building Permits.
10. The applicant shall submit a landscape and sprinkler plan, including a clock-operated sprinkler control, for approval prior to issuance of building permits.

11. If the selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to Planning Department approval.
12. The garage doors shall be equipped with remotely operated automatic door openers and maintain a minimum vertical clearance of 7-feet, 4-inches with the door in the open position.
13. No plastic drain pipes shall be utilized in common walls.
14. The applicant shall finish all new property line walls equally on both sides wherever possible.
15. That the applicant shall provide an on-street parking plan to be approved by the City Traffic Engineer, and that the applicant shall pay the cost to the City for the re-stripping to be completed by the City Public Works Department.
16. That the applicant submit plans for review and approval by the City Engineering Division to repave the alley directly abutting the property to the satisfaction of the City Engineer.
17. The sidewalk, curb, gutter and driveway throughout both street frontages shall be replaced, as necessary, to the satisfaction of the Engineering Department and be noted on the plans.
18. That the driveway along Broadway be removed and replaced with sidewalk, curb and gutter to the satisfaction of the Engineering Department and be noted on the plans.

**Construction**

19. The applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Division.
20. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
21. The Planning Department shall be authorized to approve minor changes.
22. The site shall be fully fenced prior to the start of construction.
23. All on-site litter and debris shall be collected daily.

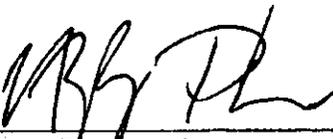
**April 17, 2014**

24. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, with no work occurring on Sunday and holidays.
25. Material storage on public streets shall not exceed 48-hours per load.
26. The applicant and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
27. Streets and sidewalks adjacent to job site shall be clean and free of debris.
28. That the applicant shall complete all the requirements listed in the and Low Impact Development (LID) including the Plan Best Management Practices (BMP) identified in the plan.

Final Inspection

29. That the exterior elevations including the proposed colors and building finishes shall comply with the plans and materials reviewed in conjunction with the applications approved by the Planning Commission on April 17, 2014.
30. The landscaping and sprinklers shall be installed per the approved plan, prior to final inspection.
31. The Vesting Tentative Tract Map shall be recorded within 36-months of the effective date of this approval, unless an extension is granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.
32. Any future exterior or interior alterations shall require the approval of the Home Owner's Association and the Planning Department.

Prepared by:

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

Approved by:

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



## CITY OF REDONDO BEACH

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

**DATE:** April 17, 2014

**PROJECT ADDRESS:** 521 S. Broadway

**PROPOSED PROJECT:** Construction of a 4-unit residential condominium development on property located within a Low Density Multi-Family Residential (R-3A) zone.

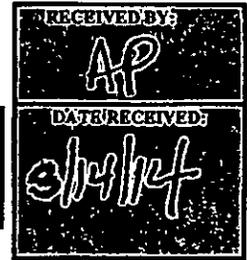
In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

Section 15332 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that projects characterized as in-fill development do not require further environmental study. This finding is supported by the fact that the proposed project consists of the construction of a four-unit, two-story residential condominium project located in a Low Density Multi-Family Residential (R-3A) zone that meets all the applicable zoning regulations, occurs within city limits on a site no more than five acres in size, is on a site with no value as habitat for endangered, rare or threatened species, does not result in significant effects on traffic, noise, air quality or water quality, and is adequately served by all required utilities and public services.

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Alex Plascencia  
Assistant Planner

**CITY OF REDONDO BEACH  
PLANNING DEPARTMENT**



**COMBINED APPLICATIONS FOR CONDITIONAL USE PERMIT  
TO ESTABLISH CONDOMINIUM USAGE AND PLANNING COMMISSION DESIGN  
REVIEW**

*Application is hereby made to the Planning Commission of the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506, and for Planning Commission Design Review, pursuant to Section 10-2.2502, all in Chapter 2, Title 10 of the Redondo Beach Municipal Code.*

**PART I - GENERAL INFORMATION**

<b>A APPLICANT INFORMATION</b>	
STREET ADDRESS OF PROPERTY: 521 S. Broadway	
EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 3 & 4                      BLOCK:                      TRACT: 3797	ZONING: R3-A
RECORDED OWNER'S NAME: First Church of Christ Scientist attn: Daryl E. Bissell  MAILING ADDRESS: 527 S. Broadway, RB CA 90277  TELEPHONE: 310/710-6278	AUTHORIZED AGENT'S NAME: Srour & Associates, LLC Elizabeth Srour MAILING ADDRESS: 1001 6 <sup>th</sup> Street, Suite 110 Manhattan Beach, CA 90266 TELEPHONE: (310)372-8433
PROJECT DEVELOPER: 521 S. Broadway LLC c/o DC Construction & Development/Dennis Cleland  MAILING ADDRESS: PO Box 969 Manhattan Beach, CA 90266 TELEPHONE: (310)374-7050	PROJECT ARCHITECT/FIRM/PRINCIPAL: Studio9One2 Patrick Killen MAILING ADDRESS: 930 Manhattan Beach Blvd. Manhattan Beach, CA 90266 TELEPHONE: (31)920-9171 LICENSE NO.

<b>B PROJECT PLANS</b>
For new construction, two (2) enlarged sets of conceptual plans, and 25 copies (18" X 24") of each sheet shall be submitted as part of this application (see <u>Instructions for Graphic Portions of the Application</u> ). These plans shall consist of: I. Site Plan; II. Floor Plans; III. Building Elevations (showing natural and finished grades); IV. Transverse and Longitudinal Sections (showing natural grades); and V. Roof Plan.

	2. Do all floor/ceiling assemblies separating units from each other or from public or quasi-public spaces, such as interior corridors, laundry rooms, recreation rooms and garages provide a minimum rating of 50 S.T.C.?	xx	
	3. Will wood floor joists and subflooring be non-continuous between separate condominium units?	xx	
	4. Will penetrations or openings in the construction for piping, electrical outlets and devices, recess cabinets, bathtubs, soffits, heating, and ventilating and/or air conditioning intake and exhaust ducts, and the like, be sealed, lined, insulated or otherwise treated to maintain the required rating?	xx	
	5. Will entrance doors to units be of solid construction and have perimeter seals which will in combination provide a minimum rating of 33 S.T.C.?	xx	
	6. Do all separating floor/ceiling assemblies identified in (2) above provide a minimum rating of 65 I.I.C.? (Floor coverings may be included in the assembly to obtain the required ratings, but must be retained as a permanent part of the assembly and may only be replaced by another floor covering that provides the same or greater impact insulation.)	n/a	
<b>E</b>	<b>TREATMENT OF UTILITIES</b>		
		<b>YES</b>	<b>NO</b>
	1. Will the proposed project have individual shut-off valves for all plumbing fixtures? If not, will each unit have a plumbing shut-off valve	xx	xx
	2. Will the proposed project have built-in drip pans and appropriate drains for clothes washers, dishwashers, hot water heaters, and other appliances which have been found to be potential sources of water leakage?	xx	
	3. Will all utilities with the exception of water be separately metered in such a way that the unit owner can be separately billed for his use?	xx	
	4. Will all units have individual circuit breaker panels accessible from within the unit?	xx	
	5. Are all domestic water lines (except sprinkler and fire protection systems) of copper tubing or equivalent material approved by the Building Official?	xx	
<b>F</b>	<b>ISOLATION OF VIBRATION AND SOURCES OF STRUCTURE BORNE NOISE IN PROJECTS WHERE UNITS HAVE COMMON WALLS AND/OR COMMON FLOORS/CEILINGS</b>		
		<b>YES</b>	<b>NO</b>
	1. Will all permanent mechanical equipment such as motors, compressors, pumps and compactors be shock mounted with inertia blocks or bases and / or vibration isolators?	xx	
	2. Will all domestic appliances which are cabinet installed or built into the individual units (clothes washers and dryers, etc.) be isolated from cabinets and the floor and ceiling by resilient gaskets and vibration mounts?	xx	
	3. Will the cabinets in which the above-mentioned appliances are installed be offset from the back wall with strip gasketing?	xx	
	4. Will all non-permanent appliances such as clothes washers and dryers be mounted on permanent rubber bases and surface plates?	xx	
	5. Will any plumbing fixture be located on a common wall between two separate units where it would back up to a living room, family room, dining room, den, or bedroom of an adjoining unit?	xx	

	6. Will there be at least eight and one-half (8-1/2) feet of pipe between the closest plumbing fixtures in contiguous units?	xx	
	7. Will all water supply lines within the project be isolated from wood and metal framing with specifically manufactured pipe insulators?	xx	
	8. Will all vertical drainage pipe be surrounded by three-quarter inch (3/4") thick dense insulation board or full thick fiberglass or wool blanket insulation for its entire length including the sections that pass through wood or metal framing?	xx	
<b>G</b>	<b>ADDITIONAL INFORMATION</b>		
	1. Does this application include one copy of the CC & R's for the proposed condominium and a cross-reference sheet indicating where the various requirements of Section 10-2.1608(D)(4) are discussed in the CC & R's?	YES xx	NO
	2. What is the amount of the regular annual assessment? \$1200.00 / yr <i>Please note that language specifying the amount of the regular annual assessment must be incorporated in the CC &amp; R's submitted with this application.</i>		

<b>H</b>	<b>EXPLANATIONS OF ANSWERS IN ABOVE SECTIONS</b>		
	List below (or on additional pages if necessary) any comments which may explain the answers given in the above sections (include letters and numbers of sections referred to).		

**IMPORTANT NOTICE**  
**RE: FIRE HYDRANTS AND WATER MAINS**

Contact California Water Service, at (310)-540-1033 regarding possible required water main extensions and/or upgrading of fire hydrants in conjunction with the construction of all multiple-family residential projects. For all commercial and industrial construction, contact the fire inspector of the Redondo Beach Fire Department at (310)-318-0673.

**CITY OF REDONDO BEACH  
PLANNING DEPARTMENT**

RECEIVED BY
DATE RECEIVED

**APPLICATION FOR CONDOMINIUM 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 Condominium Subdivision on the property described below.*

**PART I - GENERAL INFORMATION**

<b>A APPLICANT INFORMATION</b>	
STREET ADDRESS OF PROPERTY: 521 S. Broadway	
EXACT LEGAL DESCRIPTION OF THE PROPERTY:  LOT: 3 & 4                      BLOCK:                      TRACT: 3797	ZONING:  R-3A
RECORDED OWNER'S NAME: First Church of Christ Scientist attn: Daryl E. Bissell	AUTHORIZED AGENT'S NAME: Srour & Associates, LLC Elizabeth Srour
MAILING ADDRESS: 527 S. Broadway, RB CA 90277	MAILING ADDRESS: 1001 - 6 <sup>th</sup> Street, Suite 110 Manhattan Beach, CA 90266
TELEPHONE: 310/710-6278	TELEPHONE: (310)372-8433

<b>B CONFORMANCE TO SUBDIVISION CRITERIA: Give full and complete answers:</b>
<p>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 Condominium Subdivision.</p> <p>The subject 521 S. Broadway property is a portion of a 25,417sf site owned and used by the <i>First Church of Christ Scientist</i>. The entire site is owned in two separate parcels. The 521 portion is 10,010 sf &amp; occupies two of the four lots that comprise the over all property and contains the parking lot and driveway servicing the church. Proposed development is for demolition of existing structures and construction of four two story over basement, residential condominiums.</p>

**B**

**CONFORMANCE TO SUBDIVISION CRITERIA: Give full and complete answers:**

**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.**

**The project site is located at the intersection of S. Broadway and Sapphire, both of which are fully improved public thoroughfares, and backs up to an alley. Driveway access to the new development will be from the alley, so there will be no interruption of traffic flow.**

**3. Indicate how the proposed Condominium 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.**

**4. Indicate how the proposed Condominium Subdivision would be in conformance with the intent and purpose of the General Plan for the City of Redondo Beach.**

**The R-3A zoning designation allows four units on Lot 1 of the proposed subdivision map. The proposal conforms to all development standards for condominium use as well as zoning requirements and is totally in keeping with surrounding uses and potential future development.**

**CITY OF REDONDO BEACH  
PLANNING DEPARTMENT**

RECEIVED BY:
DATE RECEIVED:
FILE NUMBER:

**APPLICATION FOR COASTAL DEVELOPMENT PERMIT  
(or application for exemption or categorical exclusion)**

**PLEASE NOTE:** Within 30 days of receipt of an application, the Planning Department 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.*

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	STREET ADDRESS OF PROPERTY: 521 SOUTH BROADWAY	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 3 & 4      BLOCK:      TRACT: 3797	ZONING: R3-A
	RECORDED OWNER'S NAME: First Church of Christ Scientist attn: Daryl E. Bissell  MAILING ADDRESS: 527 S. Broadway, RB CA 90277  TELEPHONE: 310/710-6278	AUTHORIZED AGENT'S NAME: Srouer & Associates, LLC Elizabeth Srouer MAILING ADDRESS: 1001 6 <sup>th</sup> Street, Suite 110 Manhattan Beach, CA 90266  TELEPHONE: (310)372-8433
PROJECT DEVELOPER: 521 S. Broadway LLC c/o DC Construction & Development/Dennis Cleland  MAILING ADDRESS: PO Box 969 Manhattan Beach, CA 90266 TELEPHONE: (310)374-7050	PROJECT ARCHITECT/FIRM/PRINCIPAL: Studio9One2 Patrick Killen MAILING ADDRESS: 930 Manhattan Beach Blvd. Manhattan Beach, CA 90266 TELEPHONE: (31)920-9171    LICENSE NO.	
<b>B</b>	<b>TYPE OF APPLICATION (Consult with Planning Department staff)</b>	
	<input type="checkbox"/> Categorical Exclusion <input type="checkbox"/> Coastal Development Permit public hearing waiver <input checked="" type="checkbox"/> Coastal Development Permit public hearing required	

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

The subject 10,010 sf site is a portion of property presently owned and used by the *First Church of Christ Scientist*. The entire site is owned in two separate parcels and the 521 portion occupies two of the four lots that comprise the over all property. The 521 parcel contains a parking lot and driveway servicing the church/assembly facility.

Proposed development is for demolition of existing structures and construction of four residential condominiums ranging in size from 2,526sf to 2,545sf. Proposed plans incorporate two separate buildings each containing two attached, townhouse style units with two stories over basement level. Each unit has a private two car garage with entry directly into the unit. Access to individual garages is from a driveway and motor court from the alley at rear of site and there are two open guest parking spaces in the motor court area. The driveway is a shared driveway with the six unit condominium project proposed for the adjacent 527 parcel. Development of the entire site results in an extra guest parking space to be shared by owners of both developments. In addition, with closure of existing curb cut and driveway on Broadway, development will result in the addition of at least four public spaces if not more when the entire site is developed.

**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 10,260.9 Sq. Ft.
- Addition N/A Sq. Ft.
- Demolition N/A Sq. Ft.
- Change of use from parking lot for church/assembly to residential - four 2 story over basement condominium units
- Grading 1,166 cu.yd Cu. Yds.
- Fence 42" Height 187 linear feet Length
- Paving 3,743.2 sf Amount
- Other N/A

## 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 (applicant not aware of any)  
If yes, state previous Application Number:
- b. Are any utility extensions necessary to serve the project? If yes, explain.  YES  NO (fully improved residential area)
- 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 (within walking distance of beach)
- 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 *Standard Urban Storm Water Mitigation Plan (SUSMP)* attached?  YES  NO – PREVIOUSLY SUBMITTED TO PW
- 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 *Site Specific Urban Storm Water Mitigation Plan (SSUSMP)* 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.**

*The proposed new homes are designed to be in full compliance with R3-A zoning requirements as well as the Local Coastal Plan in that as drawn, structures will meet standards regarding setbacks, height, floor area ratio, parking, open space, and all other zoning standards that apply to this area. It is also intended that all construction comply with pertinent Building Code requirements for multi-unit structures. Proposed development is within a fully developed residential area & proposed use is consistent with development throughout the immediate area and the beach area in general.*

**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.**

THIS SECTION DOES NOT APPLY

**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.**

Subject site is located on fully improved streets with direct pedestrian access to beach. Proposed development will be located on private property and will not encroach onto any established pedestrian public access to the beach area. It will also provide on-site parking for residents and for guests as required by the zoning code and by the Local Coastal Plan. Development of the site will result in additional public parking added to inventory on South Broadway. In addition, it will not interfere with any existing public recreational facilities that may be located on nearby beach areas.

**APPLICATION FOR ENVIRONMENTAL ASSESSMENT**

DATE FILED:
FILED IN:

Negative Dec. \$1,125.00  
Mit. Neg.Dec. \$1,250.00

**INSTRUCTIONS FOR FILING:**

**Application Form**

- 1) All information in this application shall be typed or legibly printed.
- 2) Give full and complete answers to all questions.
- 3) If necessary, attach extra sheets to answer questions fully.

<b>A</b>	<b>APPLICANT INFORMATION</b>	
STREET ADDRESS OF PROPERTY:		521 SOUTH BROADWAY
EXACT LEGAL DESCRIPTION OF THE PROPERTY:		LAND USE DISTRICT:
LOT: 3 & 4	BLOCK:	TRACT: 3797
ASSESSOR'S PARCEL NO.:		7508-010-059
PROJECT SPONSOR NAME: 521 S. BROADWAY LLC ATTN: DC Construction & Development, Inc. / Dennis Cleland		
MAILING ADDRESS:		Post Office Box 969, Manhattan Beach, CA 90266
TELEPHONE:	310/374-7050	Denniscleland@verizon.net
PROJECT DESCRIPTION (include types of discretionary approvals sought): The overall 25,417 sf project site contains four originally subdivided lots at the NW corner of South Broadway and Sapphire Street and is the long-time location of <i>First Church of Christ Scientist</i> . The entire site is owned in two separate parcels by the same entity. The church building is located on the southern two lots and a parking lot is located on the northern two lots with driveway entry from Broadway. There will be no enlargement or change to configuration of the total site nor will there be any increase in number of units permitted for the site. The subdivision map for the proposed development creates two separate lots: Lot 1 = 521 S. Broadway – four townhouse style units with two oriented easterly facing Broadway & two oriented westerly on a 10,010sf parcel. Lot 2 = 527 S. Broadway – six townhouse style units with three oriented easterly facing Broadway, two oriented south facing Sapphire and one free-standing unit oriented westerly on a 15,407sf parcel. Each of the units contains an enclosed two car garage. Access to the individual garages is from a shared driveway from the alley at the rear of site and there are a total of seven on site open, guest parking spaces.  The entire frontage facing Broadway incorporates a modulated building face tracking the curve of Broadway with a landscaped front setback ranging from 14' to 24'. The same concept carries along the Sapphire frontage with a landscaped side setback ranging from 6' to 20'.  All existing structures will be demolished and the proposed development for each 521 and 527 complies with the R-3A low density multiple-family residential zone requirements. Unit sizes range from 2526sf to 2545sf for the 521 property and from 2499sf to 2697sf for the 527 property.  Approvals required include: Conditional Use Permit for Condominium Usage, Planning Commission Design Review, Coastal Development Permit (non-appeal area), Environmental Review, Subdivision/VTM, Final Public Report issued by CA Bureau of Real Estate, Review and Recordation of TM 72714 by LA County Engineer		

**B DESCRIPTION OF EXISTING ENVIRONMENT**

Describe the environment in the area of impact of the project as it exists before the commencement of the project. Include references to the project's compatibility with the General Plan, other policies and plans, and with related projects, both public and private, both existing and planned:

The project site contains four originally subdivided lots in an east/west orientation, with a total of 25,417 sf of lot area. Located at the NW corner of S. Broadway & Sapphire, the development site has two street exposures and backs onto an alley. The 521 property is 80' wide and approximately 140' deep. The 527 property is approximately 140' deep and is an irregular shape because of the corner radius with a 28.9' width on Broadway and 82' width along the alley at rear of site. All existing structures will be demolished.

The general neighborhood contains a variety of lot sizes including several nearby lot consolidations of three and four lots, as well as properties of similar or smaller size. There is a mix of multi-family, duplex and single family residences throughout the general neighborhood. Proposed development of the 521 property with four units and the 527 property with six units is well within the over-all range of existing development and lot patterns throughout the area.

Both sides of Broadway are zoned R-3A in this area and based on development standards for the R-3A zone, four units are permitted on the 521 lot and six units on the 527 lot. The aggregate number of units is also consistent with R-3A standards. Therefore, the proposed subdivision and proposed use of the two individual lots will conform to the General Plan as well as all development standards for condominium use, and applicable zoning criteria. Consequently, proposed development will be compatible with potential future development as well.

There appear to be no unusual aspects relating to soil stability, plant, or animal life, nor are there unique circumstances related to cultural or historical aspects.

**C POTENTIAL ENVIRONMENTAL IMPACTS OF PROJECT:**

YES	NO	
1. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this project associated with any other existing or proposed project?
2. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Will this project involve any type of phased development?
3. <input type="checkbox"/>	<input checked="" type="checkbox"/> *	Will the project involve a substantial alteration of ground contours?
4. <input checked="" type="checkbox"/> *	<input type="checkbox"/>	Will the project alter existing surface drainage patterns?
5. <input type="checkbox"/>	<input checked="" type="checkbox"/> *	Will the project substantially change existing noise or vibration levels in the vicinity?
6. <input type="checkbox"/>	<input checked="" type="checkbox"/> *	Will the project substantially change demand for municipal services (police, fire, water, sewage, etc.)?
7. <input checked="" type="checkbox"/> *	<input type="checkbox"/>	Will the project require certification, authorization, or issuance of a permit by any county, estate or federal environmental control agency such as the California Coastal Commission, APCD, EPA, or the Regional Water Quality Control Board? (If so, please identify those agencies.)
8. <input type="checkbox"/>	<input type="checkbox"/>	Is this project considered a "Priority Project" as defined by the City's NPDES Permist and will therefore require the submission of a SUSWMP?

**DISCUSSION OF YES AND NO RESPONSES FOR ITEMS 1 THROUGH 7 ABOVE. (Attach additional sheets as needed)**

**SEE ATTACHED RESPONSE**

ATTACHMENT TO ENVIRONMENTAL ASSESSMENT  
521 SOUTH BROADWAY  
PROPOSED FOUR UNIT RESIDENTIAL CONDOMINIUM COMPLEX

C. POTENTIAL ENVIRONMENTAL IMPACTS

3. The physical relationship of the property to adjacent property, streets and alley will not change. Development will utilize the modest slope configuration and grading of interior of site to accommodate basement level.

4. There will be an improved change to existing surface drainage patterns resulting from development of the four units as the site is presently covered in asphalt driveway and parking lot. A drainage & landscaping plan will be incorporated to contain on site surface drainage & minimize off-site run-off and direct overflow to public storm drain.

5. Increased noise levels will occur during construction but there will be no substantial change resulting from proposed development.

6. The proposed four new residential homes result in a change and, to some extent, intensification of use, but it is in keeping with that already anticipated by the City's General Plan and the specific zoning for the area. The four new homes, along with the six new homes proposed for adjacent lot, will not result in substantial growth or concentration of population for the area and are not expected to substantially alter the location, density or growth rate of population in the City. Therefore, the proposed development will not result in a material increase in established public services. The site is adjacent to fully developed public streets and will not result in alteration of existing traffic patterns.

7. A Coastal Development is required along with a Final Public Report from CA Bureau of Real Estate.

**D SUPPLEMENT TO ENVIRONMENTAL ASSESSMENT APPLICATION**  
(Must accompany Environmental Assessment Application for any project which involves physical construction.)

Please include the following with your submittal:

- A **site plan** showing topographic contours and location of proposed improvements.
- Floor plans** of all levels.
- Elevations** (4).
- A **longitudinal and transverse section**.

Please give the following data for the project:

- A. Type of project of land use: four unit residential condominium complex
- B. Anticipated types of specific Activities: Activities normally associated w/ residential lifestyle. It is anticipated that units will be owner occupied
- C. Size of project site in square feet: 10,010sf land area / 10,140sf of building area
- D. Number of employees: N.A.
- E. Improvements/modification in the public right-of-way: Sidewalk, curb & gutter improvements, closure of existing driveway curbcut on South Broadway, alley improvements as may be required
- F. Square footage of existing buildings on site: paved driveway & parking lot
- G. Square footage of proposed buildings on site: 2526sf + 2545sf
- H. Number of dwelling units: four
- I. Number of parking spaces: enclosed 2 car garage per unit, two open guest spaces
- J. Land Coverage: 4767sf %
- K. Landscaped area in square feet: 1427sf
- L. Number of stories: two stories over basement
- M. Maximum height above existing grade: 27' 6"
- N. Grading proposals and estimate of cut and/or fill: 1166 cu. yds. / cut = 1166 / fill = 0
- O. Unique topographical features: approximate 2' uphill slope east to west
- P. Mature vegetation: relatively little vegetaion as property paved as parking lot
- Q. Historical structures: N.A.

**E**

**CERTIFICATION**

*I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.*

Sponsor's Signature

Date

OWNER'S AFFIDAVIT

Project address: 521 S. Broadway, Redondo Beach

Project description: construction of 4 new condominium units

I(We) DARYL E BISSELL 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): *Daryl E Bissell*

Address: 521 S. BROADWAY  
REDONDO BEACH CA. 90277

Phone No. (Res.) \_\_\_\_\_  
(Bus.) 310 710 6278

Subscribed and sworn to before me this 6<sup>th</sup> day of March, 2014,  
By Daryl E Bissell, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



*[Signature]*  
NOTARY PUBLIC

State of California )  
County of Los Angeles ) ss



# Administrative Report

Planning Commission Hearing Date:

April 17, 2014

**AGENDA ITEM:** 9 (PUBLIC HEARING)

**PROJECT LOCATION:** 527 SOUTH BROADWAY

**APPLICATION TYPE:** EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, COASTAL DEVELOPMENT PERMIT AND VESTING TENTATIVE TRACT MAP NO. 72714

**CASE NUMBER:** 2014-03-PC-004

**COASTAL DEVELOPMENT**

**PERMIT NUMBER:** 2014-03-CDP-007

**APPLICANT'S NAME:** 521 S. BROADWAY, LLC

**APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit and Vesting Tentative Tract Map No. 72714 to permit the construction of a six (6) unit condominium project, on property located within a Low Density Multiple-Family Residential (R-3A) zone, at 527 S. Broadway.

**DEPARTMENT'S RECOMMENDATION:**

The Planning Department recommends that the Planning Commission make the findings as set forth in the staff report, adopt the Exemption Declarations and approve the Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit and Vesting Tentative Tract Map No. 72714 subject to the plans and applications submitted and the findings and conditions as contained in the staff report.



**April 17, 2014**

**EXISTING CONDITIONS:**

The subject property is zoned R-3A (Low Density, Multiple-Family Residential). It is located at the northwest corner of Broadway and Sapphire Street and backs onto an eighteen (18) foot wide alley. This site in conjunction with the adjacent site at 521 S. Broadway is irregularly shaped and has an approximate combined total area of 25,417 square feet. The site is relatively flat, with minimal lot slope.

The existing site development consists of an asphalt parking lot, and the former First Church of Christ Scientist building. Records from the City's Building Division indicate building permits were issued for the construction of the building in 1947 and construction was subsequently completed in 1948. The adjacent parking lot was not part of the original building construction as records show two residential properties where the parking lot is currently located. The property is not listed in the City's 1986 Historic Resources Survey as a Potential Historic Resource.

The immediate neighborhood is characterized by an eclectic mix of residential uses. The abutting properties to the north at 515-519 S. Broadway were developed as two lots with 4 units per lot in 1981 and are of a Cape Cod inspired architectural style. Other structures on the east side of Broadway are one-story structures built in the early 1920's. To the east at 307 Sapphire Street are two three-story buildings consisting of 8 total units at the corner of Sapphire Street and South Guadalupe Avenue. The structures were built in 1964 in a minimal mid-century architectural style with two floors over front facing garages. At the southeast corner of South Broadway and Sapphire Street at 600 S. Broadway there is a split level single-family structure built in 1989 in an art deco inspired architectural style. Directly across Sapphire Street there is large newer two-story Craftsman influenced building built in 1989 with smaller Bungalows to the west built in 1923. To the west there are properties across the alley from the subject property that vary from a "B" rated Colonial Revival building constructed in 1923 and located at 528 S. Catalina Avenue, to a 5 unit pair of Mediterranean style influenced condominiums to an 8-unit Spanish courtyard style property at 518-520 S. Catalina Avenue built in 1924.

**DESCRIPTION OF THE REQUEST:**

The proposed project consists of re-subdividing the entire 25,417 square foot site into two separate parcels and two different projects. Currently, the overall site consists of four underlying lots from the original tract subdivision: two lots where the church building is located, and two lots that make up the parking lot. Therefore, the proposed tract map would consolidate the four lots into two lots and adjust the property line between the parcels nine feet to the north. The adjacent property development also appears on this agenda as a separate case.

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The applicant proposes a re-subdivision of the site from two underlying lots that make up the site where the building is currently located into one new 15,407 square foot parcel. The proposed project consists of the construction of six (6) unit residential condominium development at 527 S. Broadway. All dwelling units are designed with two (2) stories of living area over a semi-subterranean garage. Most units with the exception of Unit F located at the rear of the property will have street-facing front doors which are strongly encouraged under the City's Residential Design Guidelines. Parking for all units is at the semi-subterranean level that is accessible via a driveway off of the rear alley with on-site vehicle circulation. No garage doors will face either of the two streets, and the driveway approach on Broadway will be removed and replaced with new curb and gutter; thereby resulting in approximately six additional on-street parking spaces.

The proposed dwelling unit size will range from between 2,499 square feet to 2,697 square feet in living area. The proposed project including the semi-subterranean level, and two (2) floors are within the 30 foot maximum height limit as measured from existing grade.

The project architecture is in a warm Contemporary style that makes extensive use of wood material on the building exterior. The project design includes the extensive use of white vertical board and batten plank, white stucco walls, grey trowel stucco accent walls, painted bronze aluminum doors and window frames, flat and shed roofing styles. Painted bronze aluminum is proposed for the fascia board trim. The roofing material will be white gravel over the flat roof surfaces, and light colored dex-o-tex cool roofing materials. Although the roof and metal trim that are dark brown in color, all other exterior finishes are light in color giving the structure a warm and bright appearance.

The landscape plan is generous with a broad selection of planting materials. The plan provides an effective layout that creates a soft visual transition between the sidewalk and the buildings by layering multiple foliage types and textures. The plant material selection creates an attractive visual setting while still being visually soft. Parkway landscaping includes a variety of perennial grass species that include *Carex Testacea* (New Zealand Sedge), *Helictotrichon Sempervirens* (Blue Oat Grass), *Sesleria Autumnalis* (Autumn Moor Grass), and proposed parkway tree species are *Geijera Parviflora* (Australian Willow). All plant and tree material selections are water-wise and have low to medium water requirements. In addition to the water wise plant material selections, all irrigation systems proposed will be weather based and will have drip water emitters.

#### **EVALUATION OF THE REQUEST:**

The project requires the approval of a Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit, Vesting Tentative Tract Map No. 72714 and the adoption of an Exemption Declaration.

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### CONDITIONAL USE PERMIT

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

The proposed Tract Map is to re-subdivide four existing lots totaling 25,417 square feet into two separate lots. The proposed subject property lot size at 527 S. Broadway will be 15,407 square feet which is adequate in size and shape to accommodate the proposed six unit residential development. The new lot frontage of the subject property will be 78 feet in width along Broadway which is less than the 100 foot maximum frontage permitted for lot combinations in the R-3A zone.

There is adequate public street access to the site from South Broadway, Sapphire Street, and the rear alley to serve the proposed project.

The proposed project meets all the development standards of the R-3A zone in terms of the number of units, building height, required setbacks, outdoor living space, lot combinations and parking. The mass, size, scale and design of the proposed project is appropriate in the eclectic neighborhood with its developments of varying sizes and architectural styles. More discussion on these aspects of the project are discussed below under the heading of Planning Commission Review Design.

### PLANNING COMMISSION DESIGN REVIEW

Pursuant to Section 10-5.2502 of the Zoning Ordinance any new multi-family residential development containing four (4) or more units on any lot on a site zoned Residential (R-3A) requires Planning Commission Design Review. The purpose of the Design Review is to ensure the compatibility, originality, variety and innovation within the architecture, design, landscaping and site planning of the project. The purpose of the review is also to protect surrounding properties, prevent blight and deterioration of neighborhoods, promote sound land use, design excellence, and protect the overall health, safety and welfare of the City.

The proposed project is well designed with respect to circulation, traffic and parking. All proposed garages and guest parking spaces are located on-site and not visible from the street. All vehicle circulation occurs within the property via access from the rear alley. Four guest parking spaces are provided which exceeds the two required guest parking spaces. An existing driveway approach which currently provides vehicle access to the property is located on Broadway, but will be removed and replaced with new sidewalk, landscaped parkway, curb and gutter.

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The project respects the relatively flat natural terrain and existing drainage along the street side elevations. Areas of excavation will be within the interior of the property, not visible from the street, and drainage design will be prepared based on a Low Impact Development plan approved by the City's Engineering Division. The proposed landscape plan integrates well with the building design and incorporates a mixture of low water usage, drought tolerant and California Native plantings.

The architectural style of the proposed structure is best described as a warm Contemporary style since the building effectively uses warm light colors and wood materials to soften the building appearance. The use of wood in the building design blends in well with other neighborhood structures that use natural building materials, but also blends in well with newer lighter painted structures with stucco finishes. While there are rectangular elements utilized in the building design, the entire building is not one big box shape. Instead, the building mass is layered with the tallest portions of building recessed back and away from the front of the building which measures approximately 25 feet in height. In addition, the square shape and right angles in the building design are elements that are consistent with the Contemporary architectural style. Overall, the project design is harmonious with surrounding properties through its massing and materials, and overall design consistent within the Contemporary style.

The overall building height is less than the maximum 30 foot height limit permitted in the R-3A zone with the tallest portion of the building being 28 feet 6 inches. Height and building massing are designed in a way where the larger building mass and taller portions of building are setback from the front of the building. No roof decks are proposed as part of this project.

The proposed landscape and irrigation plans for the subject property are appropriate. The plans for the adjacent parkways still require the review and approval of the City's Urban Forestry Manager.

Water quality and stormwater treatment is a consideration of Planning Commission Design Review application. A Low Impact Development plan was prepared by Victor Piai, and approved by the City of Redondo Beach Engineering Division on March 6, 2014. As stated in the report and review by the City, the project shall adhere to all conditions and comments as noted in the LID plan, therefore, the project will not have any significant stormwater impacts.

#### COASTAL DEVELOPMENT PERMIT

Pursuant to Section 10-5.2200 of the Zoning Ordinance the Coastal Development Permit procedure is established to ensure that review process for private development within the Coastal Zone conforms to the policies and procedures of the California

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Coastal Act and implementing regulations, and the City of Redondo Beach Certified Land Use Plan.

Pursuant to the City's Coastal Zoning Ordinance, a project located within the City's Coastal zone is required to preserve on-street parking to the maximum extent feasible as determined by the City. This project preserves all existing on-street parking along Sapphire Street and some along Broadway, but also provides for a net increase of six spaces for on-street parking by removing the Broadway driveway approach. Since no new driveway approaches are proposed along Broadway or Sapphire Street, staff is recommending a condition of approval that the applicant provide an on-street parking plan for approval from the City Traffic Engineer to restripe the street. The City Traffic Engineer estimates an additional six on-street parking spaces could be safely added while maintaining traffic safety. Since the project is designed for all vehicles to enter the site from the alley, staff is also recommending a condition that the applicant repave portion of alley directly behind the property as a condition of approval. Improving the alley will help accommodate vehicle access to the site.

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

#### **ENVIRONMENTAL EVALUATION**

Pursuant to the California Environmental Quality Act (CEQA), Section 15332 of the Guidelines (In-fill Development Projects), the proposed project is categorically exempt from the preparation of environmental analyses. The eligibility for in an-fill exemption is substantiated by the facts that the proposed project consists of the construction of a six-unit residential condominium project located in a Low Density Multi-Family Residential (R-3A) zoned that meets all the applicable zoning regulations, occurs within city limits on a site no more than five acres in size, is on a site with no value as a habitat for endangered, rare or threatened species, does not result in significant effects on traffic, noise, air quality or water quality, and is adequately served by all required utilities and public services.

#### **FINDINGS:**

1. In accordance with Section 10-5.2506(B) of the Redondo Beach Municipal Code, a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:

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- a) The proposed residential land use is permitted in the R-3A low-density multiple family land use district in which the site is located, and the 15,407 square foot 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 including South Broadway and Sapphire Street which are adequate width to carry the kind and quantity of traffic generated by the proposed use.
  - c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof, subject to the conditions of approval. The proposed residential use is a conditionally permitted use in the R-3A zone and meets all developments for the zone.
  - d) The proposed project conforms to all of the requirements of the Zoning Ordinance.
  - e) The proposed project is consistent with the Comprehensive General Plan of the City.
2. In accordance with Section 10-5.2502(B) of the Redondo Beach Municipal Code, the applicant's request for Planning Commission Design Review is consistent with the criteria set forth therein for the following reasons:
- a) The design of the project considers the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns.
  - b) The location of the structure respects the natural terrain of the site and will be functionally integrated with natural features provided in the landscape plan.
  - c) The design of the project is harmonious and consistent within the proposed Contemporary style regarding roofing, materials, windows, doors, openings, textures, colors, and exterior treatment.
  - d) The design of the project is integrated and compatible with the eclectic nature of the neighborhood and is in harmony with the variety in scale and bulk of surrounding properties.

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- e) The design of the project provides innovation, variety, and creativity in the proposed design solution and serves to minimize the appearance of flat facades and box-like construction.
3. In accordance with Section 10-5.2218(c) of the Redondo Beach Municipal Code, the applicant's request for a Coastal Development Permit is consistent with the findings set forth therein for the following reasons:
- a) The proposed development is in conformity with the Certified Local Coastal Program because it is consistent with the Low-Density Multiple-Family Residential (R-3A) 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. The proposed project conforms to all of the requirements of the Zoning Ordinance, Title 10 of the Redondo Beach Municipal Code.
5. The Vesting Tentative Tract Map 72714 is consistent with the Comprehensive General Plan of the City.
6. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.
7. The project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15332 of the Guidelines of the California Environmental Quality Act (CEQA).
8. The Planning Commission hereby finds that the proposed project will have no impact on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.

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

**CONDITIONS:**

1. That the approval granted herein is for the construction of six (6) residential condominium units and shall be in substantial compliance with the plans reviewed in conjunction with the applications approved by the Planning Commission on April 17, 2014.
2. That the project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Building Department, Engineering Department and Fire Department.
3. That the project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.
4. The applicant and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.
5. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.

**Plan Check**

6. The precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to Planning Department approval prior to issuance of a building permit.
7. Color and material samples shall be submitted for review and approval of the Planning Department prior to the issuance of Building Permits.
8. Details of the proposed fencing, retaining walls and property line walls shall be submitted and reviewed prior to the issuance of building permits.
9. The applicant shall work with Planning Department and Public Works staff on the final design of the landscape and irrigation plans for the subject property and the adjacent parkways. Said plans shall be reviewed and approved prior to issuance of Building Permits.
10. The applicant shall submit a landscape and sprinkler plan, including a clock-operated sprinkler control, for approval prior to issuance of building permits.

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11. If the selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to Planning Department approval.
12. The garage doors shall be equipped with remotely operated automatic door openers and maintain a minimum vertical clearance of 7-feet, 4-inches with the door in the open position.
13. No plastic drain pipes shall be utilized in common walls.
14. The applicant shall finish all new property line walls equally on both sides wherever possible.
15. That the applicant shall provide an on-street parking plan to be approved by the City Traffic Engineer, and that the applicant shall pay the cost to the City for the re-stripping to be completed by the City Public Works Department.
16. That the applicant submit plans for review and approval by the City Engineering Division to repave the alley directly abutting the property to the satisfaction of the City Engineer.
17. The sidewalk, curb, gutter and driveway throughout both street frontages shall be replaced, as necessary, to the satisfaction of the Engineering Department and be noted on the plans.
18. That the driveway along Broadway be removed and replaced with sidewalk, curb and gutter to the satisfaction of the Engineering Department and be noted on the plans.

**Construction**

19. The applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Division.
20. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
21. The Planning Department shall be authorized to approve minor changes.
22. The site shall be fully fenced prior to the start of construction.
23. All on-site litter and debris shall be collected daily.

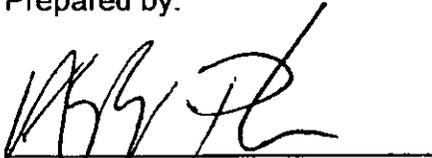
**April 17, 2014**

24. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, with no work occurring on Sunday and holidays.
25. Material storage on public streets shall not exceed 48-hours per load.
26. The applicant and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
27. Streets and sidewalks adjacent to job site shall be clean and free of debris.
28. That the applicant shall complete all the requirements listed in the and Low Impact Development (LID) including the Plan Best Management Practices (BMP) identified in the plan.

**Final Inspection**

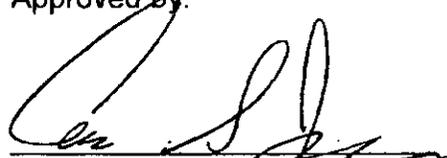
29. That the exterior elevations including the proposed colors and building finishes shall comply with the plans and materials reviewed in conjunction with the applications approved by the Planning Commission on April 17, 2014.
30. The landscaping and sprinklers shall be installed per the approved plan, prior to final inspection.
31. The Vesting Tentative Tract Map shall be recorded within 36-months of the effective date of this approval, unless an extension is granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.
32. Any future exterior or interior alterations shall require the approval of the Home Owner's Association and the Planning Department.

Prepared by:



Alex Plascencia  
Assistant Planner

Approved by:



Aaron Jones  
Community Development Director



## CITY OF REDONDO BEACH

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

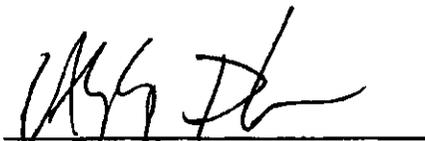
**DATE:** April 17, 2014

**PROJECT ADDRESS:** 527 S. Broadway

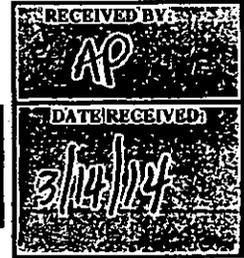
**PROPOSED PROJECT:** Construction of a 6-unit residential condominium development on property located within a Low Density Multi-Family Residential (R-3A) zone.

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 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that projects characterized as in-fill development do not require further environmental study. This finding is supported by the fact that the proposed project consists of the construction of a six-unit, two-story residential condominium project located in a Low Density Multi-Family Residential (R-3A) zone that meets all the applicable zoning regulations, occurs within city limits on a site no more than five acres in size, is on a site with no value as habitat for endangered, rare or threatened species, does not result in significant effects on traffic, noise, air quality or water quality, and is adequately served by all required utilities and public services.

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

**CITY OF REDONDO BEACH  
PLANNING DEPARTMENT**



**COMBINED APPLICATIONS FOR CONDITIONAL USE PERMIT  
TO ESTABLISH CONDOMINIUM USAGE AND PLANNING COMMISSION DESIGN  
REVIEW**

*Application is hereby made to the Planning Commission of the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506, and for Planning Commission Design Review, pursuant to Section 10-2.2502, all in Chapter 2, Title 10 of the Redondo Beach Municipal Code.*

**PART I: GENERAL INFORMATION**

<b>A APPLICANT INFORMATION</b>	
STREET ADDRESS OF PROPERTY: 527 S. Broadway	
EXACT LEGAL DESCRIPTION OF THE PROPERTY:  LOT: 1 & 2                      BLOCK:                      TRACT: 3797	ZONING:  R3-A
RECORDED OWNER'S NAME: First Church of Christ Scientist attn: Daryl E. Bissell  MAILING ADDRESS: 527 S. Broadway, RB CA 90277  TELEPHONE: 310/710-6278	AUTHORIZED AGENT'S NAME: Srour & Associates, LLC Elizabeth Srour MAILING ADDRESS: 1001 6 <sup>th</sup> Street, Suite 110 Manhattan Beach, CA 90266 TELEPHONE: (310)372-8433
PROJECT DEVELOPER: 521 S. Broadway LLC c/o DC Construction & Development/Dennis Cleland  MAILING ADDRESS: PO Box 969 Manhattan Beach, CA 90266 TELEPHONE: (310)374-7050	PROJECT ARCHITECT/FIRM/PRINCIPAL: Studio9One2 Patrick Killen MAILING ADDRESS: 930 Manhattan Beach Blvd. Manhattan Beach, CA 90266 TELEPHONE: (31)920-9171 LICENSE NO.

<b>B PROJECT PLANS</b>
For new construction, two (2) enlarged sets of conceptual plans, and 25 copies (18" X 24") of each sheet shall be submitted as part of this application (see <u>Instructions for Graphic Portions of the Application</u> ). These plans shall consist of: I. Site Plan; II. Floor Plans; III. Building Elevations (showing natural and finished grades); IV. Transverse and Longitudinal Sections (showing natural grades); and V. Roof Plan.

**C PROJECT DESCRIPTION: Give the following data for the project:**

- 1. Area of project site: 15,407 square feet: 35.4 acres.
- 2. Land coverage of buildings: 7,028.8 square feet: 45.6 %.
- 3. Landscaped area: 3,258.6 square feet: 21.1 %.
- 4. Number of units: 6 Minimum size of units: 2499.3 sf Lot area per unit: 2567.8 sf
- 5. Number of parking spaces assigned to units: 12 Assigned to guests: 3\* Total: 15\*
- 6. Number of stories: basement + 2 stories Maximum height: 126.38' (28'-6" above existing grade)
- 7. Compute the outdoor living space serving each unit (i.e., patios, decks, balconies, etc.) using the table below:

UNIT NUMBER	TYPE OF SPACE AND DIMENSIONS (deck, balcony, patio, yard, etc.)	ACTUAL AREA	CREDITING PERCENTAGE	RESULTING CREDITABLE AREA
A	Deck (11'-2" x 20'-0")	200.3 sf	200%	400.6 sf
B	Deck (19'-6" - 10')	195 sf	200%	390 sf
C	Deck (13'-6" x 12' - 8")	175 sf	200%	350 sf
D	Deck (14'-7" x 15'-0")	218.8 sf	200%	437.7 sf
E	Deck (15'-0" x 15'-0")	225 sf	200%	450 sf
F	Deck (17'-6" x 14'-4")	201 sf	200%	402 sf

- 8. Does each unit have at least one private patio, balcony, deck (excluding roof decks), or yard with a minimum area of 300 square feet including bonuses, and a minimum dimension of 10 feet?  Yes  No
- 9. Does each unit have at least 400 cubic feet of enclosed, weatherproofed and lockable storage space, and at least 200 cubic feet of such storage area in a single location?  Yes  No

**D WALL AND FLOOR/CEILING ASSEMBLIES**

Show typical detailed sections of the types of wall and floor/ceiling construction that would be used in both common and interior partition walls within the project, including either published data from a recognized and approved testing laboratory, a statement from a licensed acoustical engineer or the City Building Official as to the S.T.C. (Sound Transmission Class) and I.I.C. (Impact Insulation Class) of the proposed type of construction.

	YES	NO
1. Do all wall assemblies separating units from each other or from public or quasi-public spaces, such as interior corridors, laundry rooms, recreation rooms and garages provide a minimum rating of 55 S.T.C.?	x	

- One more additional guest space is provided on common property line. For the two site this makes a total of 7 guest spaces.

	2. Do all floor/ceiling assemblies separating units from each other or from public or quasi-public spaces, such as interior corridors, laundry rooms, recreation rooms and garages provide a minimum rating of 50 S.T.C.?	XX	
	3. Will wood floor joists and subflooring be non-continuous between separate condominium units?	XX	
	4. Will penetrations or openings in the construction for piping, electrical outlets and devices, recess cabinets, bathtubs, soffits, heating, and ventilating and/or air conditioning intake and exhaust ducts, and the like, be sealed, lined, insulated or otherwise treated to maintain the required rating?	XX	
	5. Will entrance doors to units be of solid construction and have perimeter seals which will in combination provide a minimum rating of 33 S.T.C.?	XX	
	6. Do all separating floor/ceiling assemblies identified in (2) above provide a minimum rating of 65 I.I.C.? (Floor coverings may be included in the assembly to obtain the required ratings, but must be retained as a permanent part of the assembly and may only be replaced by another floor covering that provides the same or greater impact insulation.)	n/a	
<b>E. TREATMENT OF UTILITIES</b>			
		<b>YES</b>	<b>NO</b>
	1. Will the proposed project have individual shut-off valves for all plumbing fixtures? If not, will each unit have a plumbing shut-off valve	XX	XX
	2. Will the proposed project have built-in drip pans and appropriate drains for clothes washers, dishwashers, hot water heaters, and other appliances which have been found to be potential sources of water leakage?	XX	
	3. Will all utilities with the exception of water be separately metered in such a way that the unit owner can be separately billed for his use?	XX	
	4. Will all units have individual circuit breaker panels accessible from within the unit?	XX	
	5. Are all domestic water lines (except sprinkler and fire protection systems) of copper tubing or equivalent material approved by the Building Official?	XX	
<b>F. ISOLATION OF VIBRATION AND SOURCES OF STRUCTURE BORNE NOISE IN PROJECTS WHERE UNITS HAVE COMMON WALLS AND/OR COMMON FLOORS/CEILINGS</b>			
		<b>YES</b>	<b>NO</b>
	1. Will all permanent mechanical equipment such as motors, compressors, pumps and compactors be shock mounted with inertia blocks or bases and / or vibration isolators?	XX	
	2. Will all domestic appliances which are cabinet installed or built into the individual units (clothes washers and dryers, etc.) be isolated from cabinets and the floor and ceiling by resilient gaskets and vibration mounts?	XX	
	3. Will the cabinets in which the above-mentioned appliances are installed be offset from the back wall with strip gasketing?	XX	
	4. Will all non-permanent appliances such as clothes washers and dryers be mounted on permanent rubber bases and surface plates?	XX	
	5. Will any plumbing fixture be located on a common wall between two separate units where it would back up to a living room, family room, dining room, den, or bedroom of an adjoining unit?	XX	

	6. Will there be at least eight and one-half (8-1/2) feet of pipe between the closest plumbing fixtures in contiguous units?	xx	
	7. Will all water supply lines within the project be isolated from wood and metal framing with specifically manufactured pipe insulators?	xx	
	8. Will all vertical drainage pipe be surrounded by three-quarter inch (3/4") thick dense insulation board or full thick fiberglass or wool blanket insulation for its entire length including the sections that pass through wood or metal framing?	xx	
<b>G. ADDITIONAL INFORMATION</b>			
	1. Does this application include one copy of the CC & R's for the proposed condominium and a cross-reference sheet indicating where the various requirements of Section 10-2.1608(D)(4) are discussed in the CC & R's?	YES xx	NO
	2. What is the amount of the regular annual assessment? <u>\$1200.00 / yr</u> <i>Please note that language specifying the amount of the regular annual assessment must be incorporated in the CC &amp; R's submitted with this application.</i>		

<b>H. EXPLANATIONS OF ANSWERS IN ABOVE SECTIONS</b>	
	List below (or on additional pages if necessary) any comments which may explain the answers given in the above sections (include letters and numbers of sections referred to).

**IMPORTANT NOTICE  
RE: FIRE HYDRANTS AND WATER MAINS**

Contact California Water Service, at (310)-540-1033 regarding possible required water main extensions and/or upgrading of fire hydrants in conjunction with the construction of all multiple-family residential projects. For all commercial and industrial construction, contact the fire inspector of the Redondo Beach Fire Department at (310)-318-0673.



**B**

**CONFORMANCE TO SUBDIVISION CRITERIA: Give full and complete answers:**

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.

**The project site is located at the intersection of S. Broadway and Sapphire, both of which are fully improved public thoroughfares, and backs up to an alley. Driveway access to the new development will be from the alley, so there will be no interruption of traffic flow.**

3. Indicate how the proposed Condominium 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.

4. Indicate how the proposed Condominium Subdivision would be in conformance with the intent and purpose of the General Plan for the City of Redondo Beach.

**The R-3A zoning designation allows six units on Lot 2 of the proposed subdivision map. The proposal conforms to all development standards for condominium use as well as zoning requirements and is totally in keeping with surrounding uses and potential future development.**

**CITY OF REDONDO BEACH  
PLANNING DEPARTMENT**

RECEIVED BY:
DATE RECEIVED:
FILE NUMBER:

**APPLICATION FOR COASTAL DEVELOPMENT PERMIT  
(or application for exemption or categorical exclusion)**

**PLEASE NOTE:** Within 30 days of receipt of an application, the Planning Department 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.*

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	STREET ADDRESS OF PROPERTY: 527 SOUTH BROADWAY	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 1 & 2      BLOCK:      TRACT: 3797	ZONING: R3-A
	RECORDED OWNER'S NAME: First Church of Christ Scientist attn: Daryl E. Bissell  MAILING ADDRESS: 527 S. Broadway, RB CA 90277  TELEPHONE: 310/710-6278	AUTHORIZED AGENT'S NAME: Srour & Associates, LLC Elizabeth Srour MAILING ADDRESS: 1001 6 <sup>th</sup> Street, Suite 110 Manhattan Beach, CA 90266  TELEPHONE: (310)372-8433
<b>B</b>	PROJECT DEVELOPER: 521 S. Broadway LLC c/o DC Construction & Development/Dennis Cleland  MAILING ADDRESS: PO Box 969 Manhattan Beach, CA 90266 TELEPHONE: (310)374-7050	PROJECT ARCHITECT/FIRM/PRINCIPAL: Studio9One2 Patrick Killen MAILING ADDRESS: 930 Manhattan Beach Blvd. Manhattan Beach, CA 90266 TELEPHONE: (31)920-9171    LICENSE NO.
	<b>TYPE OF APPLICATION (Consult with Planning Department staff)</b>	
<input type="checkbox"/> Categorical Exclusion  <input type="checkbox"/> Coastal Development Permit public hearing waiver  <input checked="" type="checkbox"/> Coastal Development Permit public hearing required		

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

The subject 15,343 sf site is a portion of property presently owned and used by the *First Church of Christ Scientist*. The entire site is owned in two separate parcels and the 527 portion occupies two of the four lots that comprise the over all property. The 527 parcel is located at the NW corner of S. Broadway and Sapphire Street and contains the church/assembly structure and portion of parking lot and driveway servicing the facility.

Proposed development is for demolition of existing structures and construction of six residential condominiums ranging in size from 2,499 sf to 2,697 sf. Proposed plans incorporate five attached townhouse style units in a two story structure that meanders along both the Broadway and Sapphire frontage. One unit is free standing at the rear of the site. Each unit contains two stories over a basement level and has a private two car garage with entry directly into the unit. Access to individual garages is from a driveway and motor court from the alley at rear of site and there are four open guest parking spaces in the motor court area. The driveway is a shared driveway with the four unit condominium project proposed for the adjacent 521 parcel. Development of the entire site results in an extra guest parking space to be shared by owners of both properties. In addition, with closure of existing curb cut and driveway on Broadway, development will result in the addition of at least four public spaces if not more when the entire site is developed.

**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 15,345 Sq. Ft.
- Addition N/A Sq. Ft.
- Demolition 6049 Sq. Ft.
- Change of use from church/assembly building to residential – six 2 story over basement condominium units
- Grading 2,047 cu.yd Cu. Yds.
- Fence 42" Height 216 linear feet Length
- Paving 5,591 sf Amount
- Other N/A

## 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 (applicant not aware of any)  
If yes, state previous Application Number:
- b. Are any utility extensions necessary to serve the project? If yes, explain.  YES  NO (fully improved residential area)
- 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 *Standard Urban Storm Water Mitigation Plan (SUSMP)* attached?  YES  NO – PREVIOUSLY SUBMITTED TO PW
- 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 *Site Specific Urban Storm Water Mitigation Plan (SSUSMP)* 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.**

*The proposed new homes are designed to be in full compliance with R3-A zoning requirements as well as the Local Coastal Plan in that as drawn, structures will meet standards regarding setbacks, height, floor area ratio, parking, open space, and all other zoning standards that apply to this area. It is also intended that all construction comply with pertinent Building Code requirements for multi-unit structures. Proposed development is within a fully developed residential area & proposed use is consistent with development throughout the immediate area and the beach area in general.*

**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.**

THIS SECTION DOES NOT APPLY

**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.**

Subject site is located on fully improved streets with direct pedestrian access to beach. Proposed development will be located on private property and will not encroach onto any established pedestrian public access to the beach area. It will also provide on-site parking for residents and for guests as required by the zoning code and by the Local Coastal Plan. Development of the site will result in additional public parking added to inventory on South Broadway. In addition, it will not interfere with any existing public recreational facilities that may be located on nearby beach areas.

**APPLICATION FOR ENVIRONMENTAL ASSESSMENT**

DATE FILED:
FILED IN:

Negative Dec. \$1,125.00  
Mit. Neg. Dec. \$1,250.00

**INSTRUCTIONS FOR FILING:**

**Application Form**

- 1) All information in this application shall be typed or legibly printed.
- 2) Give full and complete answers to all questions.
- 3) If necessary, attach extra sheets to answer questions fully.

<b>A</b>	<b>APPLICANT INFORMATION</b>	
STREET ADDRESS OF PROPERTY:		527 SOUTH BROADWAY
EXACT LEGAL DESCRIPTION OF THE PROPERTY:		LAND USE DISTRICT: R3-A
LOT:	1 & 2	BLOCK: TRACT:3797
ASSESSOR'S PARCEL NO.:		7508-010-001
PROJECT SPONSOR NAME: 521 S. BROADWAY LLC ATTN: DC Construction & Development, Inc. / Dennis Cleland		
MAILING ADDRESS:		Post Office Box 969, Manhattan Beach, CA 90266
TELEPHONE:	310/374-7050	Denniscleland@verizon.net
PROJECT DESCRIPTION (include types of discretionary approvals sought): The overall 25,417 sf project site contains four originally subdivided lots at the NW corner of South Broadway and Sapphire Street and is the long-time location of <i>First Church of Christ Scientist</i> . The entire site is owned in two separate parcels by the same entity. The church building is located on the southern two lots and a parking lot is located on the northern two lots with driveway entry from Broadway. There will be no enlargement or change to configuration of the total site nor will there be any increase in number of units permitted for the site. The subdivision map for the proposed development creates two separate lots: Lot 1 = 521 S. Broadway – four townhouse style units with two oriented easterly facing Broadway & two oriented westerly Lot 2 = 527 S. Broadway – six townhouse style units with three oriented easterly facing Broadway, two oriented south facing Sapphire and one free-standing unit oriented westerly. Each of the units contains an enclosed two car garage. Access to the individual garages is from a shared driveway from the alley at the rear of site and there are a total of seven on site open, guest parking spaces.  The entire frontage facing Broadway incorporates a modulated building face tracking the curve of Broadway with a landscaped front setback ranging from 14' to 24'. The same concept carries along the Sapphire frontage with a landscaped side setback ranging from 6' to 20'.  All existing structures will be demolished and the proposed development for each 521 and 527 complies with the R-3A low density multiple-family residential zone requirements. Unit sizes range from 2526-2545 sf for the 521 property and from 2499-2697sf for the 527 property.  Approvals required include: Conditional Use Permit for Condominium Usage, Planning Commission Design Review, Coastal Development Permit (non-appeal area), Environmental Review, Subdivision/ VTTM, Final Public Report issued by CA Bureau of Real Estate, Review and Recordation of TM 72714 by LA County Engineer		

**B DESCRIPTION OF EXISTING ENVIRONMENT:**

Describe the environment in the area of impact of the project as it exists before the commencement of the project. Include references to the project's compatibility with the General Plan, other policies and plans, and with related projects, both public and private, both existing and planned:

The project site contains four originally subdivided lots in an east/west orientation, with a total of 25,417 sf of lot area. Located at the NW corner of S. Broadway & Sapphire, the development site has two street exposures and backs onto an alley. The 521 property is 80' wide and approximately 140' deep. The 527 property is approximately 140' deep and is an irregular shape because of the corner radius with a 28.9' width on Broadway and 82' width along the alley at rear of site. All existing structures will be demolished.

The general neighborhood contains a variety of lot sizes including several nearby lot consolidations of three and four lots, as well as properties of similar or smaller size. There is a mix of multi-family, duplex and single family residences throughout the general neighborhood. Proposed development of the 521 property with four units and the 527 property with six units is well within the over-all range of existing development and lot patterns throughout the area.

Both sides of Broadway are zoned R-3A in this area and based on development standards for the R-3A zone, four units are permitted on the 521 lot and six units on the 527 lot. The aggregate number of units is also consistent with R-3A standards. Therefore, the proposed subdivision and proposed use of the two individual lots will conform to the General Plan as well as all development standards for condominium use, and applicable zoning criteria. Consequently, proposed development will be compatible with potential future development as well.

There appear to be no unusual aspects relating to soil stability, plant, or animal life, nor are there unique circumstances related to cultural or historical aspects.

**C POTENTIAL ENVIRONMENTAL IMPACTS OF PROJECT:**

- | YES                                      | NO                                    |  |
|--|---------------------------------------|--|
| 1. <input type="checkbox"/>              | <input checked="" type="checkbox"/>   | Is this project associated with any other existing or proposed project?  |
| 2. <input type="checkbox"/>              | <input checked="" type="checkbox"/>   | Will this project involve any type of phased development?  |
| 3. <input type="checkbox"/>              | <input checked="" type="checkbox"/> * | Will the project involve a substantial alteration of ground contours?  |
| 4. <input checked="" type="checkbox"/>   | <input type="checkbox"/> *            | Will the project alter existing surface drainage patterns?   |
| 5. <input type="checkbox"/>              | <input checked="" type="checkbox"/> * | Will the project substantially change existing noise or vibration levels in the vicinity?  |
| 6. <input type="checkbox"/>              | <input checked="" type="checkbox"/> * | Will the project substantially change demand for municipal services (police, fire, water, sewage, etc.)?   |
| 7. <input checked="" type="checkbox"/> * | <input type="checkbox"/>              | Will the project require certification, authorization, or issuance of a permit by any county, estate or federal environmental control agency such as the California Coastal Commission, APCD, EPA, or the Regional Water Quality Control Board? (If so, please identify those agencies.) |
| 8. <input type="checkbox"/>              | <input type="checkbox"/>              | Is this project considered a "Priority Project" as defined by the City's NPDES Permist and will therefore require the submission of a SUSWMP?  |

**DISCUSSION OF YES AND NO RESPONSES FOR ITEMS 1 THROUGH 7 ABOVE. (Attach additional sheets as needed)**

**SEE ATTACHED RESPONSE**

ATTACHMENT TO ENVIRONMENTAL ASSESSMENT  
527 SOUTH BROADWAY  
PROPOSED SIX RESIDENTIAL CONDOMINIUM COMPLEX

C. POTENTIAL ENVIRONMENTAL IMPACTS

3. The physical relationship of the property to adjacent property, streets and alley will not change. Development will utilize the modest slope configuration and grading of interior of site to accommodate basement level.

4. There will be an improved change to existing surface drainage patterns resulting from development of the six units as the site is presently substantially covered with a church facility & paving. A drainage & landscaping plan will be incorporated to contain on site surface drainage & minimize off-site run-off and direct overflow to public storm drain.

5. Increased noise levels will occur during construction but there will be no substantial change resulting from proposed development.

6. The proposed six new residential homes result in a change and, to some extent, intensification of use, but it is in keeping with that already anticipated by the City's General Plan and the specific zoning for the area. The six new homes, along with the four new homes proposed for adjacent lot, will not result in substantial growth or concentration of population for the area and are not expected to substantially alter the location, density or growth rate of population in the City. Therefore, the proposed development will not result in a material increase in established public services. The site is adjacent to fully developed public streets and will not result in alteration of existing traffic patterns.

7. A Coastal Development is required along with a Final Public Report from CA Bureau of Real Estate.

**D. SUPPLEMENT TO ENVIRONMENTAL ASSESSMENT APPLICATION**  
**(Must accompany Environmental Assessment Application for any project which involves physical construction)**

Please include the following with your submittal:

- A site plan showing topographic contours and location of proposed improvements.
- Floor plans of all levels.
- Elevations (4).
- A longitudinal and transverse section.

Please give the following data for the project:

- A. Type of project of land use: six unit residential condominium complex
- B. Anticipated types of specific Activities: Activities normally associated w/ residential lifestyle. It is anticipated that units will be owner occupied
- C. Size of project site in square feet: 15,407sf lot size; 15,345sf living area.
- D. Number of employees: N.A.
- E. Improvements/modification in the public right-of-way: Sidewalk, curb & gutter improvements, closure of existing driveway curbcut on South Broadway, alley improvements as may be required
- F. Square footage of existing buildings on site: 6,049 sf church facility
- G. Square footage of proposed buildings on site: 2499 to 2697 (per County tax recorder.
- H. Number of dwelling units: six
- I. Number of parking spaces: enclosed 2 car garage per unit, five open guest spaces
- J. Land Coverage: 7029sf %
- K. Landscaped area in square feet: 3258sf
- L. Number of stories: two stories over basement
- M. Maximum height above existing grade: 27' 0"
- N. Grading proposals and estimate of cut and/or fill: 2047 cubic yards / cut = 2046 / fill = 0
- O. Unique topographical features: approximate 2' uphill slope east to west
- P. Mature vegetation: majority of site covered with building & paving; 3 mature trees
- Q. Historical structures: existing church facility with worship & meeting rooms; property not included on City's list of potential historic resources.

**E**

**CERTIFICATION:**

*I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.*

Sponsor's Signature

Date

OWNER'S AFFIDAVIT

Project address: 527 S. Broadway, Redondo Beach

Project description: construction of 6 new condominium units

I(We) DARYL F BISSELL 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): *Daryl F Bissell*

Address: 527 S. BROADWAY  
REDONDO BEACH CA. 90277

Phone No. (Res.) \_\_\_\_\_  
(Bus.) 310 710 6278

Subscribed and sworn to before me this 6<sup>th</sup> day of March, 2014,  
By Daryl F Bissell, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



*[Signature]*  
NOTARY PUBLIC

State of California )  
County of Los Angeles ) ss

**Comment letters received at  
the April 17, 2014 Planning  
Commission meeting**

**PLANNING COMMISSION**

City hall  
Diamond St.  
Redondo Beach CA 00277

Thursday, April 17, 2014

RE: 10 Unit Condo Project at 521-527 S. Broadway, Redondo Beach

Dear Commissioners:

This project is being presented in a very deceptive manner. The signs at the site describe a 4 unit and a 6 Unit. While this is technically correct, many neighbors who read only one sign would not realize the project is 10 units.

People within the 300' radius got 2 separate mailings that differed only in the number of units and the address. It is very easy to assume they just got 2 copies. We ask that the Commission not take any final action until this issue has been resolved.

Looking at the plans we see the Developer placing subterranean parking and some bedrooms and media rooms in the basement. This is to Code, but results in 3 stories, 40 bedrooms, and 20 parking spaces.

If this were just four units on two lots, the architecture is acceptable. Ten units strung along Broadway and Sapphire harms real estate values, to say nothing about Redondo's image. The design elements are too repetitive.

Balconies or decks facing Broadway would be protected from the cold winds off the Ocean and look across a very wide, well-treed street. This would benefit the owners, and the neighbors.

While the landscaping has low water usage, there is no place for anyone to walk or sit.

If the Developer backed off to 8 Units, the Broadway side could have an entry with some character. The units could have more, and well located, space for outdoor living.

If the land cost was \$4,300,000, eight units would have the same land cost per unit as the 2 on-a-lots west of PCH. And the architecture could look much better and be more marketable.

At least the Condo Association will only have 8 members. The developer could get more dollars per square foot than the existing plan will, and sell it out much faster.

Sincerely,



Hank & Monika Folson  
704 Elvira Avenue



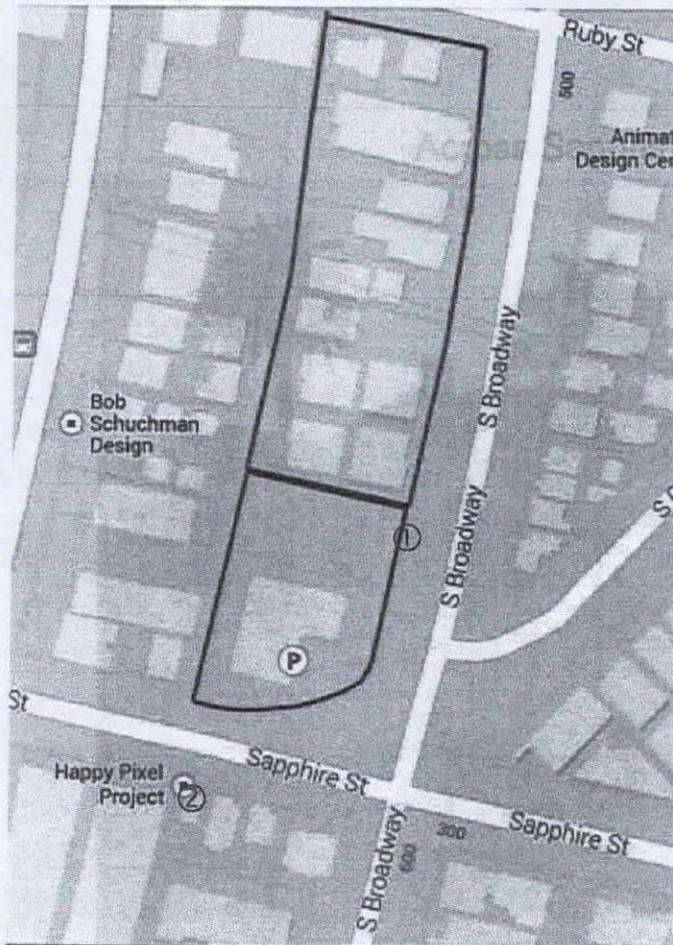
*at meeting*

**For Planning Commission Meeting of April 17, 2014 – Redondo Beach, CA.**

From: Paul Schlichting  
re: Agenda items 8 and 9 – Development proposals at 521-27 S Broadway

Proposal is not appropriate nor beneficial to the community for the following reasons:

- 1) **Proposed development is too dense** – much denser than surrounding area. In fact, adding 10 units in this currently church-occupied space will increase the number of units on this block face (on Broadway) by 50% - from 20 to 30 units – with the new units being built on less than 25% of the space. Further, allowing the ultimate maximum build-out (4 units on 4.0n space, and 6 units on 6.1n space) on these lots increases the densification tendency of this area, thereby reducing the quality of living for those established here in single and some multiple-family lot homes – including the increasing demands on local parking (add more for new resident street parking than new street parking being provided by project), plus extra demands on weekends, summer holidays, and special events. In addition, the maxed-out height on this very visible corner lot will remove current views and aesthetics that residents and visitors currently have.
- 2) **Proposed development design is not in character with the current neighborhood look and feel.** See map and photos below for existing buildings.



Note that there are currently 20 existing residences facing Broadway in the area framed in blue. Adding 10 units to the area in red would *increase the number of residences along this block by 50%*.

On the following pages are photos looking at the residences across Broadway on the gore-point to the east (①) and the residences across Sapphire to the south (②).



There is also an apartment building across to the east, on the corner of Sapphire and Guadalupe:



The following recent development (house in the front) is in keeping with the neighborhood.



Example of what NOT to allow – on corner of Elvira and Topaz



- 3) **Considering the issues** of fresh water generation, police and fire support (city expenses), providing adequate park space, and overall quality of life, this is not an appropriate density for this area – even though, by the letter, law may allow it.
- 4) **Signage/notification is incomplete and not clear.** I have a neighbor who thought the whole development was for 2 units – did not know there was another, different sign. One sign is merely a “stick”.

In light of the above, I suggest:

- a) The number of units be pared down by a total (for both lots) of at least 5 units (2 on one lot and 3 on the other).
- b) The design should be more in keeping with the neighborhood look and feel – Arts and Crafts, Mediterranean, or other appropriate matching look.

Thank you very much.

Paul Schlichting  
South Broadway (500 Block)  
Redondo Beach, CA 90277

April 12, 2014

Redondo Beach Planning Division  
415 Diamond Street  
Door E  
Redondo Beach, CA 90277



Attn: Mr. Aaron Jones, Director

Dear City of Redondo Beach Planning Division,

I have received your letter informing me of a proposed project located at 527 South Broadway, Redondo Beach. I have to admit right away that I am appalled that the city of Redondo Beach is even considering approving the development of that lot into yet another Condominium Complex in South Redondo, in particular this section of Broadway. I am the owner of one of the original beach bungalows from the 1920's and when I bought the property (as the second owner in the history of the house), I vowed to my neighbors to keep the structure in tact as well as keep the integrity of the property in any renovations I made. The original bungalow properties are becoming a rarity in a sea of offensive condo complexes – we do not need more! What we need are developers that will respect the history and charm of the area of south Redondo and build more single family homes. That particular lot could easily accommodate 2 craftsman style or bungalow style homes that would maintain the charm and honor the history of the street. I am pleading with you to encourage the developers to consider this idea.

While charm, respect and integrity may not be enough for you to reconsider the proposal from DC Construction & Development, let me provide a few reasons more:

- The proposed development is much too dense for the neighborhood, putting an additional 4 units that could most likely accommodate up to 20 people in an area that could likely handle 50% of that at most.
- The proposed development would increase traffic and congestion on what is currently a quiet residential street. Additionally, we are already seeing limited parking in that particular area of the street and this development would make the situation worse with each of the units having visitors
- The proposed development robs the neighborhood of open space promised under prior community agreements and is not consistent with the surrounding neighborhood.

Finally, what is currently a quiet block will become a noisy crowded space whereas the church never created any outside noise, parking issues or congestion. The questions to raise are these:

- 1) Will the city really make enough money from this project to make a difference and make up for the impact on the surrounding home owners lives?
- 2) Does Redondo Beach really need yet another Condominium Complex?
- 3) How many citizens can really be accommodated in this area with proper parking and resources yet alone public open space?
- 4) Isn't it time for the Redondo Beach Planning Division to take a stand and protect the integrity and the history of this street and city?

Once again, I am begging you to reconsider! Thank you for your support.

Very truly yours,

A handwritten signature in black ink that appears to read "Jodi Flicker".

Jodi Flicker 514 S Broadway Redondo Bch.

**Comment letters received for  
the May 15, 2014 Planning  
Commission meeting**

## Case Details

[Print](#) [Close](#)

Case Number: 22064

Status: Resolved

Tags:

Request Type: Request

Customer: Phillips, Charles  
external customer  
 519 S Broadway B  
Redondo Beach CA  
90277  
chasphillips@yahoo.com

Location of Request: 527 S Broadway  
Redondo Beach CA  
90277

Facility: N/A

Preferred Contact Method: Email

Submitted By: Phillips, Charles  
customer

Primary Owner: Portolese, Lina

Topic: Building>Construction  
permits (Community  
Development)

Secondary Owner: Portolese, Lina

Date/Time Created: 04/29/2014 12:21

Date/Time Closed: 04/29/2014 14:56

### Custom Fields

### Original Request

The proposed plans for the 10 units is a modern cubist style with flat roof and no street level patios. This style is in stark contrast with the theme of the 500 block of S Broadway, the styles here are Craftsman, Cape Cod and Beach Bungalow. Request that the proposed plans be changed to a Craftsman/Cape Cod style to go with the theme of the neighborhood. Secondly, the proposed plans are for 10 2500+ sq. ft multi-bedroom units with reverse floorplans. This does not fit with the demographics of the neighborhood. Young families with children that can afford, and would want this type of floorplan, are rare. Potential residents are more likely to include multiple adults renting out the bedrooms, each with a car. Request that the plans be changed to 10 smaller units with more green area.



### Customer Communications

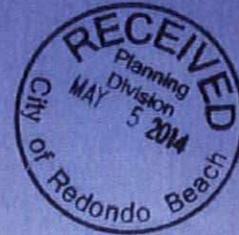
From	Text	Date
Customer	The photo of the building at 717 S Broadway is similar to the proposed style for 527 S Broadway	05/03/2014 12:02
Portolese, Lina	Mr. Phillips, Thank you. Your correspondence will be included as part of the May 15, 2014 agenda packet.	04/29/2014 14:56
auto notification	Auto Case Notification Created TO: chasphillips@yahoo.com Date: 04/29/2014 Subject: Your request (22064) has been received - City of Redondo Beach	04/29/2014 12:21

[Collapse](#)

Dear Charles Phillips,

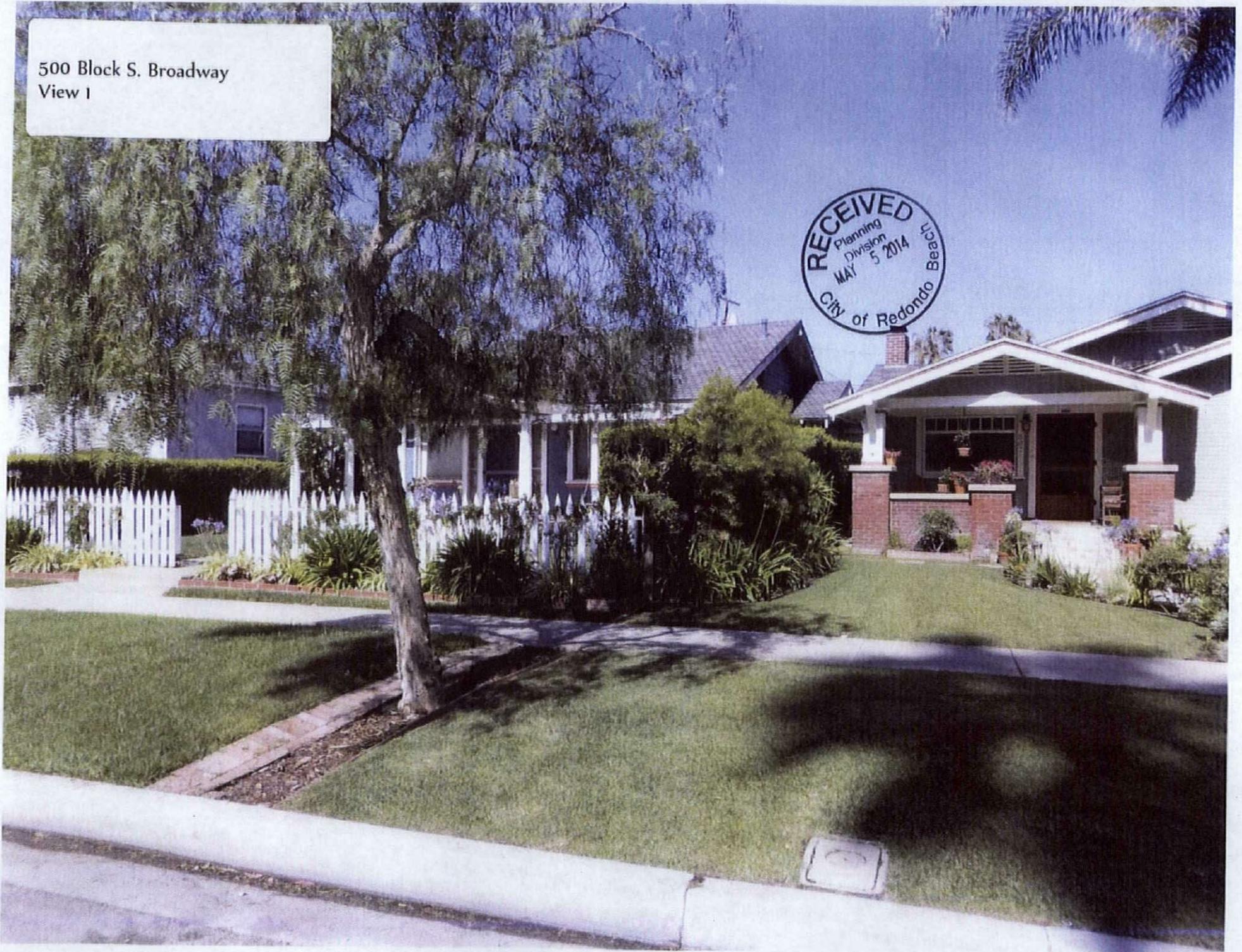
Thank you for your letter received on 04/29/2014 concerning Building>Construction permits. It has been assigned ID# 22064. You will receive a response to

515-519 S. Broadway



500 Block S. Broadway  
View 1

RECEIVED  
Planning  
Division  
MAY 5 2014  
City of Redondo Beach



500 Block S. Broadway  
View 2



500 Block S. Broadway  
View 3



717 S. Broadway proposed style



RECEIVED  
Planning  
Division  
MAY 5 2014  
CITY OF Redondo Beach

## Case Details

[Print](#) [Close](#)



Case Number: 22068

Status: Resolved

Tags:

Request Type: Request

Customer: Phillips, Charles  
 external customer  
 519 S Broadway B  
 Redondo Beach CA  
 90277  
 chasphillips@yahoo.com

Location of Request: 527 S Broadway  
 Redondo Beach CA  
 90277

Facility: N/A

Preferred Contact Method: Email

Submitted By: Phillips, Charles  
 customer

Primary Owner: Jones, Aaron

Topic: Planning>Other  
 (Community  
 Development)

Secondary Owner: Portolese, Lina

Date/Time Created: 04/29/2014 14:19

Date/Time Closed: 04/29/2014 14:58

### Custom Fields

### Original Request

Plans have been submitted for approval to build a 10 unit condo complex on this site located at the NW corner of S.Broadway and Sapphire. This project will increase the amount of traffic entering onto Sapphire, just west of this intersection, from a blind alley. As a part of this project I request that this intersection be improved. This is a 5 way stop sign intersection which includes Guadalupe. I suggest that a landscaped traffic circle be constructed in the middle. The traffic circle could be landscaped with pedestrian sidewalks and would enable the elimination of the 5 stop signs. Currently when a pedestrian crosses from the NW corner of Broadway to get to Sapphire, they end up in the middle of the intersection where Guadalupe enters, not on the sidewalk. This is a long time for a pedestrian to be exposed to traffic coming from five different directions. Guadalupe actually crosses Broadway slightly offset to the North of the intersection with Sapphire. It is not clear if this is actually part of the Broadway/Sapphire intersection. Most cars treat it as a 5-way stop while some turn onto Broadway South and then stop again. When entering by car from Guadalupe, one has to be very careful that drivers coming South on Broadway are looking over their left shoulder and see that you are about to enter the intersection. There is a large area of asphalt in the middle of this intersection which could be greatly improved by adding a landscaped island. This will improve traffic flow, pedestrian safety and the aesthetics of the intersection.

### Customer Communications \*

From	Text	Date
Portolese, Lina	Send an Email TO: chasphillips@yahoo.com, Aaron.Jones@Redondo.org CC: BCC: Date: 04/29/2014 Subject: RE: Redondo Beach - Customer Service Center case number 22068	04/29/2014 14:58



## Case Details

[Print](#) [Close](#)

Case Number: 22087

Status: Resolved

Tags:

Request Type: Request

Customer: Gries, Harry  
 external customer  
 526 S Catalina Ave. C  
 Redondo Beach CA  
 90277  
 310-480-6470  
 hgries@yahoo.com

Location of Request:

Facility: N/A

Preferred Contact Method: Email

Submitted By: Gries, Harry  
 customer

Primary Owner: Jones, Aaron

Topic: Comcate System  
 Request>Software  
 Inquiries (City  
 Manager's Office)

Secondary Owner: Portolese, Lina

Date/Time Created: 05/02/2014 12:11

Date/Time Closed: 05/08/2014 08:43

### Custom Fields

### Original Request

Regarding proposed developments at 521 & 527 S. Broadway, I am concerned about the impact to traffic and safety, particularly along the alley between Broadway and Catalina. This is planned to be the main ingress and egress to the new 10 units. The alley is already too narrow and dangerous for the number of units which are accessed between Sapphire and Ruby. The exit from the alley onto Sapphire has an obstructed view due the property to the West of the Alley exit. With an additional 10 units at the corner, this is likely to be much worse, especially if the new development obstruct vision to the East. Additional traffic control should be installed (e.g. stop sign, stop line, mirrors) to avoid accidents. There are children in the area who could be injured or worse.

Additionally, this alley has been very congested due to rampant illegal parking in the alley, trash bins which sit in the alley all days and especially on trash days. With this additional development, this will get worse. I request that the city strictly enforce no parking in the alley, especially in the summer months when visitors park there. also, provide that the trash bins for the new development should not be placed in the alley.

Lastly, given the amount of new traffic expected, the alley should be widened to accommodate 2-way traffic or that it be turned into a 1-way street.

Attached is a photo looking north from the alley entrance at Sapphire.

### Customer Communications \*

From	Text	Date
Portolese, Lina	Mr. Gries, Thank you for your correspondence. Your comments will be included as part of the Planning Commission ag	05/08/2014 08:43
auto notification	Dear Harry Gries, Thank you for your letter received on	05/02/2014 12:11

## Case Details

[Print](#) [Close](#)

Case Number: 22088

Status: Resolved

Tags:

Request Type: Request

Customer: Gries, Harry  
 external customer  
 526 S Catalina Ave. C  
 Redondo Beach CA  
 90277  
 310-480-6470  
 hgries@yahoo.com

Location of Request:

Facility: N/A



Preferred Contact Method: Email

Submitted By: Gries, Harry  
 customer

Primary Owner: Jones, Aaron

Topic: Comcate System  
 Request>Software  
 Inquiries (City  
 Manager's Office)

Secondary Owner: Portolese, Lina

Date/Time Created: 05/02/2014 12:24

Date/Time Closed: 05/08/2014 08:54

### Custom Fields

### Original Request

Regarding the proposed development at 521 & 527 S. Catalina, I have concerns about the impact during the construction period. For the period of the development, I anticipate a significant interruption due to:

- 1) Airborne dirt, dust, etc. - My 10yo son has breathing difficulties in such situations and this could make the area unlivable for him. I have spoken to several other neighbors who have similar concerns, not just for those with breathing difficulties, but in general about the dust/dirt.
- 2) Personally, I work from home as my employer does not provide an office for me. I am aware of many other people in the immediate area (along Catalina to the West of the proposed development) who also work at home entirely or partially. The noise due to this project will likely force me to pay for a temporary office for this time, which cost will come out of my pocket.
- 3) Asbestos removal need to be done properly. This is probably already accounted for, but needs to be made sure.
- 4) Parking in the area is severely restricted and I am concerned the developer will leave equipment in the street. It should be left on his property and not consume street parking.
- 5) Debris will be left in the street or alley.

I request that specific noise abatement, debris removal, and equipment management requirements be institute for this project to limit disruption to the neighboring community.

### Customer Communications \*

From	Text	Date
Portolese, Lina	Mr. Gries, Thank you for your correspondence. Your comments will be included as part of the Planning	05/08/2014 08:54

## Case Details

Print

Close

Case Number: 22089

Status: Resolved

Tags:

Request Type: Request

Customer: Gries, Harry  
external customer  
 526 S Catalina Ave. C  
Redondo Beach CA  
90277  
310-480-6470  
hgries@yahoo.com

Location of Request:

Facility: N/A

Preferred Contact Method: Email

Submitted By: Gries, Harry  
customer

Primary Owner: Jones, Aaron

Topic: Comcate System  
Request>Software  
Inquiries (City  
Manager's Office)

Secondary Owner: Portolese, Lina

Date/Time Created: 05/02/2014 12:47

Date/Time Closed: 05/08/2014 08:55



### Custom Fields

#### Original Request

Regarding the proposed development at 521 & 527 S. Catalina, I have several concerns about the scale of this development and it's impact to the immediate community. As I understand, the development involved 10 additional units of approximately 2500 sq ft (4 BR units). The units will only have patios as outside area, i.e. no yards or common green area. Here are my concerns:

1) Given the nature of these units, and knowing the demographics of the condos along Catalina immediately to the west of this development, I think it unlikely that families will purchase these, with no yard and packed so tightly. Instead, it is likely to become purchased or lease/rented units occupied by single people wanting to live near the beach and splitting the rent. That is the case almost entirely at 526 and 524 S. Catalina where I reside as the only family in those 5 units. Are we trying to attract a population of itinerant residents or would we rather attract families who raise their kids here? Are we trying to attract slumlord property owners who make the best buck? That is what will occur here with these types of units.

2) Although 6 new parking spots on Broadway are supposedly created by this project, that number is deceiving. 4 of those spots could be created today with no change to the property by making parking in-front of the current church diagonal where there is currently a loading zone. Also, the project is only adding 4 on-site guest parking spots. Given that there will be many more than 2 cars per unit due to single people renting here, the impact will be that there will be less available parking, not more.

3) The density is much greater than the area should absorb in general. Is it OK to have projects similar to the one on Garnet and Prospect that dwarf the surroundings?

I request that the planning commission do the following due diligence before approving this project:

1) Consider carefully whether this density development is necessary and appropriate for this community. Scaling back to 6 units would allow for homes that would attract families instead of itinerant singles. There is possibly more money for the developer to make in that case and it would be more in line with the community.

2) Understand what is the developers plan for these units? Is he going to hold them as rental property? If so, I would suggest immediately denying this application. We don't need additional apartments masquerading as homes. Is he is going to sell several of them together, i.e. to someone else who is just going to rent them out? Again, that is just a cover for apartments. The planning commission can stipulate that these be sold as individual units which would help guarantee that they do not become rental property. At a minimum, the developer should be on record as to his plans.

3) Consider approving only one of the 2 properties. This would allow for the construction of 6 units and then the other property could be developed more appropriately or sold to someone with more reasonable plans.

### Customer Communications \*

From	Text	Date
Portolese, Lina	Mr. Gries, Thank you for your correspondence. Your comments will be included as part of the Planning Commission a	05/08/2014 08:55
auto notification	Dear Harry Gries, Thank you for your letter received on 05/02/2014 concerning Comcate System Request>Software Inqu	05/02/2014 12:47

\* Customer Communications are visible on the customer's case status page.

### Internal Activity

#### Internal Notes

No records for internal activities found

#### Tasks

Close task	Due	Subject	Assigned By	Assigned To	Status
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### Case Contacts

Role	Name	Email	Phone
Primary Owner	Jones, Aaron	Aaron.Jones@Redondo.org	
Secondary Owner	Portolese, Lina	Lina.Portolese@Redondo.org	
Collaborator	York, John	john.york@redondo.org	3780
Past Owner	York, John	john.york@redondo.org	3780

### Attachments

No attachments found

### Activity History

Date	Event	Who	Description
05/08/2014 08:55	Change Status	Portolese, Lina	Change status from: New to: Resolved

## Case Details

[Print](#) [Close](#)



Case Number: 22101

Status: Resolved

Tags:

Request Type: Complaint

Customer: Flicker, Jodi  
 Marketing Consultant  
 external customer  
 514 S Broadway  
 Redondo Beach CA  
 90277  
 310-780-2724  
 j.flicker@hotmail.com

Location of Request: Redondo Beach CA  
 90277  
 Northwest corner of  
 Sapphire and  
 Broadway. Broadway  
 Redondo Beach CA  
 90277

Facility: N/A

Preferred Contact Method: Email

Submitted By: Flicker, Jodi  
 customer

Primary Owner: Jones, Aaron

Topic: Planning>Zoning/Land  
 Use (Community  
 Development)

Secondary Owner: Portolese, Lina

Date/Time Created: 05/06/2014 13:27

Date/Time Closed: 05/06/2014 14:57

### Custom Fields

### Original Request

Please stop the build of the condos on the corner of Broadway and Sapphire. If you can't stop it, then please at least rethink the project! There are too many units; the design is not in line with the style of the street and frankly, we don't need another condo complex in Redondo Beach - the planning comission is ruining and devaluing our city! Go back to single family homes - stop being the bastard step child of the beach cities! Hermosa Beach is becoming more classy than Redondo - and being a native of the area that says a lot!

Stop being greedy and look at the long term ramifications of your decisions. The street of Broadway is home to many of the rare beach bungalows of the 1920's - do what you can to preserve that historic beach city that it was and can continue to be and stop the crazy over development!

### Customer Communications \*

From	Text	Date
Portolese, Lina	Ms. Flicker, Thank you for your correspondence. Your comments will be included as an attachment for the Planning C	05/06/2014 14:57
auto notification	Dear Jodi Flicker, Thank you for your letter received on 05/06/2014 concerning Planning>Zoning/Land Use. It has be	05/06/2014 13:27

\* Customer Communications are visible on the customer's case status page.

### Internal Activity

#### Internal Notes