

Community Appeal to the Redondo Beach City Council of Planning Commission Approval of Development Proposed at 521-527 S Broadway

*Petitioners Include, but are not limited to, the following:
Paul Schlichting, Andrew Dilsaver, David Hill, Marie Taylor, Arnold and
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Basis of this Appeal

- **The Planning Department failed to adequately apply the Residential Design Guidelines (RDLs) to this project.**
- **At the prescribed “Reach-Out” meeting, the Developer offered no remedies for any of the residents’ concerns, and only informed of what their plans are.**
- **The Planning Commissioners did not consider nor address the concerns of local residents, nor did they properly address the application of the Residential Design Guidelines.**
- **The Developer’s design, massing, and landscaping are not compatible with the neighborhood, and were not properly mitigated via the Residential Design Guidelines.**

Basis of this Appeal (con't)

- **The Residential Design Guidelines were not properly executed nor applied, including the pre-design meetings with neighbors.**
- ***Quality of life for residents* that appears in more than one document as related to this project appeared to not have any priority during considerations.**
- **Some setbacks for the project are unreasonable nor realistic considering the lot configuration and context.**
- **It appears that the CEQA EIR Requirements have not been properly applied to this project.**
- **This development represents a disproportionate growth burden on this neighborhood.**

Basis of this Appeal (con't)

- **The Planning Department stated that Broadway traffic capacity in this vicinity is 1,600 cars per hour, which is unrealistic.**
- **There are no provisions to mitigate the *real* increased parking demands in this part of the Coastal Zone.**

Planning Department & Commission

● On the City's website, the Planning Department's Mission Statement indicates it is tasked to “... *enhance the quality of life of residents ...*”.

● One would assume that the residents would recognize whether their *quality of life* is being enhanced, or otherwise, by activities performed within their living environment.

About the Planning Division

The Planning Division consists of the Planning administration and [Code Enforcement](#).

The Planning Division is responsible for administering long-range and current planning programs, as guided by the adopted General Plan and Zoning Ordinance. Specific programs of the Planning Division include:

- Development Review
- Maintaining and updating the General Plan and Zoning Ordinance
- Special Projects (e.g. Residential Design Standards, Heart of the City Specific Plan, etc.)
- Administration of the Historic Preservation Program

Mission Statement: The Planning Division is committed to providing high-quality, proactive services and programs to enhance the quality of life of residents, businesses and visitors, and to promote a well-designed, physically integrated, livable and prosperous community consistent with citizens' long-range vision.

Planning Dept & Commission (con't)

- On the City's website, the Planning Commission is described as having powers to facilitate its work as set forth by the City of Redondo Beach, and State law.

Planning Commission

Roster

Member Name	Position	Started Service	Current Term Expiration	Phone
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Purpose

Consists of 7 Members. Advise the Mayor and City Council in all matters relating to planning, zoning and the physical development of the City as directed by the City Council and in such other duties as directed by the City Council. The Commission shall have the powers and duties set forth therefore in Title 10 of the Redondo Beach Municipal Code and powers and duties as prescribed under any law of the State. Ord. 2794, Adopted 3-19-97

City Manager	Commissioner	City Clerk	City Treasurer	City Attorney
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Meeting Information

Meets on the 3rd Thursday of each month at 7:00 PM

- Enforcement of Residential Design Guidelines would surely fall under the Planning Commission's purview.

4/17 Planning Commission Meeting

- **On April 17th, the Planning Department presented an “Administrative Report” and recommended approval.**
- **Local residents voiced concerns with regards to mass, style, number of units impacting parking and traffic, possible historical significance, and others.**
- **Residents also observed that the receipt of notices and notices posted at the property of the pending projects as “4 Units” and “6 Units” was confusing and misleading, as 10 Units was the actual project scope.**
- **The Planning Commission then instructed the Developer to perform a “Reach-Out Meeting” inviting all residents that had received any prior notification.**

Developer's “Reach-Out” Meeting

- **Approximately 35 local residents attended the meeting at the Church on Sunday, May 5th at 11am.**
- **The Architect led the presentation, displaying several large placards (Exhibits 1 through 3) showing lot coverage information of nearby residential.**
- **Many of the local residents expressed concerns with regards to design, mass, parking, number of units, alley access and safety, and others.**
- **The Developer said that their *Coastal Plantation* design was the only design that people would buy.**
- **The Developer also indicated that the “investors” needed to get 30% back on their return, which was one justification for not being able to mitigate concerns.**

Developer's “Reach-Out” Meeting (con’t)

- This is “Exhibit 1 – All Residential Properties Each Block” – showing percent coverage by lot and block:



- Yellow-bordered area is the development. Missing segment would cover the adjacent building clearance.

Developer's “Reach-Out” Meeting (con’t)

- This is “Exhibit 2 – Developed Properties Each Block” – showing percent coverage by lot and block:



- The area in these charts is nearly ½ mile by ¼ mile. We don't think that everyone in this chart was notified.

Developer's “Reach-Out” Meeting (con’t)

- This is “Exhibit 3 – Dwelling Unit Density Each Block” – showing number of units per acre by lot and block:



- These numbers are interesting statistics, but

Developer's "Reach-Out" Meeting (con't)

- ... all 3 of the Exhibits presented above include many lots and buildings that were developed prior to the down-zoning of the 1990's *and* the establishment of the Residential Design Guidelines. Including these overly-dense and massive developments skews the numbers to make this development look like it is having less of an impact in the context of this larger area.
- Although such numbers and charts might be helpful for understanding build-outs and density, they are not helpful for understanding the real local impacts of the development – brought up by residents – such as the demands for parking, visual impacts of street-level viewed mass, incompatibility of the design, and others.

5/15 Planning Commission Meeting

- **After the “Reach-Out” meeting was completed, at the next Planning Commission meeting, the Planning Commission approved the development as is.**
- **The Planning Commissioners’ justifications for approving the project left no solace with residents concerned about proper application of the Residential Design Guidelines. Justifications included:**
 - **“... Redondo has to grow ...”**
 - **“... our job is not to be a police force here ...”**
 - **“... you know we’re bounded by the existing code ...”**
- **None of these points recognize the responsibility of, and powers afforded to, the Planning Commission.**

Developer's Design

- The Developer indicated that he chose the *Coastal Plantation* design because that is the only design that people would buy at this time.

This appears to be a misleading style name, used in as part of a sales pitch to the neighborhood residents of warm appearing, coastal homes.

- This bears no resemblance to what can be found as the *Coastal Plantation* architectural design...

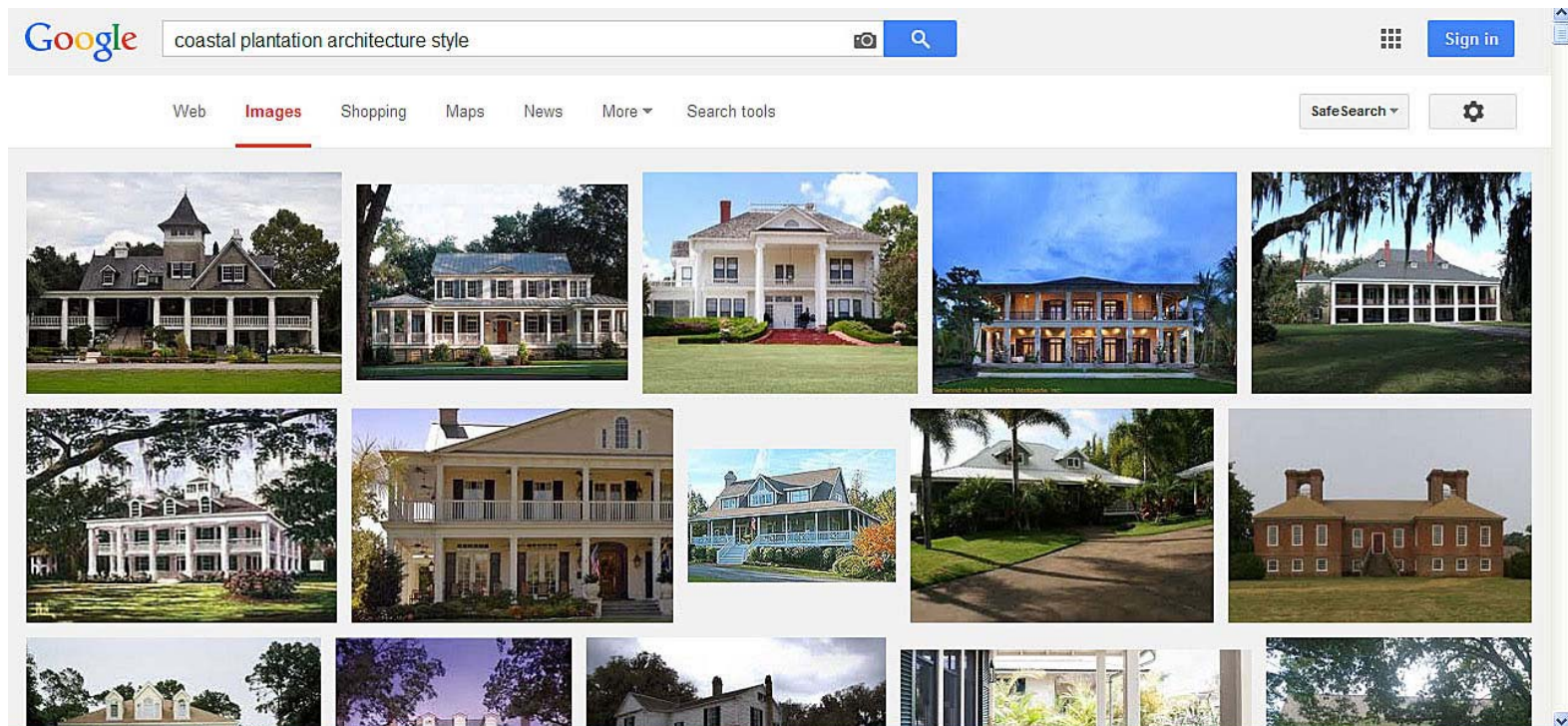


Units on 700 block of S. Broadway

*There was no hearing on this dev't,
and it is not within eyesight of 521-527*

Developer's Design (con't)

- ***Coastal Plantation* sounds breezy, homey, and warm. The photos below are the first results of a Google Image Search performed for *Coastal Plantation Architecture Style*. These images do not, in any way, resemble the Developer's design.**



Developer's Design (con't)

- **The design proposed by the Developer is simply not compatible with the neighborhood for the following reasons, which are all supported by the Guidelines:**

- **The design is boxy and modern, which is not consistent with the feeling of the neighborhood.**

- **Their roofs are virtually flat – also inconsistent.**

- **Although their highest points are supposedly around 2 feet short of the allowable height limit, what they give up in height with a pitched roof is made up by extra massing – as their highest areas are not roof peaks or ridges, but widely separated vertical walls connected by flat roofs.**

- **Again, all points of incompatibility mentioned above are remedied by the Residential Design Guidelines.**

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Developer's Design (con't)

- The Developer said that people won't buy any other than their design at this time. The Craftsman-style units below (recently completed on Guadalupe – 1 block from the 521-527 site) were put on sale 1 month ago, and *both units sold during the first weekend.*



Developer's Design (con't)

- **It appears that this design is used by the Developer in order to maximize the economy of construction and amount of sellable living space for these units – each currently at over 2,500 square feet.**
- **This should not be a motivator that is allowed to override the local residents' quality of life and quality of neighborhood.**
- **The Developer should have considered a neighborhood-compatible design from the starting point, then met with residents to smooth out concerns.**

Guarantee of Profits

- **The City has no responsibility to guarantee Developer any amount of profit.**
- **Although the “lawsuit” word has been bantered about in the past (not heard on this project), the Residential Design Guidelines, when followed properly, insure that a proper review (with residents) is performed, with the clear understanding and possibility that the Guidelines themselves might affect the size, features, and therefore profitability of a project.**

Residential Design Guidelines

- The Residential Design Guidelines were adopted in 2003 – around the time of the widespread public consternation regarding the *Heart of the City* plan.



- We are going to refer to specific areas of these Guidelines to support our case.

Residential Design Guidelines (con't)

- The Residential Design Guidelines specifically state in its *Purpose* that “An important objective of the ... Strategic Plan is to improve the quality of life in residential neighborhoods.”, and that the “... guidelines are intended to help accomplish this objective ...”, “ ... and provide a clearer understanding of acceptable design solutions ...”.

A. Purpose

An important objective of the City of Redondo Beach Strategic Plan is to improve the quality of life in residential neighborhoods. These design guidelines are intended to help accomplish this objective by ensuring that new homes or additions to existing homes are of high architectural quality; are compatible in mass, scale, and other design features with surrounding development; and preserve and contribute to the unique character of established neighborhoods.

The design guidelines are intended to provide a clearer understanding of acceptable design solutions that will be used in Administrative Design Review or Planning Commission Design Review procedures applicable to development under the Zoning Ordinance. These guidelines are in addition to all applicable development standards in the Zoning Ordinance.

It is the goal of these design guidelines to encourage creative solutions and eclectic architectural styles consistent with the



Residential Design Guidelines are needed to soften the impact of new development on the established character of the neighborhood.]

Residential Design Guidelines (con't)

- And in section *Introduction-B-2* They also make a specific point that they “... focus on reducing the appearance of mass and bulk ...”.

2. Multiple-Family Zones

In multiple-family zones, new development is typically 2 or 3 unit condominiums (depending on the zone) that replace the scattered remaining single-family homes in these zones. Lots with existing single-family homes that could be potentially replaced by multi-family development comprise only 18% of all lots in multi-family zones.

The multi-family neighborhoods have in most cases already transitioned to the character of the new developments built to the limits of existing zoning standards relating to setbacks, outdoor space, parking requirements and other development requirements. Establishing a floor area ratio is not appropriate in these areas. Instead, the design guidelines focus on reducing the appearance of mass and bulk. This includes addressing impacts on mass and bulk resulting from roof decks, mezzanines, and subterranean levels. Other issues in the multi-family zones include creating design variety and high quality architecture, and providing a transition from private spaces to public spaces along the street frontage.

Residential Design Guidelines (con't)

- They also state that the Guidelines “... *should be used as a starting point.*” and that “... *Developer are encouraged to include Planning Staff and adjacent property owners in the design process prior to making a significant investment.*”

D. Implementation of the Design Guidelines

The Residential Design Guidelines should be used as a starting point for the creative design process. Property owners and developers are encouraged to involve Planning Department staff and adjacent property owners in the design process prior to making a significant investment.

This document is comprised of design standards (mandatory) and design guidelines (discretionary). Standards that employ the word “shall” are intended to be mandatory and reflect requirements in the Zoning Ordinance. Guidelines which

10-2.2500 of the Zoning Ordinance). A decision denying the application may be appealed and set for public hearing before the Planning Commission.

Decisions on multi-family developments and additions of 1,000 square feet or more to multiple-family developments are made by the Planning Commission at a public hearing, pursuant to Planning Commission Design Review procedures (Section 10-2.2502 of the Zoning Ordinance). The decision of the Planning Commission is appealable to the City Council.

- Prior consultation with adjacent (or any) property owners was clearly not done, and we feel compelled to appeal this project to the City Council as provided.

Residential Design Guidelines (con't)

- In Part IV – Multi-Family Residential, Section A, it specifies that the guidelines “... are to ensure compatibility with the neighborhood, ... consistency of architectural style, ... softening of the appearance of mass and bulk”.

A. Applicability and Purpose

These design guidelines apply to all new buildings and structures in the R-2, R-3, R-3A, RMD, RH-1, RH-2, and RH-3 multiple-family residential zones. The design guidelines are intended to provide more detailed design criteria to supplement the general design criteria applicable under the Zoning Ordinance. The design guidelines are intended to ensure compatibility with the neighborhood, high quality design, consistency of architectural style, softening of the appearance of mass and bulk, variety and creativity in design solutions, and integration with the natural features of the landscape.

- Local residents are in *strong agreement* that the *style and bulk* of this project are *not compatible* with the neighborhood. *And who would better know about neighborhood compatibility than those who live there?*

Residential Design Guidelines (con't)

- And under Part IV – Section B, it not only specifies that the objective is “... *to achieve an acceptable design compatible with the neighborhood.*” ...

B. Design Review Procedures

Through the Administrative Design Review process, staff works with the applicant to achieve an acceptable design compatible with the neighborhood. If an agreement cannot be reached between staff and the applicant, the applicant can appeal the staff decision to the Planning Commission. Applicants are encouraged to involve staff and adjacent property owners in the design process prior to the Administrative Design Review and prior to making significant investment.

- ... but also repeats the prior instruction: “*Applicants are encouraged to involve staff and adjacent property owners in the design process ... prior to making a significant investment.*”, which, again, wasn’t done.

Residential Design Guidelines (con't)

● Per Part IV – D-1 – Design Guidelines, projects “... *should be compatible with the character of the neighborhood.*”, “... *respect the development of the immediate area ...*”, with complimentary landscaping.

● All of these areas are clearly not being adhered to, including design compatibility, setbacks, buffer yards, building scale and obstructions, and even the landscaping is not consistent with the neighborhood.

D. Design Guidelines

1. General Project Considerations

- A. All new multi-family developments should be compatible with the character of the neighborhood.
- B. Existing site amenities should be preserved and incorporated within new multi-family projects whenever feasible.
- C. Mature trees and similar natural amenities unique to the site should be preserved and incorporated into development proposals whenever possible.
- D. New multi-family residential development should respect the development in the immediate area through the use of similar setbacks, complimentary building arrangements, buffer yards and avoidance of overwhelming building scale and visual obstructions.
- E. New landscaping should compliment existing landscape materials, location, and massing on adjacent established developments where appropriate.

Residential Design Guidelines (con't)

● Per Part IV – D-2 – Site Planning, projects “... *appropriate building siting should be used to reduce perception of bulk.*”, and recommends the use of “... *varying setbacks ... to reduce the appearance of bulk*”.

● The local residents do see the bulk in this project, including the height and full wrap-around building at 527, as well as the inappropriately south setback that runs all the way from Broadway – around the Sapphire curve – to the alley.

2. Site Planning

- A. Appropriate building siting should be used to reduce the perception of bulk, maximize open space, increase pervious areas and provide community-gathering spaces.
- B. Buildings should be generally oriented parallel to streets with varying setbacks to provide visual interest, vary shadow patterns, and reduce the appearance of bulk.
- C. Clustering of multi-family units should be a consistent site-planning element. Large projects should be broken up into groups of structures. Continuous elements of various heights in building clusters are encouraged.]
- D. Buildings should be oriented to take advantage of prevailing breezes and direction of the sun in order to provide natural lighting and ventilation for open spaces.
- E. On interior lots, front loaded garages are prohibited in the front half of the lot. On interior lots with attached multi-family units, side-loaded garages are discouraged along the street frontage.

Residential Design Guidelines (con't)

- Part IV – D-5 – Architectural Guidelines, says projects should incorporate the architectural *theme* of the neighborhood, further flat wall planes are undesirable.

- This project does not resemble any other buildings within sight of this site, and it consists solely of flat vertical and horizontal planes. The walls have no articulations, and the roofs are flat and have few eaves, and no gables nor ridges.

5. Architectural Guidelines

- A. There is no particular architectural "style" proposed for multi-family residential structures in Redondo Beach. The primary focus should be on constructing a high quality residential environment.
- B. Where the neighborhood has a recognizable architectural theme, style, or character, it should be considered for incorporation into the design of the development.
- C. A visual balance or rhythm should be created by the dimensional ratio of multi-family buildings, their parts and spaces around them.
- D. Boxy and monotonous facades that lack a sense of human scale and large expanses of flat wall planes are strongly discouraged.
- E. Portions of upper floors should be set back in order to scale down facades that face the street, common open space, and adjacent residential structures. Upper story setbacks are recommended either as full length "stepbacks" or partial indentations for upper story balconies, decks, and/or aesthetic setbacks.
- F. Where a semi-subterranean level is visible along the street frontage, the second story above that level should be set back to soften the appearance of a three-story building mass.

Residential Design Guidelines (con't)

● Part IV – D-6 – Building Height, etc, indicates that varied heights are encouraged.

● Although this project does seem to have some variation to the building heights, all buildings are of vertical planes and lines, little or no wall, roof or window articulations, and ultimately appears as a series of “boxes” stacked around and upon one-another, but at 527 attached as a single wall.

6. Building Height, Mezzanines, and Roof Decks

A. Varied building heights are encouraged. Varied building heights provide visual interest and give the appearance of smaller structures.

B. Combination of one, one and a half, and two story units create variation and visual interest, and are encouraged (applicable to larger developments comprising multiple lots).

C. The building heights should create a transition from the heights of adjacent existing residential structures.

D. Mezzanines:

- should not compromise the integrity of the architectural style;
- should be stepped back from the building edge above the second floor;
- rooflines of mezzanines should be compatible with the roofline of the primary structure.

E. Roof decks:

- should not compromise the integrity of the architectural style;
- should be stepped back from the building edge above the second floor;
- should be oriented away from neighbors' yards as

Residential Design Guidelines (con't)

● Part IV – D-7 – Roof Articulation, etc, indicates that the preferred roofs would be a hipped or gabled, should reflect a residential appearance, and should not be flat.

● The roofs on this project are, from any practical standpoint, flat, and lack all articulations and visual interest specified by the Guidelines, as well as lacking any visual compatibility with other rooflines in the vicinity.

7. Roof Articulation

- A. Roof-lines should be segmented and varied within an overall horizontal context. Varying heights are encouraged.
- B. Use of vertical elements such as towers may be used to break up horizontal massing and provide visual interest.
- C. Hipped or gabled roofs covering the entire buildings are preferable to mansard roofs and segments of pitched roofs applied at the building's edge.
- D. Roofs should reflect a residential appearance through pitch and use of materials.
- E. Roof pitch for a porch may be slightly lower than that of the main building.
- F. Carport roofs visible from buildings or streets should incorporate roof slope and materials to match adjacent buildings. Flat carport roofs are strongly discouraged.
- G. Flat roofs are discouraged in favor of full roofs.

Residential Design Guidelines (con't)

- Part IV – D-9 – Landscape Guidelines, mentions that landscaping should incorporate grasses and ground covers, shrubs, and trees.

- The landscaping of this project incorporates the newer concepts of “drought tolerant”

- planting. However, such plantings are not

- consistent with the surrounding landscaping, and are not “cooling”. An even greater savings of water could be realized by building fewer and smaller units.

9. Landscape Guidelines

Landscaping for multi-family projects can be used to define and accent specific areas (e.g. building entrances, parking lots), define the edges of various land uses, provide a transition between neighboring properties (buffering), and screen storage areas. Landscaping should be used as a unifying element within a project to obtain a cohesive appearance and to help achieve compatibility of a new project with its surroundings. Landscaping shall conform with all requirements pursuant to Section 10-2.1900 of the Zoning Ordinance.

A. Landscaped areas should generally incorporate plantings utilizing a three-tier system; 1) grasses and ground covers, 2) shrubs and vines, and 3) trees.

B. Plant materials should be placed so that they do not

J. Landscaping shall emphasize water-efficient plants.

Residential Design Guidelines (con't)

- In the Glossary of Terms under Appendix A, the term *Compatibility* is defined as “*Provision of site design, architectural design, and high quality materials that are compatible with the existing neighborhood*”.

APPENDIX A – GLOSSARY OF TERMS

Glossary of Terms

The following terms are used within this guideline manual. For terms not defined in this glossary, please refer to the City of Redondo Beach Zoning Ordinance and/or General Plan.

Adjacent – Property that shares the subject property on the same side as the street.

Compatibility – Provision of site design, architectural design, and high quality materials that are compatible with the existing neighborhood.

Consistent – A project that is in accordance with the guidelines, standards, and objectives of the guidelines and/or the City of Redondo Beach Zoning Ordinance.

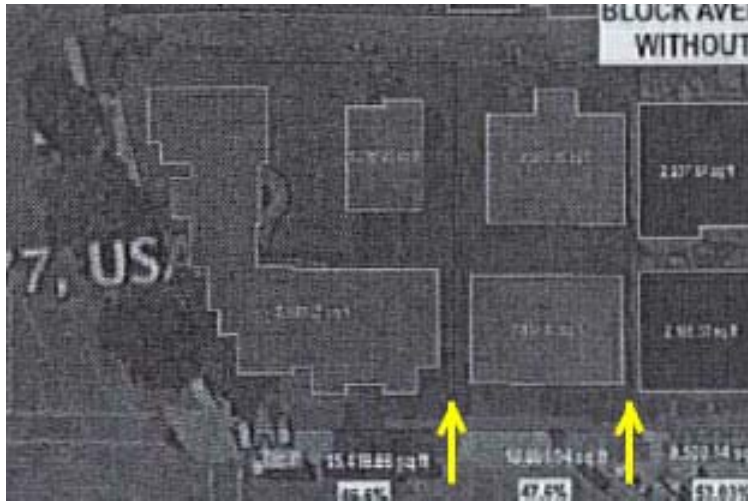
- As this term is used numerous times in the Guidelines, it holds particular weight as applied to the sections. To the vast majority of local residents, the *architectural design* of this project is *not* compatible with the neighborhood, regardless of other claims.

Residential Design Guidelines (con't)

- **To summarize the application of the Residential Design Guidelines to this project:**
 - **There were no design meetings held with residents.**
 - **Residents are in nearly unanimous agreement regarding the incompatibility of the architectural design and massing of this project, and features that compete with the stated purpose of the Guidelines.**
- **It is unacceptable that a few people – less than a dozen – can make such compatibility determinations in a neighborhood where none live, and visit by mere casual drive-by, with little or no regard for the opinion of scores of local residents – if that indeed is the case.**
- **The local residents identify with, and are proud of, their neighborhood. They deserve to be respected.**

Setbacks

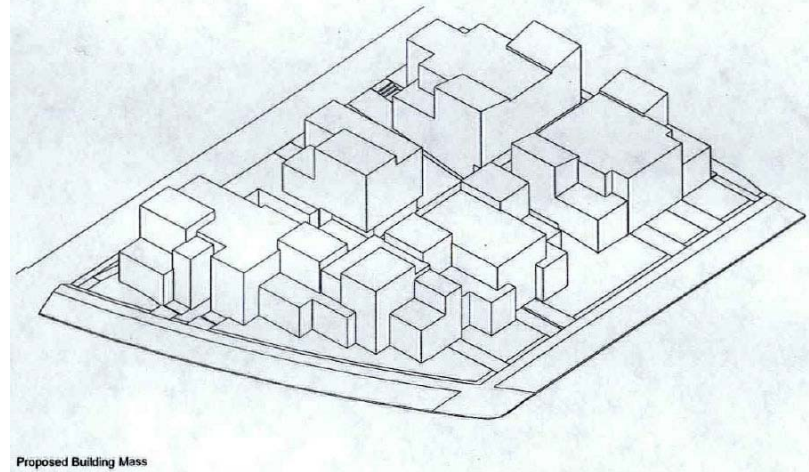
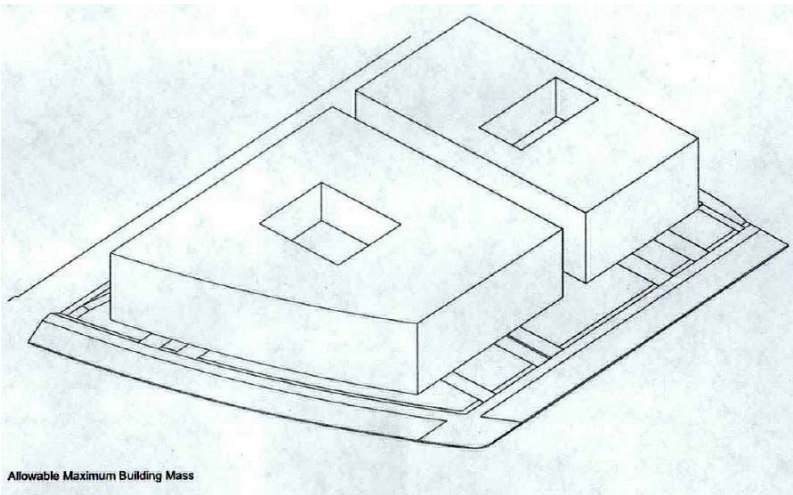
- Setbacks are deficient both visually and functionally.
- The property setback along the north side is disproportionately small, adding to appearance of mass.



- The property setback along Sapphire, even though two units have their front entrances on Sapphire, is calculated as a side setback for the whole curve.

Setbacks (con't)

- The curved property setback along Sapphire should share front setback properties as it has residence entrances, and also faces homes across Sapphire.



- The maximum-allowed mass on left (sans RDG), and the proposed project “boxy-massing” on right, both show very close proximity to the Sapphire-side sidewalk for the full length from Broadway to the alley. Note also that there is a literal *wall* along Sapphire. 35

Setbacks (con't)

- Also, there are homes across Sapphire that are directly facing this new development.



- The Sapphire setback should *at minimum* be a *graduated setback* – where the setback at Broadway is the *front* setback distance, and the setback then shrinks, linearly, to a *side* setback distance as the lot curves from Broadway to the alley. In the picture above, red resembles the project's proposed setback, yellow the graduated.

Setbacks (con't)

- Here is an example of the setback at the northwest corner of Broadway and Ruby. Note that both setbacks are generous, and give a feeling of space, instead of crowding, as you walk the area:



Environmental Impact Report

- Planning indicated that an EIR is not required as the threshold is anything over 6 units – *this project has 10.*
- CEQA Section 15303 states that any project over 6 units must provide and Environmental Impact Report. The following describes the *exemptions* from an EIR:

15303. NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.
- (b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.
- (c) A store, motel, office, restaurant or similar structure not involving the use of significant

Environmental Impact Report (con't)

- It is clear that this is a single project, with a single seller, single buyer, single developer, and a *single driveway*.
- The combined driveways depend on their legal width by there being no intervening property-line wall between these driveways. This is a cooperative action, and therefore, *these developments are interdependent*.
- Per Wikipedia (http://en.wikipedia.org/wiki/California_Environmental_Quality_Act), developers are commonly accused of a practice called “... *piece-mealing*, by which projects are analyzed incrementally by parts to make the environmental impacts appear smaller [or in this case, non-reportable] to the overseeing agency ...”
- *It appears that an EIR should be required for this project, and any need for CEQA compliance should be properly executed.*

Disproportional Growth Burdon

- **Per a report given by the planning director of a few years ago, the maximum build-out of Redondo Beach, should all lots be built-out to their maximum zoning, would be about 1,500 units.**
- **This increase of 10 units on this single block alone represents a severe burden for the local neighborhood – in that over 2/3 % of the City’s potential residential growth is represented by this project alone – on a single side of one single block – *and this block is still not built-out to its maximum zoning.***
- **This is an unfair burden on the local community with regards for increased demands for parking, traffic, and services. Quality of life would clearly be compromised.**

Broadway Traffic Capacity

- **During Pubic Hearing at the Planning Commission meetings, to allay concerns, Planning indicated that the capacity of Broadway is 1,600 cars per hour.**
- **1,600 cars per hour provides that a car be stopped at a stop sign, then pull out to continue, with a following car pulling into the same stop position 4½ seconds later, continuously – and this includes both directions.**

Broadway Traffic Capacity (con't)

- This volume represents the exit traffic seen during the post-4th of July Fireworks shows – and when cross traffic or a pedestrian encumber any car's progress, the whole calculation blows up.



Cars backed up at Ruby and S. Broadway, July 4th, 2014

- Offering such a number (as capacity of 1,600 cars per hour) to satisfy concerns is not realistic, and can only hurt public confidence.

Parking

- In addition to the visual impacts mentioned above, Parking will have the greatest physical impact on all members of this neighborhood in the Coastal Zone.
- It is common practice and knowledge that many garaged condo unit owners use their garages for storage and park one or more cars on the street. The *guest spaces* provided are also used by the tenants for their own cars on a first-come, first-served basis. Guest spaces are then not used as designed.
- Consequently, for 10 new 2,500+ square-foot, multi-bedroom residences, we could see as many as 20, likely more, cars parked on the street in this area. This does not include the residents' guests, who will require even more spaces as they visit.

Parking (con't)

- **The impact of these additional parking requirements will be felt for blocks as locals continue looking for parking spaces at increasing distances from home.**
- **While the stated mitigation actions supposedly add new parking places in front of the church and along the current curb-cut, the places in front of the church have long been in use by local residents when the church has not been in session, and the curb-cut will only add between 1 and 2 parking spaces – one factor would be whether these are parallel or angled spaces.**
- **In addition, the church had allowed some local residents to park on its property during non-church days/times, and those vehicles are already now vying for new parking spaces on the street.**

Parking (con't)

- Some alternatives to dealing with parking over-demand include:

- Reducing the number of units in developments until/unless clear demonstration is made that the street parking impacts would be minimal.

- Reduce the size of the units so that the potential number of vehicle-driving-age residents is reduced.

- Have open, assigned parking spaces vs private garages. This discourages garage use for storage.

- Parking is a *real* problem that the city can, but seems reluctant to, address. This is definitely a *quality of life* issue, and should be at the highest priority of issue considerations by Zoning, Planning, and the City.

We Love Our Neighborhood

- Here are just a few photos of houses on Broadway (all within 1 block of this project) where the owners have taken, or are taking, steps to improve their homes while preserving the character of the neighborhood:



Bathroom added at near corner



Basement being added



General improvements to duplex

Brief Summary

- Both the Planning Department and Planning Commission missed their opportunities to effectively mitigate public concerns regarding the RDLs.
- The Developer's "Reach-Out" session offered no solutions – only information about their project.
- This Developer's *design* is wholly incompatible with the neighborhood – including its boxy-modern look, flat roof lines, appearance of massing in various regards, lack of pitched or peaked roofs, landscaping.
- The Developer has no right to expect that the city or its people would guarantee any profit, and the City should not assume any responsibility in the Developer's profit goals.

Brief Summary (con't)

- **This project has not been properly vetted through the Residential Design Guidelines (RDL) process, and has been demonstrated as non-compliant with it.**
- **Setbacks are not applied properly for this very visible and uniquely-curved corner.**
- **The Environmental Impact Report require by CEQA appears to have not been properly required.**
- **This project alone poses a disproportional growth burden on this neighborhood.**
- **The Broadway traffic capacity numbers reported were not realistic, nor supportive of public confidence.**
- **Parking is a huge problem – particularly in the Coastal Zone, and should be a top priority item when evaluating projects such as this one.**

What We Ask

● We ask that the *Mission Statement of the Planning Department*, the *Residential Design Guidelines*, and *Redondo Beach's commitment to the enhance the quality of life of residents* all be proven alive and well by asking that the Redondo Beach City Council...

○ Reject the Developer's plan as is, and ask that they work more closely with the local residents to:

- ☐ Come up with a design that is more compatible with the neighborhood from style and visual standpoints – and has less massing and bulk.
- ☐ Create a more realistic setback along Sapphire.
- ☐ Reduce the number of units in the development so parking and other growth impacts are reduced.

What We Ask (con't)

- ☐ **Use assigned *open bay* (vs garage-doored) parking to reduce residential on-street parking.**
- ☐ **Use a landscaping theme that is more compatible with the neighborhood.**
- ☐ **Work with the residents of the neighborhood.**
- ☐ **Instruct the Planning Department to investigate the CEQA statute and perform proper application of EIR requirements to this project.**

Thank You

On behalf of all who have been involved with this appeal, other neighbors and residents of our neighborhood who have expressed interest and support, those who attended this meeting tonight to speak or be present in silent support, and all of those at home who are watching this now in anticipation ...

... thank you all very much for your time and patience. We do look forward to your support, and also to working with the project applicant toward a mutually satisfactory solution.