

**CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Thursday, November 21, 2024**

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

**ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER.
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,
EMAIL OR eCOMMENT.**

Planning Commission meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41. Live streams and indexed archives of meetings are available via internet. Visit the City's office website at www.Redondo.org/rbtv.

TO WATCH MEETING LIVE ON CITY'S WEBSITE:

<https://redondo.legistar.com/Calendar.aspx>

*Click "In Progress" hyperlink under Video section of meeting

TO WATCH MEETING LIVE ON YOUTUBE:

<https://www.youtube.com/c/CityofRedondoBeachIT>

TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

[https://us02web.zoom.us/webinar/register/WN_lyQhN4k4RLmb8a3GDCLfHg]

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:

Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under

the relevant agenda item. [*****ENTER EMAIL HERE]

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG

D. APPROVE ORDER OF AGENDA

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

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

E.1. [RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda](#)

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

F.1. [APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 21, 2024](#)

G. EXCLUDED CONSENT CALENDAR ITEMS

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

H.1. [RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS](#)

I. EX PARTE COMMUNICATION

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

J. PUBLIC HEARINGS

J.1. [PUBLIC HEARING to consider and make recommendations to the city council on AMENDMENTS TO TITLE 10, CHAPTER 2 \(ZONING ORDINANCE\) AND CHAPTER 5 \(COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE\) OF THE REDONDO BEACH MUNICIPAL CODE RELATED TO THE USE OF ELECTRONIC SIGNS ON CITY-OWNED PROPERTIES.](#)

[RECOMMENDATION:](#)

1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate; and
2. Approve Resolution No. 2024-**-PCR-*** recommending that the City Council amend Title 10 Chapter 2 and 5 of the Redondo Beach Municipal Code related to the use of electronic signs on City-owned properties.

CONTACT: STEVEN GIANG, SENIOR PLANNER

- J.2.** PUBLIC HEARING TO CONSIDER AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A NEW CHILDCARE FACILITY (WITH INFANTS), OCEAN VIEW ACADEMY CHILD DEVELOPMENT CENTER, WITHIN AN EXISTING CHURCH/SCHOOL BUILDING ON PROPERTY LOCATED WITHIN A COMMERCIAL-PEDESTRIAN ORIENTED (C-2-PD) ZONE AND SINGLE-FAMILY RESIDENTIAL (R-1) ZONE.

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Adopt the attached resolution by title only, waiving further reading:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A CHILD DAY CARE CENTER (WITH INFANTS) WITH A MAXIMUM OF 100 CHILDREN WITHIN EXISTING CLASSROOMS AT AN EXISTING CHURCH LOCATED WITHIN A COMMERCIALPEDESTRIAN (C-2-P) ZONE AND A SINGLE-FAMILY RESIDENTIAL (R1) ZONE, AT 301 AVENUE D. (CASE NO. CUP-2023-14)

CONTACT: SEAN SCULLY, PLANNING MANAGER

- K. ITEMS CONTINUED FROM PREVIOUS AGENDAS**
- L. ITEMS FOR DISCUSSION PRIOR TO ACTION**
- M. ITEMS FROM STAFF**
- N. COMMISSION ITEMS AND REFERRALS TO STAFF**
- O. ADJOURNMENT**

*The next meeting of the Redondo Beach ***** Commission will be a regular meeting to be held at *** p.m. on ***** , 2021, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach.*

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

An agenda packet is available 24 hours at www.redondo.org under the City Clerk.



Administrative Report

E.1., File # PC24-1765

Meeting Date: 11/21/2024

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda



Administrative Report

F.1., File # PC24-1869

Meeting Date: 11/21/2024

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF
NOVEMBER 21, 2024



Community Development
Planning Division

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

tel 310 318-0637
fax 310 372-8021

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

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body Planning Commission
Posting Type Regular Meeting Agenda
Posting Locations 415 Diamond Street, Redondo Beach, CA 90277
 ✓ Bulletin Board Adjacent to Council Chambers
 ✓ City Clerk’s Office, Door 1
Meeting Date & Time Thursday November 21, 2024 6:30 p.m.

As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Daisy Canales, Planning Technician

Date: November 21, 2024



Administrative Report

H.1., **File #** PC24-1868

Meeting Date: 11/21/2024

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS



Administrative Report

J.1., File # PC24-1840

Meeting Date: 11/21/2024

TO: PLANNING COMMISSION

FROM: SEAN SCULLY, PLANNING MANAGER AND STEVEN GIANG, SENIOR PLANNER

TITLE

PUBLIC HEARING TO CONSIDER AND MAKE RECOMMENDATIONS TO THE CITY COUNCIL ON AMENDMENTS TO TITLE 10, CHAPTER 2 (ZONING ORDINANCE) AND CHAPTER 5 (COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE) OF THE REDONDO BEACH MUNICIPAL CODE RELATED TO THE USE OF ELECTRONIC SIGNS ON CITY-OWNED PROPERTIES.

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate; and
2. Approve Resolution No. 2024-**-PCR-*** recommending that the City Council amend Title 10 Chapter 2 and 5 of the Redondo Beach Municipal Code related to the use of electronic signs on City-owned properties.

EXECUTIVE SUMMARY

The proposal for to allow electronic signs on City-owned properties, specifically in the waterfront area, originated at a City Council Strategic Planning Session and also as a Staff referral. The proposed Municipal Code amendments would provide the City with flexibility to install electronic signs on City-owned property for various uses under the Administrative Design Review process to be approved by the Director of Community Development.

Staff is asking for the Planning Commission's to review and recommend that the City Council adopt the proposed amendments to Redondo Beach Municipal Code (RBMC) Chapters 2 (Zoning Ordinance) and 5 (Coastal Land Use Implementing Ordinance) and find that the change is consistent with the City's General Plan and exempt from the California Environmental Quality Act (CEQA).

BACKGROUND

Electronic signs are currently prohibited throughout the City, with the exception of live performance theaters, where they are allowed subject to certain design standards. The prohibition on electronic

display signs is intended to prevent the proliferation of billboards and other types of electronic signs that could have a detrimental effect on community character. One issue with the prohibition is that it limits the City’s ability to install dynamic signage that can be quickly adjusted to communicate information to the public.

The proposed amendments would allow for electronic signs on City-owned properties, such as the waterfront or at city parks, via the Administrative Design Review process and subject to the standards (Attachment 4) currently applied to electronic signs at live performance theaters. By limiting electronic signs to City-owned properties, the City would be able to minimize potential impacts by managing the number, design and location of the electronic signs. The photos below show two examples of locations along the waterfront where electronic signs are planned. Additional examples may include signs used for announcements at the City owned parks, amber alerts by the police department, or the advertisement of city events at City Hall. It should be noted that any electronic sign larger than 30 square feet will still require a Planning Commission Design review on City-owned and on Public and Institutional Zoned properties.



Exhibit 1 - Proposed Waterfront Sign Location

The proposed amendments to Title 10 (Planning and Zoning) are consistent with the Redondo Beach General Plan and Local Coastal Program in that the updates uphold and do not hinder the goals and policies of those plans. More specifically, the proposed code amendments would allow for the flexibility to install and manage electronic display signs on City-owned property while ensuring that bright electronic signs do not proliferate throughout the city to the rest of the community.

DISCUSSION AND ANALYSIS

The proposed code amendments include updates to amend development standards in Title 10,

Chapters 2 (Zoning Ordinance) 5 (Coastal Land Use Implementing Ordinance) of the RBMC. The intention of the proposed code amendment is to only allow electronic signs that are on properties owned by the City of Redondo Beach. An analysis of the proposed code amendments is outlined below:

Amendments to Chapter 2 (Zoning Ordinance)

Chapter 2 (Zoning Ordinance) establishes the development standards for how properties within specific zoning districts may be used. The proposed amendments are focused to permit the use of electronic signs on Public and Institutional Zoned land and City-owned properties and to clarify the approval authority for electronic signs on City-owned properties. The proposed text changes are below *italics* with underlined (new) text followed by a brief discussion of the proposed amendments. A redlined draft copy of the code amendments is available for review as Attachment 3.

1. Section 10-2.1814 Public zone and City-owned property requirements.

In all "P" public and institutional zones and City-owned properties, any new sign or change to existing sign, other than a change of copy, that exceeds 30 square feet in area shall be subject to Planning Commission Design Review (Section 10-5.2502). Any new sign or change to existing sign, other than a change of copy, that is 30 square feet or less in area shall be subject to Administrative Design Review (Section 10-2.2500). Any electronic message display sign, regardless of sign area, shall be subject to Planning Commission Design Review.

(a) Electronic message displays. Electronic message displays may be permitted, subject to Planning Commission Design Review (Section 10-2.2502), and provided all of the following standards are met. The Community Development Director may approve electronic message display signs installed by the City, on any City-owned property through Administrative Design Review subject to standards (3)(4)(5)(7)(8)(10)(11)(12) and (13).

The proposed amendment revises the section heading to include city-owned properties and grants the Community Development Director the authority to approve electronic signs installed by the City on City-owned properties as an Administrative Design Review, as long as the project meets the standards previously provided by this section.

2. Section 10-2.1818 Prohibited Signs

(f) Animated signs, except barber poles and time-temperature signs, and electric message display signs permitted pursuant to Section 10-5.1814, unless installed by the City, on any City-owned property, pursuant to the standards included in Section 10-2.1814, unless installed by the City, on any City-owned property, pursuant to the standards included in Section 10-2.1814.

The proposed amendments revise the section to allow for an exception of electric display signs for City-owned properties as long as the project meets the development standards defined in Section 10-2.1814 (Public and City-owned property requirements)

Amendments to Chapter 5 (Coastal Land Use Implementing Ordinance)

Chapter 5 (Coastal Land Use Implementing Ordinance) establishes the development standards for how properties within coastal zones may be used. The proposed amendments are focused to permit

the use of electronic signs on City-owned properties within the Coastal Zone. The proposed text changes are below *italics* with underlined (new) text followed by a brief discussion of the proposed amendments. A redlined draft copy of the code amendments is available for review as Attachment 3.

1. Section 10-5.1814 Public zone and City-owned property requirements.

In all "P" public and institutional zones and City-owned properties, any new sign or change to existing sign, other than a change of copy, that exceeds 30 square feet in area shall be subject to Planning Commission Design Review (Section 10-5.2502). Any new sign or change to existing sign, other than a change of copy, that is 30 square feet or less in area shall be subject to Administrative Design Review (Section 10-5.2500).

(a) Electronic message displays. Electronic message displays may be permitted, subject to Planning Commission Design Review (Section 10-5.2502), and provided all of the following standards are met. The Community Development Director may approve electronic message display signs installed by the City, on any City-owned property through Administrative Design Review subject to standards (3)(4)(5)(7)(8)(10)(11)(12) and (13).

This section clarifies the allowed signs within the Public and Institutional zoned properties. The proposed amendments revise the section heading to include city-owned properties and provides grants the Community Development Director the authority to approve electronic signs installed by the City on City-owned properties through an Administrative Design Review, as long as the project meets the standards previously provided by this section.

2. Section 10-5.1818 Prohibited Signs

(f) Animated signs, except barber poles and time-temperature signs, and electric message display signs permitted pursuant to Section 10-5.1814, unless installed by the City, on any City-owned property, pursuant to the standards included in Section 10-5.1814.

The proposed amendments revise the section to allow for an exception of electric display signs for City-owned properties within the Coastal Zone as long as the project meets the development standards defined in Section 10-5.1814 (Public and City-owned property requirements)

ENVIRONMENTAL STATUS

The proposed code amendments to Title 10 (Planning and Zoning) of the RBMC is Categorically Exempt from further environmental review, pursuant to Section 15061(b)(3) of the Guidelines of the California Environmental Quality Act (CEQA) that refers to activities where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (common-sense exemption), then the activity is not subject to CEQA.

CONCLUSION

At this time, staff is requesting that the Planning Commission consider recommending the proposed amendment to the RBMC for approval by the City Council and find that the proposed change is consistent with the City's General Plan and Local Coastal Program. If recommended for approval, staff will present to the City Council for consideration of amending RBMC Title 10, Chapters 2 (Zoning and Land Use) and 5 (Coastal Land Use Implementing Ordinance).

Prepared by:

Approved by:

Steven Giang, AICP
Senior Planner

Sean Scully
Planning Manger

ATTACHMENTS

1. Draft Resolution Recommending City Council approve Zoning Ordinance Amendments
2. Draft Electronic Sign Code Amendments
3. Draft Redlined Electronic Sign Code Amendments
4. Electronic Sign Standards

RESOLUTION NO. 2024-11-PCR-***

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ON AMENDMENTS TO TITLE 10, CHAPTER 2 (ZONING ORDINANCE) AND CHAPTER 5 (COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE) OF THE REDONDO BEACH MUNICIPAL CODE RELATED TO THE USE OF ELECTRONIC SIGNS ON CITY-OWNED PROPERTIES.

WHEREAS, prior City Council referrals and Strategic Plan meetings, the City Council approved a proposal to allow for electronic signs on City-owned properties; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to State law and local ordinance by publication in the Easy Reader; and

WHEREAS, after noticing the project pursuant to the City's noticing requirements, no comments were received on the project from either adjacent businesses and residences; and

WHEREAS, on November 21, 2024, the Planning Commission held a duly noticed public hearing, took public testimony, and considered the draft Zoning Ordinance amendments to allow electronic signs on City-owned properties.

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

SECTION 1. FINDINGS

1. In compliance with the California Environmental Quality Act of 1970, as amended (CEQA), and State and local guidelines adopted pursuant thereto, the zoning amendment is Categorically Exempt from further environmental review, pursuant to Section 15061(b)(3) of the Guidelines of the California Environmental Quality Act (CEQA) that refers to activities where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (common-sense exemption), then the activity is not subject to CEQA.
2. The amendments to the Zoning ordinance are consistent with the General Plan.
 - a. Land Use Element Goal 1E: Ensure that the types of land uses developed in the City complement and do not adversely affect the quality of life and health of the City's residents, businesses, and visitors.
 - b. Land Use Element Goal 1H: Continue to enhance existing commercial districts which contribute revenue to the City and are compatible with adjacent residential neighborhoods.
 - c. Land Use Element Goal 1O: Ensure the compatibility among the various types and densities of land uses to be accommodated in the City.
 - d. Land Use Element Goal 1J: Provide for the continued use of the City's coastal-related recreational facilities as resources for the residents of Redondo Beach and surrounding communities; ensuring that these uses and activities are compatible

with adjacent residential neighborhoods and commercial districts and maintain a high level of quality and safety.

- e. Land Use Element Goal 1K: Provide for public uses which support the needs and functions of the residents and businesses of the City.

- 3. These amendments do not require a vote of the people under Article XXVII of the City Charter.

SECTION 2. RECITALS. The above recitals are true and correct, and the recitals are incorporated herein by reference as if set forth in full.

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

SECTION 1. The Planning Commission recommends that the City Council adopt the amendments to the Redondo Beach Municipal Code pertaining to the display of electronic signs on City-owned properties.

SECTION 2. AMENDMENT OF CODE. Title 10, Chapter 2 Section 10-2.1814, "Public zone requirements" and Section 10-2.1818, "Prohibited Signs", to be amended as follows (NOTE: Additions are noted as underlined and deletions are noted in ~~strikeout~~):

Section 10-2.1814 Public zone and City-owned property requirements.

In all "P" public and institutional zones and City-owned properties, any new sign or change to existing sign, other than a change of copy, that exceeds 30 square feet in area shall be subject to Planning Commission Design Review (Section 10-5.2502). Any new sign or change to existing sign, other than a change of copy, that is 30 square feet or less in area shall be subject to Administrative Design Review (Section 10-2.2500). Any electronic message display sign, regardless of sign area, shall be subject to Planning Commission Design Review.

- (a) Electronic message displays. Electronic message displays may be permitted, subject to Planning Commission Design Review (Section 10-2.2502), and provided all of the following standards are met. The Community Development Director may approve electronic message display signs installed by the City, on any City-owned property through Administrative Design Review subject to standards (3)(4)(5)(7)(8)(10)(11)(12) and (13).

Section 10-2.1818 Prohibited Signs

- (f) Animated signs, except barber poles and time-temperature signs, and electric message display signs permitted pursuant to Section 10-5.1814, unless installed by the City, on any City-owned property, pursuant to the standards included in Section 10-2.1814, unless installed by the City, on any City-owned property, pursuant to the standards included in Section 10-2.1814.

SECTION 3. AMENDMENT OF CODE. Title 10, Chapter 5 Section 10-5.1814, "Public zone requirements" and Section 10-5.1818 "Prohibited signs" to be amended as follows (NOTE: Additions are noted as underlined and deletions are noted in ~~strikeout~~):

Section 10-5.1814 Public zone and City-owned property requirements.

In all "P" public and institutional zones and City-owned properties, any new sign or change to existing sign, other than a change of copy, that exceeds 30 square feet in area shall be subject to Planning Commission Design Review (Section 10-5.2502). Any new sign or change to existing sign, other than a change of copy, that is 30 square feet or less in area shall be subject to Administrative Design Review (Section 10-5.2500).

- (a) Electronic message displays. Electronic message displays may be permitted, subject to Planning Commission Design Review (Section 10-5.2502), and provided all of the following standards are met. The Community Development Director may approve electronic message display signs installed by the City, on any City-owned property through Administrative Design Review subject to standards (3)(4)(5)(7)(8)(10)(11)(12) and (13).

Section 10-5.1818 Prohibited Signs

- (f) Animated signs, except barber poles and time-temperature signs, and electric message display signs permitted pursuant to Section 10-5.1814, unless installed by the City, on any City-owned property, pursuant to the standards included in Section 10-5.1814.

SECTION 4. INCONSISTENT PROVISIONS. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 5. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council shall declare that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

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

PASSED, APPROVED AND ADOPTED this 21st day of November, 2024.

Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Sean Scully, Planning Manager of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2024-11-PCR-** was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 21st day of November 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sean Scully
Planning Manager

APPROVED AS TO FORM:

City Attorney's Office

Electronic Sign Zoning Code

Chapter 2 (Zoning and Land Use)

1. Section 10-2.1814 Public zone and City-owned property requirements.

In all "P" public and institutional zones and City-owned properties, any new sign or change to existing sign, other than a change of copy, that exceeds 30 square feet in area shall be subject to Planning Commission Design Review (Section 10-5.2502). Any new sign or change to existing sign, other than a change of copy, that is 30 square feet or less in area shall be subject to Administrative Design Review (Section 10-2.2500). Any electronic message display sign, regardless of sign area, shall be subject to Planning Commission Design Review.

(a) Electronic message displays. Electronic message displays may be permitted, subject to Planning Commission Design Review (Section 10-2.2502), and provided all of the following standards are met. The Community Development Director may approve electronic message display signs installed by the City, on any City-owned property through Administrative Design Review subject to standards (3)(4)(5)(7)(8)(10)(11)(12) and (13).

2. Section 10-2.1818 Prohibited Signs

(f) Animated signs, except barber poles and time-temperature signs, and electric message display signs permitted pursuant to Section 10-5.1814, unless installed by the City, on any City-owned property, pursuant to the standards included in Section 10-2.1814, unless installed by the City, on any City-owned property, pursuant to the standards included in Section 10-2.1814.

Chapter 5 (Coastal Land Use Plan Implementing Ordinance)

1. Section 10-5.1814 Public zone and City-owned property requirements.

In all "P" public and institutional zones and City-owned properties, any new sign or change to existing sign, other than a change of copy, that exceeds 30 square feet in area shall be subject to Planning Commission Design Review (Section 10-5.2502). Any new sign or change to existing sign, other than a change of copy, that is 30 square feet or less in area shall be subject to Administrative Design Review (Section 10-5.2500).

(a) Electronic message displays. Electronic message displays may be permitted, subject to Planning Commission Design Review (Section 10-5.2502), and provided all of the following standards are met. The Community Development Director may approve electronic message display signs installed by the City, on any City-owned property through Administrative Design Review subject to standards (3)(4)(5)(7)(8)(10)(11)(12) and (13).

2. Section 10-5.1818 Prohibited Signs

- (f) Animated signs, except barber poles and time-temperature signs, and electric message display signs permitted pursuant to Section 10-5.1814, unless installed by the City, on any City-owned property, pursuant to the standards included in Section 10-5.1814.

DRAFT

Draft Electronic Sign Code Amendment Redlines

Chapter 2 (Zoning and Land Use)

1. Section 10-2.1814 Public zone and City-owned property requirements.

In all "P" public and institutional zones and City-owned properties, any new sign or change to existing sign, other than a change of copy, that exceeds 30 square feet in area shall be subject to Planning Commission Design Review (Section 10-5.2502). Any new sign or change to existing sign, other than a change of copy, that is 30 square feet or less in area shall be subject to Administrative Design Review (Section 10-2.2500). Any electronic message display sign, regardless of sign area, shall be subject to Planning Commission Design Review.

(a) Electronic message displays. Electronic message displays may be permitted, subject to Planning Commission Design Review (Section 10-2.2502), and provided all of the following standards are met. The Community Development Director may approve electronic message display signs installed by the City, on any City-owned property through Administrative Design Review subject to standards (3)(4)(5)(7)(8)(10)(11)(12) and (13).

2. Section 10-2.1818 Prohibited Signs

(f) Animated signs, except barber poles and time-temperature signs, and electric message display signs permitted pursuant to Section 10-5.1814, unless installed by the City, on any City-owned property, pursuant to the standards included in Section 10-2.1814, unless installed by the City, on any City-owned property, pursuant to the standards included in Section 10-2.1814.

Chapter 5 (Coastal Land Use Plan Implementing Ordinance)

1. Section 10-5.1814 Public zone and City-owned property requirements.

In all "P" public and institutional zones and City-owned properties, any new sign or change to existing sign, other than a change of copy, that exceeds 30 square feet in area shall be subject to Planning Commission Design Review (Section 10-5.2502). Any new sign or change to existing sign, other than a change of copy, that is 30 square feet or less in area shall be subject to Administrative Design Review (Section 10-5.2500).

(a) Electronic message displays. Electronic message displays may be permitted, subject to Planning Commission Design Review (Section 10-5.2502), and provided all of the following standards are met. The Community Development Director may approve electronic message display signs installed by the City, on any City-owned property through Administrative Design Review subject to standards (3)(4)(5)(7)(8)(10)(11)(12) and (13).

2. Section 10-5.1818 Prohibited Signs

- (f) *Animated signs, except barber poles and time-temperature signs, and electric message display signs permitted pursuant to Section 10-5.1814, unless installed by the City, on any City-owned property, pursuant to the standards included in Section 10-5.1814.*

DRAFT

§ 10-2.1814. Public zone requirements.

In all "P" Public and Institutional zones, any new sign or change to existing sign, other than a change of copy, that exceeds 30 square feet in area shall be subject to Planning Commission Design Review (Section 10-2.2502). Any new sign or change to existing sign, other than a change of copy, that is 30 square feet or less in area shall be subject to Administrative Design Review (Section 10-2.2500). Any electronic message display sign, regardless of sign area, shall be subject to Planning Commission Design Review.

- (a) Electronic message displays. Electronic message displays may be permitted, subject to Planning Commission Design Review (Section 10-2.2502), and provided all of the following standards are met.
 - (1) The electronic message display shall be on a site having a live performance theater with a seating capacity of not less than 1,000 seats or on a site having a school;
 - (2) The electronic message display for a live performance theater shall not be located adjacent to or directed towards any street other than a major arterial as identified in the master plan of streets in the Transportation and Circulation section of the General Plan;
 - (3) Electronic message displays shall be limited to the display of information relating to interests or activities of the theater or school on the site on which the sign is located, and shall not function as a "billboard" as defined in Section 10-2.402 of this chapter;
 - (4) The electronic message display shall be incorporated into a high-quality decorative structure compatible with the architectural design of the building(s) on the site;
 - (5) The maximum height of the sign structure containing the electronic message display shall be 30 feet above the adjacent sidewalk grade along the street frontage;
 - (6) The electronic message display component of the sign structure for a live performance theater shall not exceed 120 square feet in area per sign face. The electronic message display component of the sign structure for a school shall not exceed 60 square feet in area per sign face;
 - (7) No more than one electronic message display shall be permitted on a site. The electronic message display may be single-faced or double-faced;
 - (8) The electronic message display shall be an electronic LED (Light Emitting Diode) screen;
 - (9) The pixel pitch of the LED electronic message display shall be 25.4 millimeters or less except that at a school site the pixel pitch of the LED electronic message display shall be 34 millimeters or less if the sign area per face is 40 square feet in area or less;
 - (10) The color of the text in the electronic message display shall have the appearance of white on a black background, except that the use of additional colors may be permitted subject to specific conditions approved pursuant to Planning Commission Design Review;
 - (11) The message shall not flash on and off. A message shall remain fixed for a minimum of

eight seconds. Fading in or out, or scrolling of text shall be permitted as transitions;

- (12) The electronic message display shall not be operated between the hours of 12:00 a.m. and 6:00 a.m. Notwithstanding the foregoing, any electronic message display located adjacent to or directed towards any street other than a major arterial as identified in the Master Plan of Streets in the Transportation and Circulation section of the General Plan shall not be operated during the hours from 8:00 p.m. to 6:00 a.m.;
- (13) The electronic message display shall be maintained in good operating condition and external appearance at all times;
- (14) The electronic message display shall not result in unacceptable light intensity and glare impacting surrounding property;
- (15) The Planning Commission may impose additional, or more restrictive, requirements as necessary to limit impacts on surrounding property.

(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 9, Ord. 2884 c.s., eff. May 2, 2002, § 2, Ord. 2899 c.s., eff. March 20, 2003, § 2, Ord. 2984 c.s., eff. June 2, 2006, and § 2, Ord. 3036 c.s., eff. June 5, 2009)



Administrative Report

J.2., File # PC24-1855

Meeting Date: 11/21/2024

TO: PLANNING COMMISSION
FROM: SEAN SCULLY, PLANNING MANAGER

TITLE

PUBLIC HEARING TO CONSIDER AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A NEW CHILDCARE FACILITY (WITH INFANTS), OCEAN VIEW ACADEMY CHILD DEVELOPMENT CENTER, WITHIN AN EXISTING CHURCH/SCHOOL BUILDING ON PROPERTY LOCATED WITHIN A COMMERCIAL-PEDESTRIAN ORIENTED (C-2-PD) ZONE AND SINGLE-FAMILY RESIDENTIAL (R-1) ZONE.

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Adopt the attached resolution by title only, waiving further reading:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A CHILD DAY CARE CENTER (WITH INFANTS) WITH A MAXIMUM OF 100 CHILDREN WITHIN EXISTING CLASSROOMS AT AN EXISTING CHURCH LOCATED WITHIN A COMMERCIALPEDESTRIAN (C-2-P) ZONE AND A SINGLE-FAMILY RESIDENTIAL (R1) ZONE, AT 301 AVENUE D. (CASE NO. CUP-2023-14)

EXECUTIVE SUMMARY

On November 17, 2023, the Community Development Department received an application (Conditional Use Permit) to operate of a Children’s Day-Care Center, with infant care, on a property located at 301 Avenue D within the Commercial-Pedestrian Oriented (C-2-PD) and Single-Family Residential (R-1) Zone. “Child day-care centers” are conditionally permitted in both the C-2-PD and the R-1 Zones.

The subject property is owned and operated by the Saint Andrews Presbyterian Church. The Saint Andrews Presbyterian Church was originally built in 1948 with additions in 1952, 1955, 1957, and 1962. The 1962 addition included the most recent substantial work that generally represents the church as it exists today. In 1962 the expansion of the church included the construction of the school classrooms and the development of the parking lot (68 spaces) across the street between Avenue D and Avenue E which provides the required parking spaces for the church, school, and offices on the subject property today. Attached to this Administrative Report is the approved “Plot Plan” that illustrates the addition of the school classrooms and the parking lot approved and built in 1962.

The applicant, Ocean View Academy, is the owner/operator of the proposed children's day-care facility. Ocean View Academy's planned child care services will accommodate a maximum of 100 children between the ages of 6 weeks to 6 years. Ocean View Academy currently operates a children's day-care facility in Hermosa Beach that accommodates 52 children and they plan to close that location and reopen here at 301 Avenue D. At maximum capacity Ocean View Academy will employ 20 full-time employees and 4 part-time employees. The proposed hours of operation are Monday through Friday 7:00 AM - 6:00 PM.

No interior or exterior alterations are proposed with this application as the existing school classrooms accommodate this type of use as they exist.

BACKGROUND

The subject property is located at 301 Avenue D at the northeast corner of Avenue D and Pacific Coast Highway. The subject property is a single property that 42,470 sf (0.97 Acres) in size and has "split zoning" with the portion of the property fronting Pacific Coast Highway (+/- 22,487 sf) zoned Commercial-Pedestrian Oriented (C-2-PD) and remainder of the parcel fronting Avenue D (+/- 19,983 sf) zoned Single-Family Residential (R-1). Children's Day-Care uses are conditional permitted in both zones. The properties north are zoned C-2-PD and R-3. The properties west (across PCH) are zoned C-2-PD. The properties south is also zoned C-2-PD, however there is a residential apartment (legal non-conforming) with nine (9) units directly across the street from the church/proposed children's day-care. Additionally, there is a large residentially zoned (R-1) lot that is also immediately south of the church/proposed children's day-care developed with a parking lot with 68 parking spaces that is owned by St. Andrews Church. The parking lot provides all the parking in support of the church and any schools that have operated in the past and would support the required parking of the proposed children's day-care. The properties east of the subject property are zoned and developed single family residential (R-1).

Below is an aerial photo identifying the subject property, the parking lot across the street, and the surrounding development. Attached to this Administrative Report are a series of aerial photos, the zoning map, and proposed plans that identify the subject property (site plan), the subject classrooms (floor plans), the play areas, the loading zone along Avenue D, and the parking lot across Avenue D that extends to Avenue E. Additionally, the attached aerial photos and zoning map identify the apartment building directly south of the church across Avenue D and the adjacent single-family residences to the east of the subject property.



Ocean View Academy currently operates a children's day care facility with 52 children located at 1063 Aviation Boulevard, Hermosa Beach, CA 90254. Ocean View Academy has operated at the Hermosa Beach location since 2013 (11 years) and is moving to the proposed location in Redondo Beach because their lease is ending and the owner is planning to sell the building in which they currently operate.

The proposed subject property, 301 Avenue D, is owned and operated by the Saint Andrews Presbyterian Church. The Saint Andrews Presbyterian Church was originally built in 1948 with additions in 1952, 1955, 1957, and 1962. The 1962 addition included the most recent substantial work that generally represents the church as it exists today. Additionally, the expansion of the church in 1962 included the construction of the school classrooms and the development of the parking lot (68 spaces) across the street between Avenue D and Avenue E which provides the required parking spaces for the church, school, and offices on the subject property today.

The St. Andrews Church has operated multiple schools at this location over the years.

- A Bible School was the initial school facility (1962). It's duration and operations are unknown.
- "MOPS", a nonprofit organization called Mothers of Preschoolers has operated at this location for the past 30+ years. They meet in the existing classrooms with children from ages ranging 2 -6 years old. Currently, they have scaled back and only meet every other Wednesday. The program will no longer be in operation when the preschool opens. At its peak, MOPS would run Monday-Friday 10:00am-12:30pm. They would have an average of 20 children daily. They used the grass area with the play structure as their outdoor play yard. They operated with an average of 4 teachers and 20 children daily.
- "Knowing Gardens", a private K-5 school operated prior to "MOPS" for about 15 years. Their K -5 school had an average of 25 students daily. They had a teacher to student ratio of 1:5. They were open Monday through Friday from 8 am- 4 pm.
- St Andrews Sunday School Program. St Andrews children and another church that rents their space Sunday afternoon operate a combined Sunday School program with as many as 80 children within the school classrooms and play area.

As evidenced above, childcare and private school uses have historically operated at this location since 1962. Additionally, the classrooms were designed and built for school and daycare use.

ANALYSIS

Proposed Operation

The following is a summary of the planned operations of the Ocean View Academy Child Development Center.

- Ocean View Academy's planned child care services will accommodate a maximum of 100 children between the ages of 6 weeks to 6 years.
 - Although Ocean View Academy is requesting a maximum enrollment of 100 children, they do not expect this number of children on a daily basis. Many of the Ocean View Academy's clients request services on a part time bases, meaning that some days attendance will be 60 children with other days having 75 or slightly more children depending upon what days families pick to enroll.
 - Out of the maximum enrollment of 100 children, up to 40 children will be "infants". Which will account for nearly half (1/2) of the day-care children enrolled.
 - The state considers infants to be aged 6 weeks-2 years.
 - 26 of the 40 children will be 6 weeks-1 years old.
 - 14 of the 40 children will be 1-2 years old.
- At maximum capacity Ocean View Academy will employ 20 full-time employees and 4 part-

time employees.

- The proposed hours of operation are Monday through Friday 7:00 AM - 6:00 PM.
 - Drop off and pick up operations.
 - Drop off/Pick up times will be staggered.
 - Parents can sign up for an allotted time. If they come past their time, they must park in the parking lot across the street and walk their child to school.
 - The loading zone times will be 7:00-7:20, 7:20-7:40, 7:40-8:00, 8:00-8:20, 8:20-8:40, 8:40-9:00, 9:00-9:20, 9:20-9:40, 9:40-10:00.
 - Six (6) families every 20 minutes supported by six (6) staff members/teachers at the loading zone. This schedule accommodates 60 families during the drop off periods. Those families that are not assigned a drop off/pick up time are required to park in the parking lot and walk their child to the Academy.
- Outdoor play operations.
 - The outdoor playground space that faces Avenue D: Half (½) of the space will be gated off for the infants. The other half (½) that has the play structure will only allow 10 children at a time. The courtyard will also have a 10-child maximum occupancy at appointed times. ○ Outdoor times do not begin until 9:00 am.
 - Outdoor play times will be staggered as follows: 9:00-9:45, 9:45-10:30, 10:30-11:15, 11:15-12:00pm.
 - Thirty 30 children are the maximum permitted in all three (3) combined outdoor play areas simultaneously during an allotted outdoor play time (10 of which are infants).
 - The children have nap/rest time from 12:00-2:00pm and will not be outside during these times.
 - During the afternoon, Ocean View Academy will follow the same maximum numbers noted above with staggered outside times as follows: 2:30-3:15, 3:15-4:00, 4:00-4:45, 4:45-6:00 pm.

Issues of Concern

The primary issues of concern associated with child day care facilities are the potential noise (outside play areas), parking, and ensuring traffic/pedestrian safety concerning drop-off/pick-up activities. The following analysis provides a summary of the noted issues of concern, noise, parking, and traffic/pedestrian safety with proposed conditions of approval that serve to mitigate any potential issues noted.

Noise

Any potential for noise associated with child day care centers typically emanates from the State required outdoor play areas. There are three (3) outdoor play areas planned for the day-care. Each is limited to ten (10) children maximum during any of the outdoor play times noted above. Below is a description of each the outdoor play areas, an analysis of the potential for noise, an exhibit identifying the play areas, and finally the proposed conditions that serve to ensure the potential for noise impacts are less than significant.

- Play Area 1 - Approximately 630 sq. ft. of grass play area. Infants only (6 weeks - 2 years of age). Maximum of 10 infants.
- Play Area 2 - Approximately 750 sq. ft. of grass play area with a wooden climbing play structure. Children 3-6 years of age. Maximum of 10 children.

- Play Area 3 - Approximately 2,000 sq. ft. of paved play area. Children 3-6 years of age. Maximum of 10 children.

Staff conducted multiple site visits to assess the existing noise environment and the proximity of the play areas to nearest noise sensitive land uses.

Concerning the existing noise environment, the neighborhood is impacted significantly by the existing traffic noise generated along Pacific Coast Highway (PCH). Play Area 1 and 2 are approximately 100' east of PCH and the noise from PCH will generally exceed the noise environment anticipated by the children in these two (2) Play Areas. Since Play Area 1 will be for infants only it is staff's opinion that noise will only be generated from 10 children in Play Area 2 and that potential noise is not expected to exceed the existing noise environment (ambient noise) created by the traffic along PCH.

Concerning Play Area 3, staff does not anticipate noise from this Play Area to exceed the noise generated from Play Area 1 and 2 due to its location within the property and being nearly completely surrounded by the classrooms, offices, and sanctuary structures which will serve to block the majority of noise potentially generated in this Play Area.



In addition to the high ambient noise levels generated by PCH coupled with the small number of

children in Play Area 2 (10 maximum), and the location of the structures that surround Plan Area 3, the distances and orientation of the nearest adjacent residences further mitigate any potential noise impacts.

South of the Play Areas and across Avenue D is the nearest residential land use. 302 and 304 Avenue D are developed with 9 residential apartments. They are located approximately 85 - 155 feet away from Play Areas 1 and 2. Upon inspection of the apartments it is important to note that they are oriented west with only a solid sidewall on their north side. Additionally, it is noteworthy that the apartments at 302 and 304 Avenue D are located on property that is zoned C-2-PD.

Concerning the nearest single-family residences, 307 Avenue D is immediately adjacent to the child care facility on the same side of Avenue D however the existing classrooms and offices are located between the Play Areas and this residence and will serve to block noise from any of the Play Areas. 308 Avenue D is located across Avenue D and east of the closest Play Area (Play Area 2) by 163 feet. The distance, small number of children (10 maximum), and the significant noise generated by PCH are expected to reduce any potential noise impacts to less than significant.

As further protection concerning noise and to ensure any potential noise is mitigated, the following conditions of approval have been included in the attached resolution.

Each outdoor Play Area shall be limited to a maximum of 10 children/infants at one time between the hours of 9:00 AM - 12:00 PM and 2:00 PM - 6:00 PM.

Active management by staff of children in distress may require their removal from the outdoor Play Area to an indoor play area. Upon the receipt by the City of deemed reasonable complaints concerning noise, additional mitigation concerning outdoor Play Areas may be required.

Parking

Pursuant to Section 10-5.1706 of the City's Zoning Ordinance, a child day-care center is required to provide one space per employee, plus drop-off and pick-up areas "as determined necessary based on the center's maximum capacity". Per the applicable municipal code provisions, the total parking required for the proposed child care facility is 24, based on their proposed maximum employee projection of 20 full time and 4 part time employees. The parking lot located immediately across Avenue D is owned and managed by the church and is available for use by Ocean View Academy. There are 68 spaces in the parking lot. The offices for the church only require a few parking spaces during the week with the remainder, approximately 60, available for Ocean View Academy employees and for parents that will park and walk their child to the facility and/or walk to pick-up their child from the facility.

Drop-Off/Pick-Up

There will be two (2) options for Drop-Off/Pick-Up of the children attending the Academy. The primary option is to utilize the 50' loading zone immediately adjacent to the facility on the north side of Avenue D. Below is the manner in which the loading zone will be managed.

- The Drop off/Pick up times will be staggered.
- Parents can sign up for an allotted time. If they come past their time, they must park in the parking lot across the street and walk their child to school.
- The times will be 7:00-7:20, 7:20-7:40, 7:40-8:00, 8:00-8:20, 8:20-8:40, 8:40- 9:00, 9:00-9:20,

9:20-9:40, 9:40-10:00.

- Six (6) families every 20 minutes supported by six (6) staff members/teachers at the loading zone. This schedule accommodates 54 families during the drop off periods. Those families that are not assigned a drop off/pick up time are required to park in the parking lot and walk their child to the Academy.

Although the majority of families will utilize the “loading zone” option, some parents will not and they will be required to park in the parking lot and walk their child to the facility. It is also important to note, as the majority of the families that are clients of the Ocean View Academy are local residents of Redondo Beach it is anticipated that some clients will walk to the facility. Attached to the report is a list of the clients to date and their city of residence. As evidenced from the client list, the majority are from Redondo Beach. For the families that will walk from the parking lot the likely route will be crossing at the intersection of Avenue D and Pacific Coast Highway.

Below is the condition of approval included in the attached resolution to address any potential drop-off and pick-up conflicts.

Drop-off and pick-up assignments and instructions will be provided to the child day-care staff and clients to ensure the orderly and safe access and exiting from the loading zone adjacent to the facility along the north side of Avenue D. For clients that are not assigned to the loading zone along Avenue D they must park in the parking lot across the street from the facility and walk their child to school and cross at either the intersection of Avenue D and PCH or Avenue D and S. Juanita Avenue.

Outreach

A public notice advertising the proposed children’s day-care center was published in the Easy Reader, posted on the subject property, and mailed to property owners within 300 feet of the exterior boundaries of the subject by the City. To date no comments, concerns or inquiries have been received. Additionally, the owner and operator of the Ocean View Academy Child Development Center has conducted extensive outreach to the neighborhood surrounding their proposed location and has gathered many signatures in support of the proposed children’s day-care facility. Below is a summary list of the neighbors who have signed a document in support of the project. The signatures in support are also attached to this Administrative Report.

- Apartment Residents, 302/304 Units 2, 5, 6, and 7, Avenue D
- Single Family Residences, 308, 309, and 310.

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Section 10-2.620 and 10-2.501, the proposed children’s day-care use requires approval of a Conditional Use Permit by the Planning Commission. The Conditional Use Permit serves to ensure that certain uses possessing unique characteristics will not adversely affect surrounding uses and properties, nor disrupt the orderly development of the community. For approval of the project, the Planning Commission must make the specific findings in the affirmative. Attached to this Administrative Report is RESOLUTION NO. 2024-**-PCR-*** which identifies all the conditions of approval that serve to address all the noted “issues of concern” and affirm all the required findings necessary for the Planning Commission to approve the proposed project.

Based on a review by the Planning Division of the application, business and operations plans, the

traditional and intended use of the existing classroom facilities, the neighborhood outreach, and the with the specific conditions of approval add to address all the noted concerns, approval of the project is recommended.

ENVIRONMENTAL STATUS

The proposed project is Categorically Exempt from the preparation of environmental analyses, pursuant to Article 19. Categorical Exemptions, Section 15332 In-Fill Development Projects, as the project is consistent with the applicable general plan designations and all applicable general plan policies as well as with applicable zoning designation and regulations, the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, the project site has no value as habitat for endangered, rare or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. This finding is supported by the fact that the proposed child day-care facility is locating within an existing school classroom facility at an existing church that is approximately 1 acre in size and is consistent with the City's General Plan and complies with all applicable zoning regulations.

CONCLUSION

Staff recommends that the Planning Commission approve the Exemption Declaration and grant the Conditional Use Permit subject to the findings and conditions contained within the attached draft resolution.

ATTACHMENTS

1. 301 Avenue D - Exemption Declaration
2. 301 Avenue D - Draft Resolution
3. 310 Avenue D - CUP Application
4. 301 Avenue D - Business Plan
5. 301 Avenue D - Site Plan, Floor Plan, Loading-Parking
6. 301 Avenue D - Exhibits
7. 301 Avenue D - 1962 Plans
8. 301 Avenue D - Wait List
9. 301 Avenue D - Signatures in Support



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: November 12, 2024

PROJECT ADDRESS: 301 Avenue D

PROPOSED PROJECT: Consideration of a Conditional Use Permit to allow a child day care center with infant care on property situated within a Commercial Pedestrian (C-2-PD) zone and a Single Family Residential (R-1) zone within an existing church that includes school classroom facilities.

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code and Article 19 of the California Environmental Quality Act (CEQA) Guidelines, the above-referenced project is Categorically Exempt from the requirement for preparation of environmental review documents pursuant to:

Article 19. Categorical Exemptions, Section 15332 In-Fill Development Projects, as the project is consistent with the applicable general plan designations and all applicable general plan policies as well as with applicable zoning designation and regulations, the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, the project site has no value as habitat for endangered, rare or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. This finding is supported by the fact that the proposed child day-care facility is locating within an existing school classroom facility at an existing church that is approximately 1 acre in size and is consistent with the City's General Plan and complies with all applicable zoning regulations.

Sean Scully

Sean Scully
Planning Manager

RESOLUTION NO. 2024--PCR-*****

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A CHILD DAY CARE CENTER (WITH INFANTS) WITH A MAXIMUM OF 100 CHILDREN WITHIN EXISTING CLASSROOMS AT AN EXISTING CHURCH LOCATED WITHIN A COMMERCIAL-PEDESTRIAN (C-2-P) ZONE AND A SINGLE-FAMILY RESIDENTIAL (R-1) ZONE, AT 301 AVENUE D. (CASE NO. CUP-2023-14)

WHEREAS, an application was filed by the applicant/operator of the proposed project with permission of the owners of property (Saint Andrews Presbyterian Church) located at 301 Avenue D for approval of an Exemption Declaration and Conditional Use Permit to allow the operation of a Child Day-Care Center, with infant care, within existing school classrooms located within a Commercial Pedestrian (C-2-PD) zone and a Single Family Residential (R-1) zone; and

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

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant and the Planning Division, and other interested parties at the public hearing held on the 21st day of November, 2024, with respect thereto.

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

1. In accordance with Sections 10-2.620 and 10-2.501 of the Redondo Beach Municipal Code, Zoning Ordinance, the proposed Children’s Day-Care Center, with Infant Care, is conditionally permitted within the Commercial-Pedestrian (C-2-PD) zone and the Single-Family Residential (R-1) zone.
2. In accordance with Section 10-2.2506 (b) of the Redondo Beach Municipal Code, Zoning Ordinance, the applicant’s request for a Conditional Use Permit is consistent with the criteria set forth therein for the following reasons:
 - a. The site for the proposed use shall be in conformity with the General Plan, and when located within the Artesia and Aviation Corridors Area Plan area shall be

consistent with the intent of the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.

The proposed children's day-care center is not located within the Artesia and Aviation Corridors Area Plan. The children's day-care center will occupy existing classrooms at the St. Andrews Presbyterian Church. The existing classrooms and "play areas" that support the children's day-care center have been designed and built in 1962 to accommodate schools for children. The proposed use is in conformity with the General Plan land use designation of Commercial and Residential which allows for children's day-care facilities to principally provide for the needs of nearby residents. The proposed children's day-care will comply with all requirements for setbacks, fencing, and landscaping. The parking spaces provided comply with the number required by code and in fact provide for nearly three (3) times what is required by the zoning ordinance.

- b. The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.

The site is directly adjacent to Pacific Coast Highway, a major arterial street, and Avenue D. The site would be accessed by a designated "loading zone" along the north side of Avenue D immediately adjacent to the children's day-care facility with additional access to a large parking lot available for parking and walking the children to the proposed children's day-care. The Avenue D parking lot is entered from Avenue D and requires exiting onto Avenue E therefore no potential conflicts exist between the parents using the loading zone and the parents utilizing the parking lot.

- c. The proposed use shall have no adverse effect on abutting property or the permitted use thereof.

The proposed children's day care center will be replacing previous children's schools and day-care centers, which did not generate excessive nuisance for adjacent properties per the RBPD calls for service. The church and schools existing setbacks will not change as no exterior alterations/additions are proposed. With the approval

of the conditions of approval to address potential noise concerns and the condition concerning drop-off/pick-up requirements, no adverse effects upon adjacent properties are anticipated.

- d. The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:
 - a. Additional setbacks, open spaces, and buffers;
 - i. *Existing setbacks serve as adequate buffers for this use from surrounding properties. No additions or exterior alterations are proposed.*
 - b. Provision of fences and walls;
 - i. *No fences and walls are proposed or required.*
 - c. Street dedications and improvements, including service roads and alleys;
 - i. *All required dedications have been exercised.*
 - d. The control of vehicular ingress, egress, and circulation;
 - i. *The proposed drop-off/pick-up operations utilize the existing loading zone and are acceptable to the City's traffic engineer. Additional parking is available in the adjacent parking lot.*
 - e. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
 - i. *Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.*
 - f. Provision of landscaping and the maintenance thereof;
 - i. *Existing landscaping is compliant and will remain.*
 - g. The regulation of noise, vibration, odor and the like;
 - i. *Specific conditions have been added to address any potential noise concerns.*
 - h. Requirements for off-street loading facilities;
 - i. *No off-street loading facilities are required.*
 - i. A time period within which the proposed use shall be developed;
 - i. *If any permits are required the proposed new children's day-care building will comply with required building plan check and inspections schedules.*
 - j. Hours of permitted operation and similar restrictions;
 - i. *The proposed hours of operation are Monday through Friday from 7:00am to 6:00pm. Outdoor play area times are limited to 9:00am to 12:00pm and 2:30pm to 6:00pm.*
 - k. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and

- i. Not applicable. No billboards are located on this subject property.*
- I. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter, the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and the General Plan.
 - i. The conditions of approval address all noted issues of concern, namely potential noise concerns and parking/drop-off and pick-up impacts resulting in a project that is in conformity with the intentions and purposes of the applicable provisions of the City's Zoning Ordinance and its General Plan.*
3. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission and are approved.
4. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15332 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).
5. The Planning Commission hereby finds that the proposed project will have no impact on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.

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

Section 1. That based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and grant the Conditional Use Permit pursuant to the plans and applications considered by the Planning Commission at its meeting of the 21st day of November, 2024.

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

1. The approval granted herein is for the operation of a Child Day-Care Center, with infant care, with a maximum of 100 children ages infant to 6 years within the existing school classroom facilities located at 301 Avenue D. The business shall be maintained and operated in substantial compliance with the proposal and the plans and conditions of approval reviewed and approved by the Planning Commission at its meeting of November 21, 2024.

2. That all exterior and interior alterations (none proposed at this time) to the building shall comply with all applicable codes, regulations and requirements and the applicant shall obtain all necessary permits from the Building Department, Engineering Department, Fire Department and any other agency with jurisdiction over interior and exterior improvements to the site.
3. That the daycare and infant care center shall be allowed to operate from 7:00 a.m. to 6:00 p.m., Monday through Friday.
4. That the applicant shall obtain a separate sign permit and that no signs shall be installed prior to the approval by the Community Development Department in accordance with the City's Sign Regulation Criteria in Section 10-2.1802 and Standards in Section 10-2.1810.
5. That the Community Development Department is authorized to approve minor changes.
6. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
7. That the Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.
8. The applicant shall provide a contact name and phone number to all abutting neighbors. Said phone shall be answered during all business hours.
9. Drop-off and pick-up assignments and instructions will be provided to the child day-care staff and clients to ensure the orderly and safe access and exiting from the loading zone adjacent to the facility along the north side of Avenue D. For clients that are not assigned to the loading zone along Avenue D they must park in the parking lot across the street from the facility and walk their child to school and cross at either the intersection of Avenue D and PCH or Avenue D and S. Juanita Avenue.
10. Each outdoor Play Area shall be limited to a maximum of 10 children/infants at one time between the hours of 9:00 AM – 12:00 PM and 2:00 PM – 6:00 PM.
11. Active management by staff of children in distress may require their removal from the outdoor Play Area to an indoor play area. Upon the receipt by the City of deemed reasonable complaints concerning noise, additional mitigation concerning outdoor Play Areas may be required.

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

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

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

PASSED, APPROVED AND ADOPTED this 21st day of November, 2024.

Planning Commission Chair
City of Redondo Beach

ATTEST:

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

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2024-**-PCR-*** was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 21st day of November, 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

Marc Wiener
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

CITY OF REDONDO BEACH
PLANNING DIVISION

APPLICATION NO.

DATE REVIEWED:

APPLICATION FOR CONDITIONAL USE PERMIT

Application is hereby made to the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 or Section 10-5.2506 of Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A APPLICANT INFORMATION		
STREET ADDRESS OF PROPERTY: 301 Avenue D, Redondo Beach, ca. 90277		
EXACT LEGAL DESCRIPTION OF THE PROPERTY:		ZONING:
LOT: 37	BLOCK: 1	TRACT: 12836
FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)		
SITE SIZE (SQ. FT.):	GROSS FLOOR AREA (SQ. FT.)	FLOOR AREA RATIO:
RECORDED OWNER'S NAME:	AUTHORIZED AGENT'S NAME & EMAIL:	
MAILING ADDRESS:	MAILING ADDRESS:	
TELEPHONE:	TELEPHONE: N/A	
APPLICANT'S NAME: Liliانا Lujan	PROJECT ARCHITECT/FIRM/PRINCIPAL:	
MAILING ADDRESS: 1063 Aviation Blvd, Hermosa, ca 90264	MAILING ADDRESS: N/A	
TELEPHONE: 310 714-8890	TELEPHONE:	LICENSE NO.
B REQUEST	114jana@oceanviewacademy.com	
The applicant requests a Conditional Use Permit to use the above described property for the following purposes: Child care for children ages 6 weeks to 6 years. There will be no construction work needed as classrooms are pre-existing and there is already a playground on premises.		

C

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

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

Everything is already existing. We are going to paint and clean rooms for the preschool.

2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)

Everything is already existing. Classrooms, outside yard and parking is already there. We would only paint and clean facility to update look.

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

Avenue D and Pacific Coast Highway.

Access to parking lot from PCH to Avenue D will be on the right hand side. There is an exit on Avenue E.

Access to parking lot from Avenue D is not going to be used.

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

Minimal impact on neighborhood. Church already uses facility for children programs and Sunday school.

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

There are very few infant care centers in the community. Our goal is to provide a safe, warm, educational space for Redondo Beach to support the population. We will be working on various outreach programs with the church.

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

NAME	ADDRESS	LOT	BLOCK	TRACT

OWNER'S AFFIDAVIT

Project address: 301 Avenue D, RB, CA 90277

Project description: Child care center

Ages 1wks-16 yrs.

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

Signature(s): [Signature]
ST. ANDREW'S PRESBYTERIAN CHURCH

Address: 301 Avenue D
REDONDO BEACH, CA 90277

Phone No. (Res.) 310 245-0571 /mobile
(Bus.) 310 540-5232 X.232

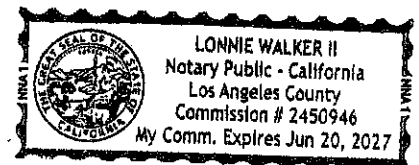
Subscribed and sworn to (or affirmed) before me this 17 day of NOVEMBER, 20 23

by ROBERT WHITE, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal



Ocean View Academy BUSINESS PLAN

Prepared by:

Liliana Lujan

301 Avenue D
Redondo Beach, California 90277
(310) 540-1911
llujan@oceanviewacademy.com

oceanviewacademy.com

I. EXECUTIVE SUMMARY

Ocean View Academy (referred to from hereon in as the "Company") is intended to be established as a Limited Liability Company at 301 Avenue D, Redondo Beach, California 90277 with the expectation of rapid expansion in the child care industry.

Business Description

The Company shall be formed as Limited Liability Company under California state laws and headed by Liliana Lujan.

Liliana Lujan has over 20 years experience in Child Care. She has also been a Director of a Preschool in Hermosa Beach for 11 years.

The Company will employ **20** full-time employees and **4** part-time employees.

Business Mission

Ocean View Academy's mission is to provide excellence in care and education that help children, families and employees work together to be their very best.

We are committed to:

Nurturing children to develop at their own pace through hands on learning.

Make a difference in the lives of children and families in our community.

Provide a safe and nurturing environment that our students and families feel welcome and comfortable.

Provide curriculum based on the interests of the class and environment.

Prepare the children for academic success.

New Service

The Company is prepared to introduce the following service to the market:

Child Care: We will be providing care for children ages 6 weeks-6 years. Parents will drop off children using the drop off zone located in front of the school. A teacher will be outside to assist in the transition. We will have intervals of time when the children will be dropped off. ie. 7:00-7:15, 8:00-8:15, etc. If parents come after designated drop off times they can use the parking lot to park. There are 62 available parking spaces for the preschool.

During preschool hours the Church will not be in use. The preschool will be using pre existing classrooms during its operational hours. There will be availability for children to attend the school part time or full time. Part time hours are 7:00 am-12:30 pm and full time hour are 7:00 am-6:00 pm.

*The Church hold Bible Study via zoom when the School opens. All Church activities will be after school hours and on the weekends.

*We will utilize two play areas while the preschool is in session. There is a courtyard that accomodates 55 children at one time and a grassy area that accomates 30 children. The children will be divided into different groups so that they will not be using the playground at the same time.

***Pick up/Drop off Procedures:** We will have a designated time between 7:00-9:00am where the children will be dropped off in the unloading zone (that are already in place) that is adjacent to the school. There will be staff outside to bring the children inside or to bring the children to their parents at the end of the day. Should the parents need to come inside, they will park in the parking lot across from the school and walk to the stop sign on PCH and Avenue D.

II. BUSINESS SUMMARY

Industry Overview

In the United States, the child care industry presently makes 250,000 dollars in sales.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions:

Legal Issues

The Company affirms that its promoters have acquired all legally required trademarks and patents.

III. MARKETING SUMMARY

Target Markets

The Company's major target markets are as follows:

We will be looking to license the Child Care center with a capacity of 85 children.

The estimated number of potential clients within the Company's geographic scope is 85.

Services

First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

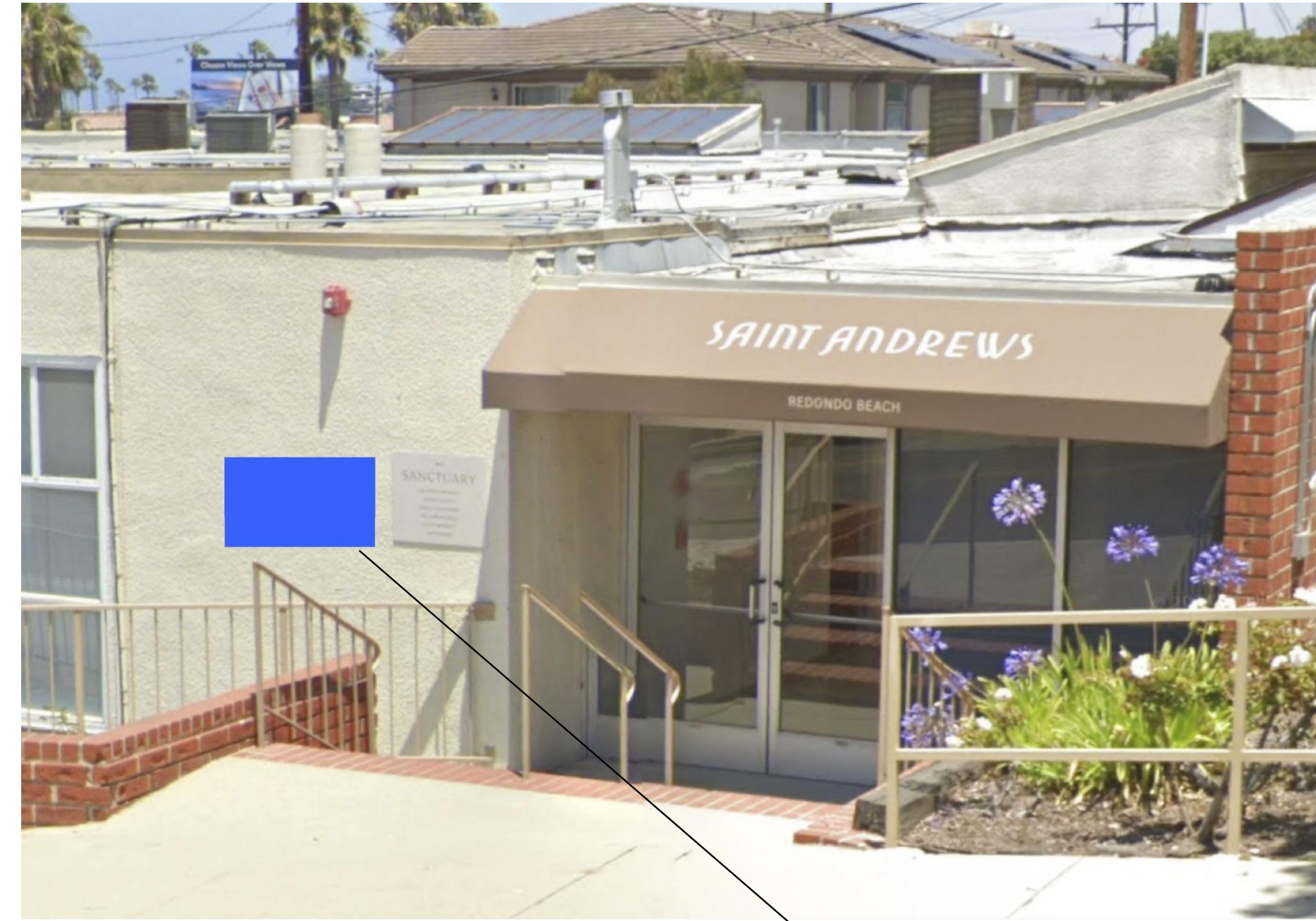
IV. FINANCIAL PLAN

12-Month Profit and Loss Projection

Monthly expense for salaries and overhead (projected):	\$32,000.00
Revenue and sales for first year of business (projected):	\$150,000.00
Gross profit for first year of business (projected):	\$0.00

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

PLACARD LOCATIONS



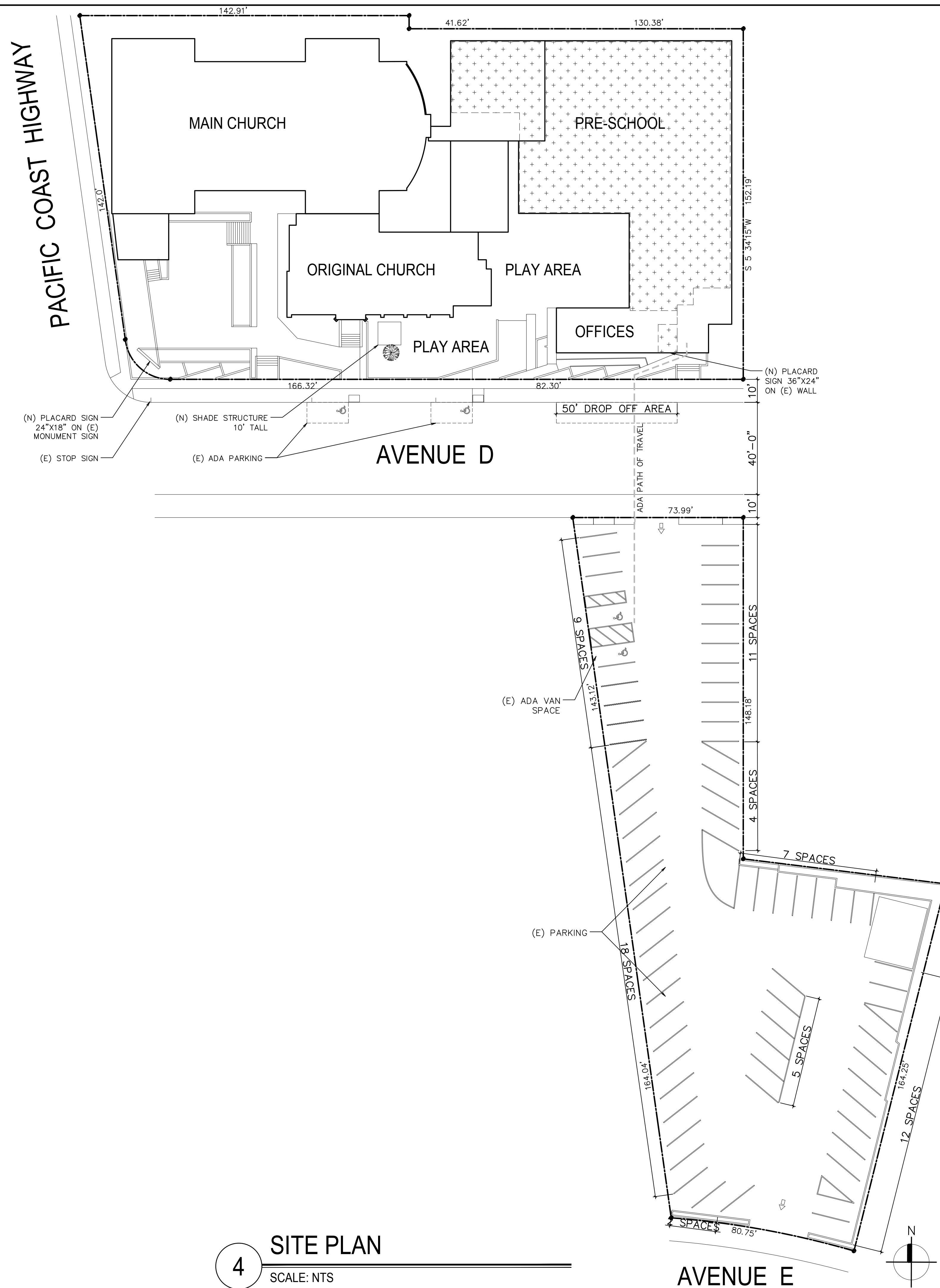
PLACARD, METAL



PLACARD SIGN



SHADE STRUCTURE



4 SITE PLAN
SCALE: NTS

INDEX OF SHEETS

ARCHITECTURAL
A-001 COVER SHEET &
SITE PLAN
A-101 FIRST FLOOR PLAN
A-102 SECOND FLOOR PLAN

PROJECT SUMMARY

OWNER: St. ANDREWS CHURCH
PACIFIC COAST HIGHWAY
REDONDO BEACH, CALIFORNIA

CONSTRUCTION TYPE: III-B
STORIES: 2 STORY
OCCUPANCY GROUPS: I
LOT SIZE: 000 sqft
ZONE: I

FIRST FLOOR:
PLAY AREA: 4,366SQFT
SECOND FLOOR:
OFFICE 555SQFT
CLASSROOMS: 5,736sqft

SCOPE OF WORK:
NEW PRE-SCHOOL TO OCCUPY EXISTING SCHOOL,
NEW SHADE STRUCTURE. 161STUDENTS

SITE PARKING
EXISTING SPACES: 68
STANDARD: 56
COMPACT: 10
VAN ACCESSIBLE: 1
ACCESSIBLE: 1
TOTAL PROVIDED: 68 SPACES

PROJECT NOTES:

- All work shall conform to the 2022 CBC, CPC, CMC, CEC, California Green Building Code and Energy Code.
- All construction waste to be containerized at all times.
- All General Contractors/Sub-contractors conducting business within the City of Torrance are required to maintain a current City Business License as per the Municipal Code.
- Final approval required by the Public Works Department for street improvements, curb cores, curbs/gutters, etc. Separate Public Works permit required for driveways, driveway approach and any work in City right of way.
- A re-inspection fee may be charged for inspections which is not accessible, approved plans not on site, or job not ready.
- All dimensions are from finish to finish. Do not scale dimensions from plans. Contractor to verify all conditions and dimensions in the field. Notify the Architect and Engineer of any discrepancies or conflicts prior to demolition.
- Per local requirements, working hours are 7:00AM to 7:00PM Monday through Saturday. With NO work on Sundays or Holidays.
- All special inspectors shall be registered with the City Building Department prior to performing any inspections and shall also notify the Building Official of each job location thereafter.
- See Structural, Mechanical, Electrical, Lighting Drawings and Title-24 Energy calculations.
- Exterior signage requires separate approval and separate permit.

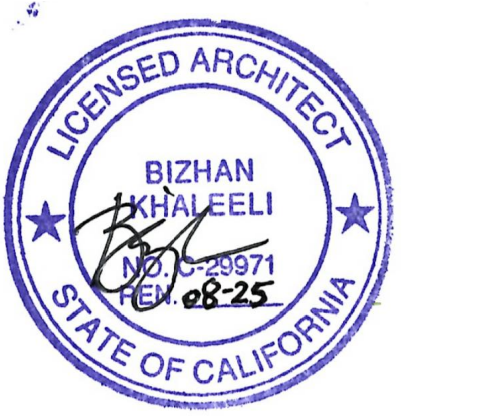
LEGEND

	NEW PRE-SCHOOL
	DETAIL REFERENCE REFERENCE SHEET NO.
	ELEVATION REFERENCE REFERENCE SHEET NO.
	SECTION REFERENCE REFERENCE SHEET NO.
	PROPERTY LINE
	ADA PATH OF TRAVEL
	WALL BELOW
	PROPERTY MARKER
	(E) TREE

The design, details and ideas contained in this drawing are and shall remain the property of BKA. No part thereof shall be copied, reproduced, disclosed to others, or used for any other work or project without the written consent of BKA.



Bizhan Khaleeli Architect, Inc.
4001 Pacific Coast Highway
Suite 108
Torrance, California 90505
phone (310)874-3201
bizhan@bkarchitectinc.com



REVISIONS	
No.	Date

PROJECT TITLE
C.U.P.

OWNER
St. Andrews Church

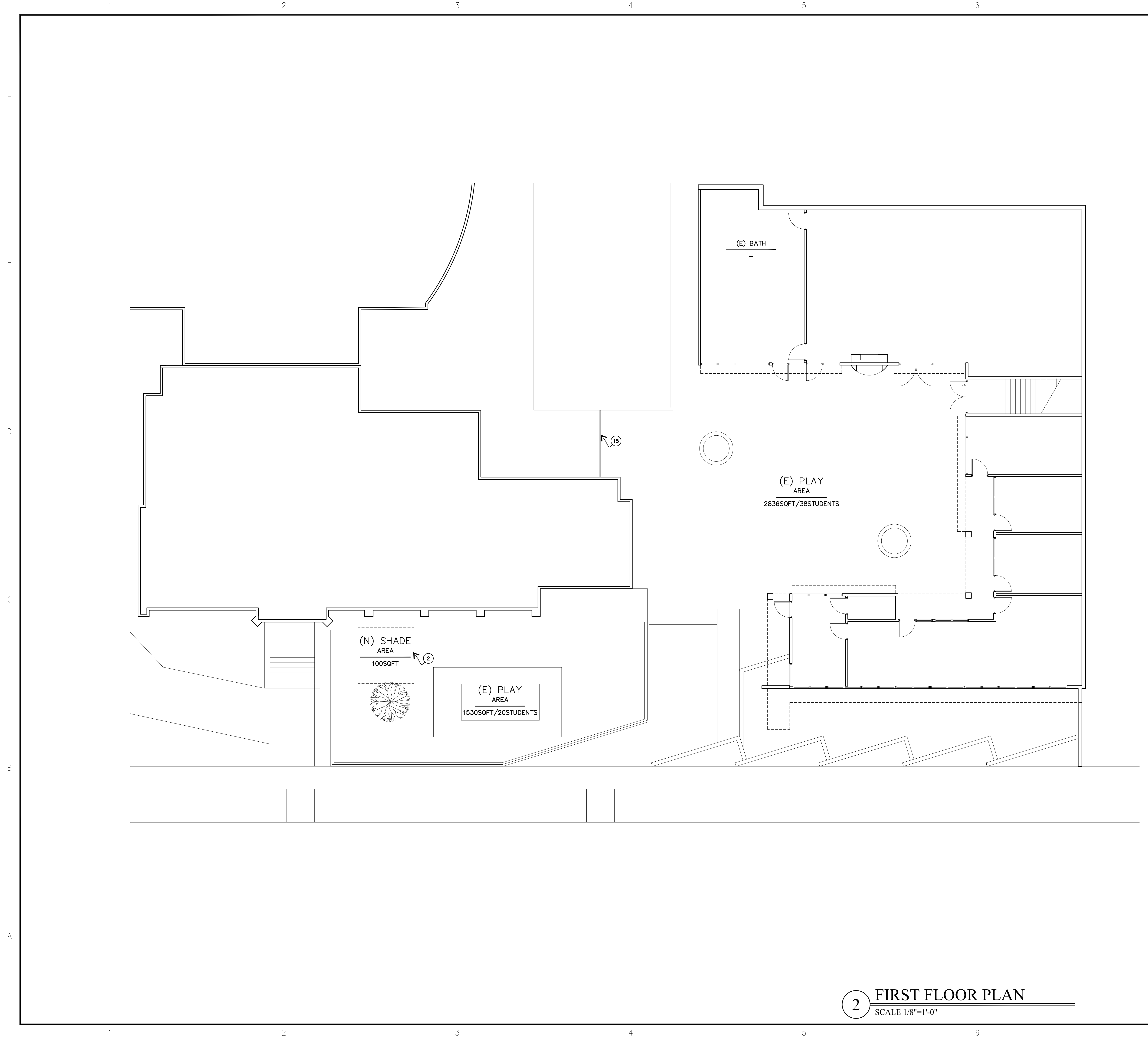
PROJECT ADDRESS
1122 S. Pacific Coast Hwy
Redondo Beach,
California
90277

LEGAL DESCRIPTION
APN : 7509-009-014

SHEET TITLE
SITE PLAN &
COVER SHEET
SHEET INFO.
JOB NO. K-2408
DATE: 02-26-24
DRAWN BY: BK

SHEET NO.

A-001



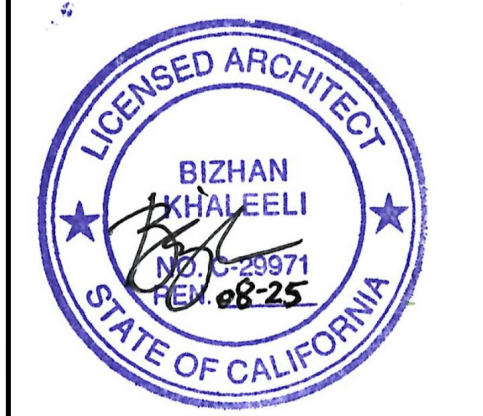
SHEET NOTES

1. (N) SIGNAGE
2. SHADE STRUCTURE, 10' TALL
3. GRAB BAR
4. UNISEX ACCESSIBLE DOOR SIGN
5. RECESSED PAPER TOWEL DISPENSER
6. (N) EXHAUST FAN, 50 CFM INTERMITTANT, 3 SONES MAX.
7. (N) MIRROR, BOTTOM EDGE 40" MAX. ABOVE FIN. FLOOR, TOP EDGE @ 74" HIGH MIN.
8. LAVATORY SINK
9. TOILET, 1.28 GAL PER FLUSH
10. (E) RAMP
11. ADA PATH OF TRAVEL
12. PORTABLE FIRE EXTINGUISHER
13. EXIT DOOR
14. OCCUPANT LOAD SIGN
15. NEW GATE

The design, details and ideas contained in this drawing are and shall remain the property of BKA. No part thereof shall be copied, reproduced, disclosed to others, or used for any other work or project without the written consent of BKA.



Bizhan Khaleeli Architect, Inc.
4001 Pacific Coast Highway
Suite 108
Torrance, California 90505
phone (310)874-3201
bizhan@bkarchitectinc.com



DOOR & EXIT NOTES

1. EXIT TO COMPLY WITH SECTION 1010.1.9.4 ITEM 2.2. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN CONTRASTING LETTERS 1 INCH (25MM) HIGH ON A CONTRASTING BACKGROUND.
2. THE USE OF THE KEY OPERATED LOCKING DEVICE IS REVOKEABLE BY THE FIRE CODE OFFICIAL FOR DUE CAUSE
3. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11A & 11B OF THE CBC SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. THESE DESIGN REQUIREMENTS FOR DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES, INTENDED FOR USE ON MEANS OF EGRESS DOORS IN OTHER THAN GROUP R AND M OCCUPANCIES WITH AN OCCUPANT LOAD OF 10 OR LESS, SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS, TITLE-24 PART 12, SFM STANDARD 12-10-2.
4. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
5. PROVIDE EMERGENCY POWER FOR EGRESS ILLUMINATION.
6. PROVIDE A MINIMUM OF 1 INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ALL ACCESSIBLE BUILDING ENTRANCES.

REVISIONS

No.	Date

PROJECT TITLE

C.U.P.

OWNER

St. Andrews Church

PROJECT ADDRESS

1122 S. Pacific Coast Hwy
Redondo Beach,
California
90277

LEGAL DESCRIPTION

APN : 7509-009-014

SHEET TITLE

FIRST FLOOR PLAN

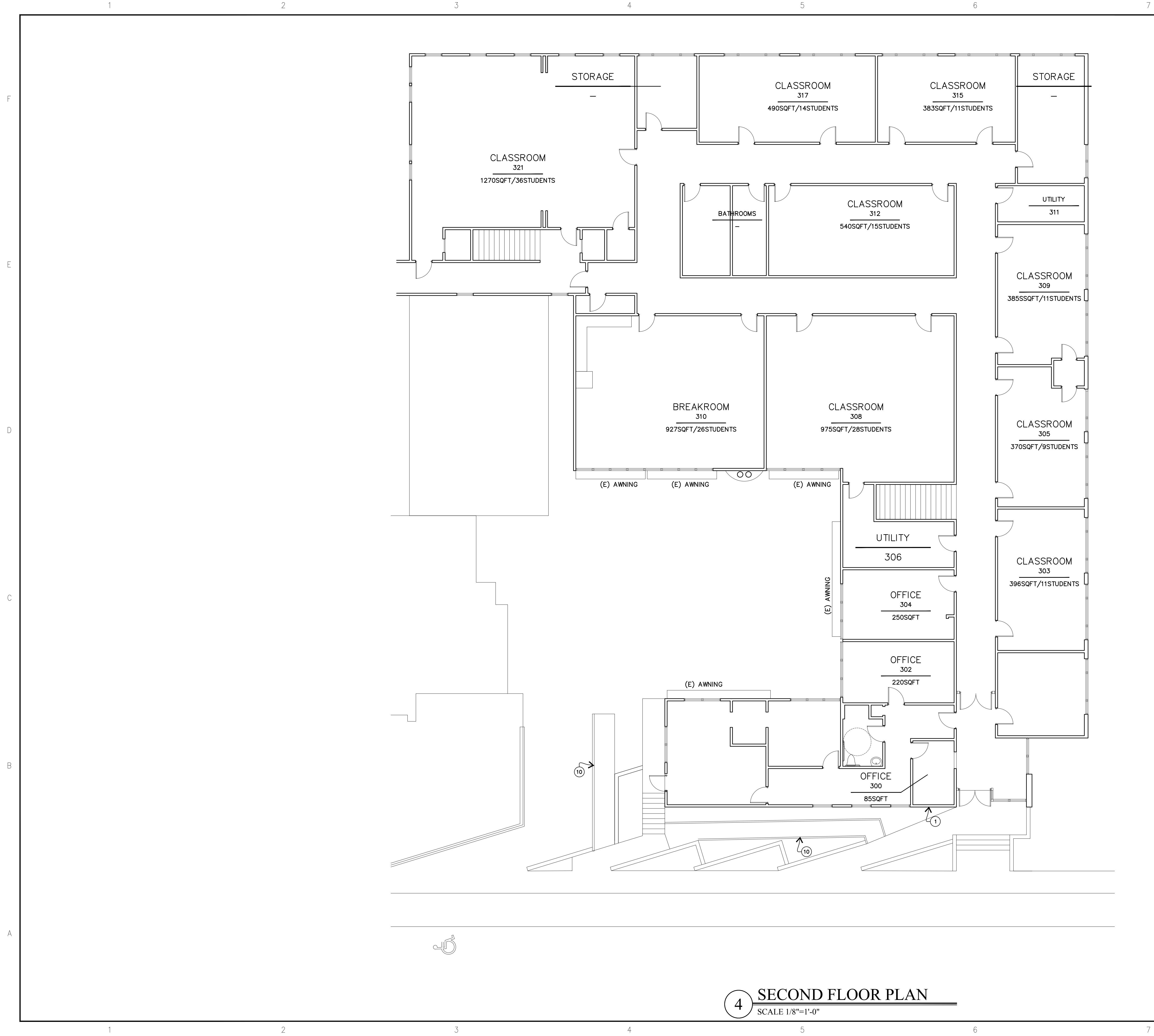
SHEET INFO.

JOB NO. K-2408
DATE: 02-26-24
DRAWN BY: BK

SHEET NO.

A-101

2 FIRST FLOOR PLAN
SCALE 1/8"=1'-0"



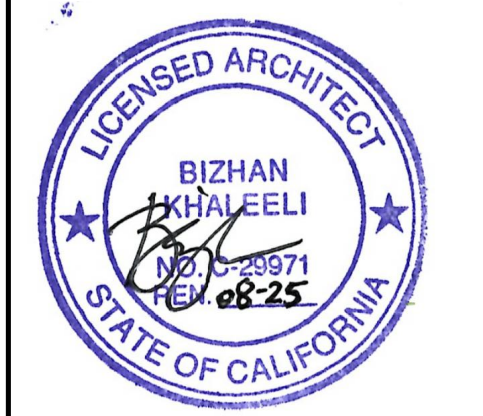
SHEET NOTES

1. (N) SIGNAGE
2. SHADE STRUCTURE, 10' TALL
3. GRAB BAR
4. UNISEX ACCESSIBLE DOOR SIGN
5. RECESSED PAPER TOWEL DISPENSER
6. (N) EXHAUST FAN, 50 CFM INTERMITTANT, 3 SONES MAX.
7. (N) MIRROR, BOTTOM EDGE 40" MAX. ABOVE FIN. FLOOR, TOP EDGE @ 74" HIGH MIN.
8. LAVATORY SINK
9. TOILET, 1.28 GAL PER FLUSH
10. (E) RAMP
11. ADA PATH OF TRAVEL
12. PORTABLE FIRE EXTINGUISHER
13. EXIT DOOR
14. OCCUPANT LOAD SIGN
15. NEW GATE

The design, details and ideas contained in this drawing are and shall remain the property of BKA. No part thereof shall be copied, reproduced, disclosed to others, or used for any other work or project without the written consent of BKA.



Bizhan Khaleeli Architect, Inc.
 4001 Pacific Coast Highway
 Suite 108
 Torrance, California 90505
 phone (310)874-3201
 bizhan@bkarchitectinc.com



REVISIONS

No.	Date

DOOR & EXIT NOTES

1. EXIT TO COMPLY WITH SECTION 1010.1.9.4 ITEM 2.2. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN CONTRASTING LETTERS 1 INCH (25MM) HIGH ON A CONTRASTING BACKGROUND.
2. THE USE OF THE KEY OPERATED LOCKING DEVICE IS REVOKEABLE BY THE FIRE CODE OFFICIAL FOR DUE CAUSE
3. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11A & 11B OF THE CBC SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. THESE DESIGN REQUIREMENTS FOR DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES, INTENDED FOR USE ON MEANS OF EGRESS DOORS IN OTHER THAN GROUP R AND M OCCUPANCIES WITH AN OCCUPANT LOAD OF 10 OR LESS, SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS, TITLE-24 PART 12, SFM STANDARD 12-10-2.
4. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
5. PROVIDE EMERGENCY POWER FOR EGRESS ILLUMINATION.
6. PROVIDE A MINIMUM OF 1 INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ALL ACCESSIBLE BUILDING ENTRANCES.

PROJECT TITLE

C.U.P.

OWNER

St. Andrews Church

PROJECT ADDRESS

1122 S. Pacific Coast Hwy
 Redondo Beach,
 California
 90277

LEGAL DESCRIPTION

APN : 7509-009-014

SHEET TITLE

SECOND FLOOR PLAN

SHEET INFO.

JOB NO. K-2408
 DATE: 02-26-24
 DRAWN BY: BK

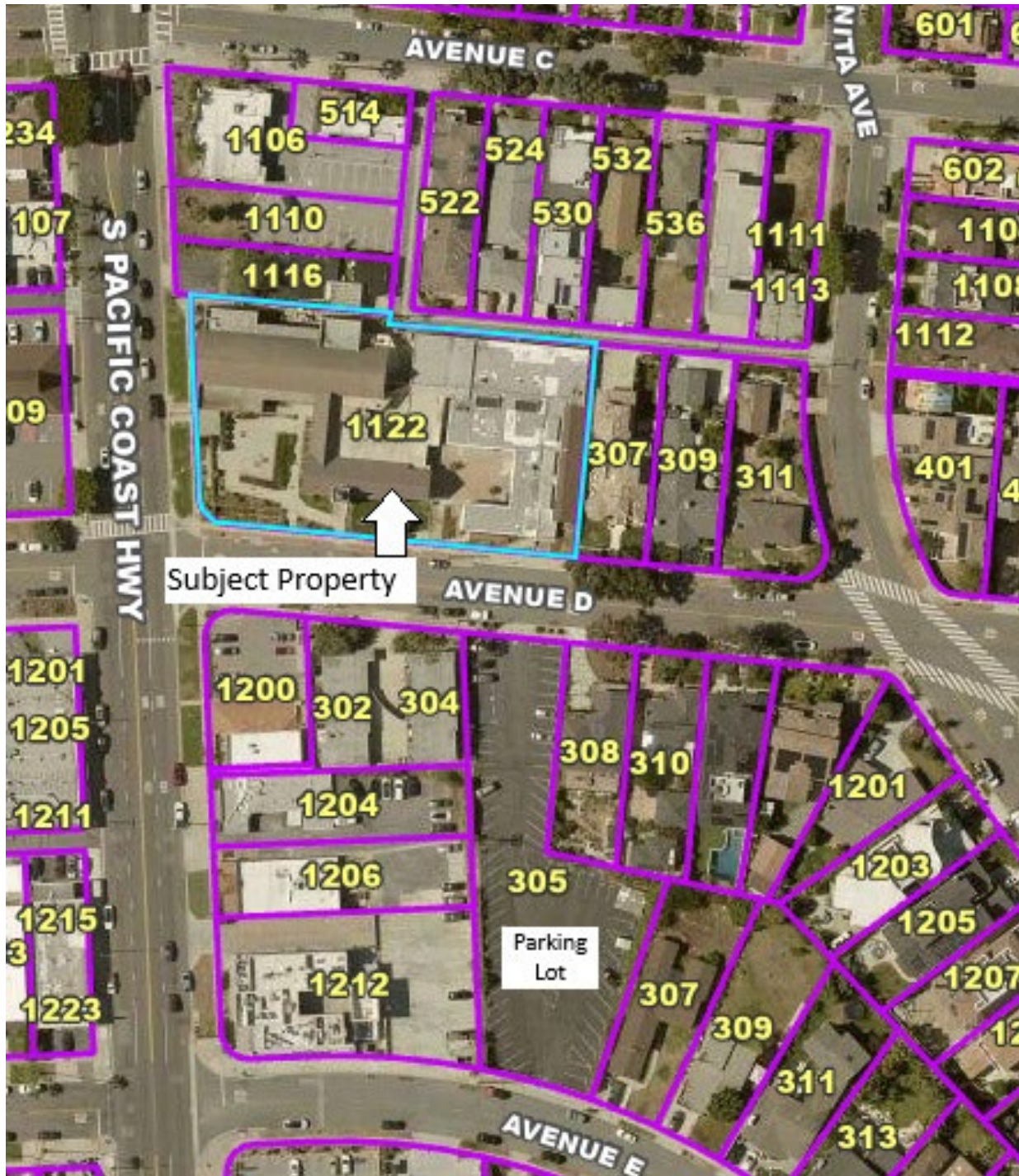
SHEET NO.

A-102

4 SECOND FLOOR PLAN
 SCALE 1/8"=1'-0"

Ocean View Academy Child Development Center

Aerial Photos-Zoning Map-Site Plan-Floor Plans-Parking Lot



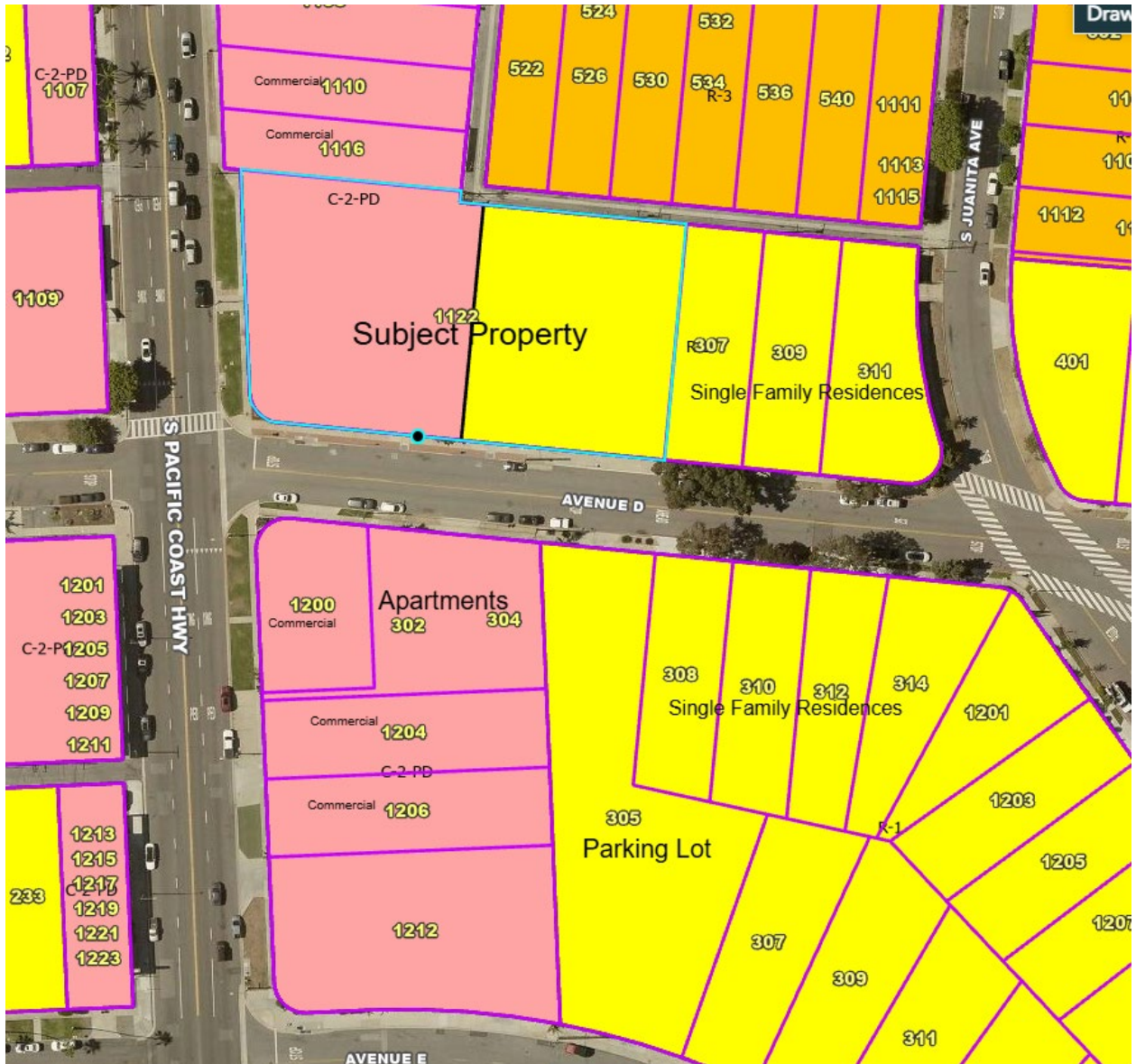
Aerial Photo of Subject Property and Parking Lot



Aerial Photo – Classrooms and Play Areas



Aerial Photo – Avenue D Loading Zone



Zoning Map – Subject Property-Parking Lot-Apartments-Single Family Residences

19-37

6-5-61

RESIDENCE

10' D.R. 114

N 5° 30' 15" E 162.78'

51'

EXISTING BIBLE SCHOOL

NEW ADDITION

FLAT ROOF

COURT

LOT 37

ENTIRE ADDITION

CHURCH

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

14.50'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

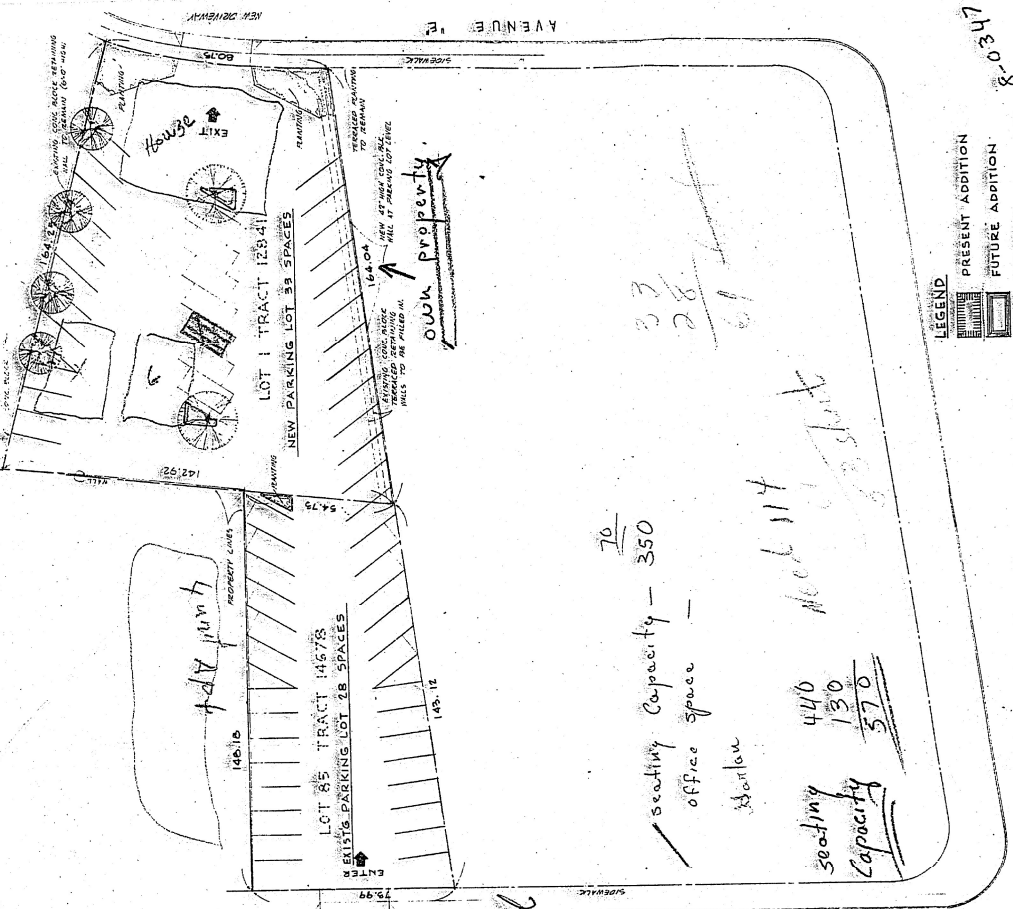
10.00'

10.00'

10.00'

10.00'

10.00'



LEGEND

PRESENT ADDITION

FUTURE ADDITION

EXISTING

DU

SCALE IN FEET

0 10 20 30 40 50 100

HIGHWAY

COAST

PACIFIC

ST. ANDREW'S PRESBYTERIAN CHURCH

ARMET & DAVIS AIA ARCHITECTS 2440 W THIRD ST. LOS ANGELES, CALIF. 90014

WAIT LIST





Date	Child's Name	Age	Parent/Guardian Name	Phone	Desired Start Date	Toured
01/2024	Account# 1001	2y,5m	Redondo Beach	-	06/2024	<input type="checkbox"/>
01/2024	Account# 1002	2y, 2m	Redondo Beach	-	09/2024	<input type="checkbox"/>
01/2024	Account# 1003	2y,8m	Hermosa Beach	-	ASAP	<input type="checkbox"/>
02/2024	Account# 1004	1y,10m	Redondo Beach	-	10/2024	<input type="checkbox"/>
03/2024	Account# 1005	2y,8m	Redondo Beach	-	09/2024	<input type="checkbox"/>
03/2024	Account# 1006	2y,1m	Manhattan Beach	-	ASAP	<input type="checkbox"/>
03/2024	Account# 1007	1y,9m	Torrance	-	ASAP	<input type="checkbox"/>
05/2024	Account# 1008	1y,11m	Redondo Beach	-	ASAP	<input type="checkbox"/>
06/2024	Account# 1009	1y,7m	Redondo Beach	-	10/2024	<input type="checkbox"/>
06/2024	Account# 1010	2y,1m	Redondo Beach	-	ASAP	<input type="checkbox"/>
06/2024	Account# 1011	3y,1m	Torrance	-	ASAP	<input type="checkbox"/>
06/2024	Account# 1012	2y, 4m	Redondo Beach	Sibling w/Acct 1013	ASAP	<input type="checkbox"/>
06/2024	Account# 1013	2y,4m	Redondo Beach	Sibling w/Acct 1012	ASAP	<input type="checkbox"/>
06/2024	Account# 1014	1y, 2m	Redondo Beach	-	01/2025	<input type="checkbox"/>
06/2024	Account# 1015	4m	Redondo Beach	-	ASAP	<input type="checkbox"/>
07/2024	Account# 1016	1y, 2m	Hermosa Beach	-	10/2024	<input type="checkbox"/>
07/2024	Account# 1017	1y, 9m	Redondo Beach	-	ASAP	<input type="checkbox"/>
07/2024	Account# 1018	6m	Redondo Beach	-	ASAP	<input type="checkbox"/>
07/2024	Account# 1019	2y,3m	Redondo Beach	-	ASAP	<input type="checkbox"/>
08/2024	Account# 1020	1y, 10m	Redondo Beach	-	10/2024	<input type="checkbox"/>

WAIT LIST



Date	Child's Name	Age	Parent/Guardian Name	Phone	Desired Start Date	Toured
08/2024	Account# 1021	1y,7m	Redondo Beach	-	ASAP	<input type="checkbox"/>
08/2024	Account# 1022	3y, 2m	Redondo Beach	-	ASAP	<input type="checkbox"/>
08/2024	Account# 1023	8m	Redondo Beach	-	01/2025	<input type="checkbox"/>
08/2024	Account# 1024	2y,8m	Redondo Beach	-	ASAP	<input type="checkbox"/>
08/2024	Account# 1025	1y,4m	Redondo Beach	-	01/2025	<input type="checkbox"/>
08/2024	Account# 1026	5 weeks	Redondo Beach	-	ASAP	<input type="checkbox"/>
08/2024	Account# 1027	2y,4m	Hermosa Beach	-	ASAP	<input type="checkbox"/>
08/2024	Account# 1028	1y,5m	Redondo Beach	-	ASAP	<input type="checkbox"/>
08/2024	Account# 1029	1y,1m	Redondo Beach	-	ASAP	<input type="checkbox"/>
08/2024	Account# 1030	7m	Redondo Beach	-	ASAP	<input type="checkbox"/>
08/2024	Account# 1031	4m	Redondo Beach	-	ASAP	<input type="checkbox"/>
				-		<input type="checkbox"/>
				-		<input type="checkbox"/>
				-		<input type="checkbox"/>
				-		<input type="checkbox"/>
				-		<input type="checkbox"/>
				-		<input type="checkbox"/>
				-		<input type="checkbox"/>
				-		<input type="checkbox"/>
				-		<input type="checkbox"/>

Names below are in support of a preschool located at 301 Avenue D, Redondo Beach, CA, 90277.

1. Samantha Silakhom 308
2. Marcelino Chong 308-A
3. emily Put-Lakes #5 Apartments, 309 Avenue D
4. Stacie Belle #7 Apartments, 309 Avenue D
5. Sydney Post #B Apartment, 309 Avenue D
6.  #2 309 Avenue D
7.  310 Ave D, Redondo
8. Jennifer Valentini 309 Ave D, Redondo
9. Amy yellow #6 304 Avenue D, Redondo Beach, CA 90277
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.