

TYPE OF APPLICATION: CONDITIONAL USE PERMIT      CONSENT ITEM 8. A. 17.  
CASE NO.      1846-85-159

APPLICANT      Ed Blahay      OCT 15 1985  
                 948 Calle Miramar  
                 Redondo Beach, CA 90277

PROPERTY DESCRIPTION      Lots 10, 11, 12 and 13, Block 166, Townsite of Redondo Beach (421 - 427 South Pacific Coast Highway)

REQUEST:      Conditional Use Permit to construct a 38' high 2 story office building over a subterranean parking level in the G-C (General Commercial) Land Use District (zone).

RESOLUTION NO. 5632

It was moved by Commissioner Friel and seconded by Commissioner Sullivan that the following resolution be adopted.

In the matter of the request for a Conditional Use Permit on Lots 10, 11, 12 and 13, Block 166, Townsite of Redondo Beach (421 through 427 South Pacific Coast Highway) the Planning Commission found:

WHEREAS, notice of the time and place of the public hearing where this request was considered was given by publication in the Easy Reader, a newspaper of general circulation in the City, by posting the subject property and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds that:

1. With one minor correction the project will meet all requirements of the Redondo Beach Municipal Code.
2. With certain minor improvements the architectural character will be acceptable.
3. The use is permitted in the General Commercial Land Use District.
4. The project is consistent with the General Plan.
5. There is adequate street access.
6. There is not any adverse effect on adjacent property with the exception of the loss of ocean views, which are not protected under the Redondo Beach Municipal Code.

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FURTHER RESOLVED, that the Planning Commission make the findings listed above and grant the requested Conditional Use Permit subject to the plans and application submitted and the following conditions:

1. That the precise architectural treatment of the building exterior, roof, walks, walls and driveways shall be subject to Planning Department approval.
2. That the applicant submit a landscape and sprinkler plan, including a clock operated sprinkler control, for approval prior to final approval.
3. That the landscaping and sprinklers be installed per the approved plan prior to final inspection.
4. That the sidewalk be replaced, as necessary, in the opinion of the Engineering Department.
5. That the applicants and/or their successors shall maintain the subject property in a clean, safe and attractive state until construction commences. Failure to so maintain the subject property may result in reconsideration of this approval by the Planning Commission.
6. That the Planning Department be authorized to approve minor changes.
7. That the applicant work with the Planning Department to try to lower the height of the building.

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.

The foregoing resolution was adopted on September 19, 1985, by the following vote.

AYES: Commissioners Friel, McCallum,  
Prunauer, Sullivan, Chairman  
Czuleger;

NOES: None;

ABSENT: Commissioners Jezulin, Richer.

*William F. Czuleger*  
William F. Czuleger, Chairman  
Planning Commission  
City of Redondo Beach

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**STAFF REPORT**

REDONDO BEACH PLANNING DEPARTMENT

AGENDA ITEM: NEW BUSINESS 4	HEARING DATE: September 19, 1985
APPLICATION TYPE: CONDITIONAL USE PERMIT	CASE No.: 1846-85-159

**1** APPLICANT'S NAME: ED BLAHAY**2** APPLICANT'S REQUEST AS ADVERTISED:

To consider the request for a Conditional Use Permit on Lots 10, 11, 12 and 13, Block 166, Townsite of Redondo Beach (421, 423, 425 and 427 South Pacific Coast Highway) to construct a 38' high 2 story office building over a subterranean parking level in the General Commercial Land Use District (zone).

**3** DEPARTMENT'S ANALYSIS OF REQUEST:

The applicant proposes to construct a 14,700 square foot office building on a 15,000 square foot site at 421-427 South Pacific Coast Highway. The property rises approximately 2' from front to rear. It is in the General Commercial zone and is presently improved with a single story commercial building and residential structures.

The project would, in the main, consist of a two story building over a subterranean parking level. At the rear of the building there would be two levels of parking and one level of offices. A total of 49 parking spaces would be provided. Although not yet provided, one 10' X 25' loading space would also be required. The required 10' front setback and 20' rear setback are provided. The rear yard would be occupied by a subterranean parking structure which is permitted by the Redondo Beach Municipal Code provided the top of the slab is no more than 3' out of natural grade. In this case the top of the slab would be below the adjacent natural grade. A wall of at least 6'0" above the adjacent natural grade would be constructed at the rear property line. The design has one drawback in that it would not readily provide for landscape screening at the rear property line. It might be possible to provide some triangular planters on top of the upper parking slab without seriously impinging on parking spaces.

The exterior of the structure would be of stucco in a contemporary Spanish style. The roof would be of clay tile. With the exception of a 38' decorative element at the front the main roof would stand 35'. The Planning Department is concerned that the 38' decorative element is too high and too thin when seen from the side. The Planning Department is also concerned about the architectural character of the side walls of the building. The side walls of the building will be screened when and if large buildings are constructed beside the subject building. Until that time the side walls will be extremely visible. (Because these walls would be directly on the property lines the architect is limited in his design options.)

The project is exempt under the provisions of the California Environmental Quality Act of 1970.

DEPARTMENT'S RECOMMENDATION:

As noted in the staff report, there are a number of details that still need some design work. In spite of these shortcomings the design appears to be basically sound. In view of these points, the Planning Department recommends that the Planning Commission make the findings listed below and grant the requested Conditional Use Permit subject to the plans and applications submitted and the following conditions:

FINDINGS:

1. With one minor correction the project will meet all requirements of the Redondo Beach Municipal Code.
2. With certain minor improvements the architectural character will be acceptable.
3. The use is permitted in the General Commercial Land Use District.

CONDITIONS:

1. That the precise architectural treatment of the building exterior, roof, walks, walls and driveways shall be subject to Planning Department approval prior to issuance of a building permit.
2. That the applicant submit a landscape and sprinkler plan, including a clock-operated sprinkler control, for approval prior to final approval.
3. That the landscaping and sprinklers be installed per the approved plan prior to final inspection.
4. That the sidewalk be replaced, as necessary, in the opinion of the Engineering Department.
5. That the applicants and/or their successors shall maintain the subject property in a clean, safe and attractive state until construction commences. Failure to so maintain the subject property may result in reconsideration of this approval by the Planning Commission.
6. That the Planning Department be authorized to approve minor changes.

7. That, in the event of a disagreement between the applicant and the Planning Department regarding these conditions, the issue shall be referred back to the Planning Commission for a decision prior to issuance of a building permit.
8. That the applicant shall finish the property line wall equally on both sides wherever possible, subject to Planning Department approval.
9. That the Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the further purpose of modification thereof as circumstances may subsequently indicate.
10. That the applicant shall institute and maintain a unified sign program for the entire building.
11. That the precise type, color, size, design and location of all signs shall be subject to Planning Department approval.
12. That the architectural character of the building front and sides shall be revised and approved subject to Planning Department approval.