

RESOLUTION NO. 2025-12-PCR-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING A CEQA EXEMPTION DECLARATION, APPROVING REQUESTS UNDER STATE DENSITY BONUS LAW, AND APPROVING THE REQUEST FOR A COASTAL DEVELOPMENT PERMIT PURSUANT TO GOVERNMENT CODE § 65912.124(e) BASED UPON A DETERMINATION THAT THE PROJECT -- CONSTRUCTION OF A MIXED-USE RESIDENTIAL CONDOMINIUM PROJECT WITH 49 UNITS, 5 OF WHICH ARE AFFORDABLE TO VERY LOW INCOME & 3 OF WHICH ARE AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS, 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING WITH UP TO 105 PARKING SPACES, LOCATED ON FIVE PARCELS (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) WITHIN A COMMERCIAL ZONE (C-2) AT 401-417 S. PACIFIC COAST HIGHWAY (CASE NO. 2025-0074) -- IS "CONSISTENT WITH ALL OBJECTIVE STANDARDS" IN THE CERTIFIED LCP WITH THE APPLICATION OF ALLOWABLE CONCESSIONS AND WAIVERS PERMITTED BY DENSITY BONUS LAW

WHEREAS, on March 13, 2025, an application was submitted by Wal2Wal Inc. ("Applicant") on behalf of Redondo Seaside Living LLC ("Owner"), to construct a four-story mixed-use multi-family residential condominium project at 401-417 South Pacific Coast Highway, consisting of 49 residential units, inclusive of 8 affordable units, and 17,000 square feet of ground-level commercial floor space ("Project") with 2 subterranean parking levels providing 105 parking spaces; and

WHEREAS, on November 4, 2025, after multiple reviews, resubmittals, and meetings between City staff and the applicant, the City of Redondo Beach accepted as "complete" an application for a Coastal Development Permit for the proposed Project; and

WHEREAS, the subject property, consisting of five parcels (APNs 7508 012 009, 7508 012 010, 7508 012 011, 7508 012 012, and 7508 012 013) is zoned C-2, which does not allow for residential development. The Applicant, however, has invoked the "Affordable Housing and High Road Jobs Act of 2022" (Government Code § 65912.100 *et seq.*, sometimes referred to as "AB 2011"), which allows the ministerial approval of mixed-income residential development on sites currently zoned for commercial or retail uses along a "commercial corridor"; and

WHEREAS, the Project site is located along Pacific Coast Highway which qualifies as a "commercial corridor" pursuant to Government Code § 65912.121(c); and

WHEREAS, the Project has proposed to include 5 units that will be made available

at an affordable housing cost for Very Low Income households and 3 units that will be made available at an affordable housing cost for Moderate Income households, and therefore the applicant has sought benefits under State Density Bonus Law (Government Code § 65915, “SDBL”); including density bonuses, parking ratio reductions for the residential units, “concessions” and “waivers of development standards”; and

WHEREAS, the applicant also submitted a Housing Accountability Act (HAA) SB 330 preliminary application for the purpose of vesting rights to proceed with the rules and regulations in effect as of the date of their initial preliminary application; and

WHEREAS, state law requires ministerial approval of a qualifying housing development project under AB 2011, therefore this Project typically would be approved administratively by staff. However, pursuant to State Law and Redondo Beach Municipal Code Section 10-5.2218, because the project site is located in the Coastal Zone the proposed Project requires the issuance of a Coastal Development Permit (CDP) with Planning Commission approval; and

WHEREAS, the Housing Accountability Act (Government Code § 65589.5, “HAA”) prevents the City from denying or reducing the density of a housing development project, including a qualifying AB 2011 application, on the basis of subjective reasons, unless the city makes a “specific, adverse impact” finding; and

WHEREAS, AB 2011 (and AB 2243, which revised AB 2011 and became effective on January 1, 2025) overrides local zoning and prohibits subjective design review, discretionary hearings, or CEQA review for qualifying projects; and

WHEREAS, site eligibility requirements under AB 2011 depend on satisfying multiple requirements. The site must abut a commercial corridor and cannot have industrial uses or be adjacent to industrial uses or have contained tenant-occupied housing within the last 10 years or that require demolition of rent-controlled, income-restricted, or other protected housing. The project site is AB 2011 qualified as the project site meets all site eligibility requirements of the state law; and

WHEREAS, to qualify for the ministerial approval process prescribed by AB 2011, state law requires mixed-income housing projects to reserve at least 15% of the units for Lower Income households [which includes Very Low Income households per Health and Safety Code section 50079.5(b)]. The Project includes 18% of the units for Very Low Income (VLI) households and 11% of the units for Moderate Income (MI) households and therefore complies with the threshold AB 2011 affordability requirements for the ministerial approval process; and

WHEREAS, AB 2011 prescribes specific “development standards” that supersede some local objective zoning standards applied to the Project. These include building height, setbacks, the amount of commercial square footage in a mixed-use project, and parking. Per AB 2011, all “other” applicable development standards are determined by identifying

the closest zoning district that allows multifamily residential at the density proposed by the project. In this case the “other” local zoning designation and development standards that apply are found within the City’s MU-3 zone, which is located immediately north of the subject site across Pearl Avenue; and

WHEREAS, state law specifically grants the use of SDBL incentives/concessions and waivers/reductions of development standards to deviate from specified AB 2011 setback and height requirements and from any applicable local coastal program development standards. Specifically, any SDBL incentives/concessions or waivers/reductions of local coastal program objective development standards granted to an AB 2011 project “shall not constitute a basis to find the project inconsistent with the local coastal program”; and

WHEREAS, the Planning Commission is the permitting authority for the coastal development permit for this Project. The Planning Commission’s purview is limited to verifying that the project is “consistent” with applicable objective standards in the Local Coastal Program pursuant to AB 2011 (Government Code § 65912.124(e)), which states in part, “... A public agency with coastal development permitting authority shall approve a coastal development permit if it determines that the development is consistent with all objective standards of the local government’s certified local coastal program...”; and

WHEREAS, within SDBL (Government Code § 65915 (p)(1)) the parking provisions limit the local permitting authority to specific residential parking standards. Based on the proposed bedroom size of the units, per SDBL, the Project is required to provide a total of 61 residential parking spaces. The Project is proposing 61 residential spaces and 44 commercial spaces for a total of 105 parking spaces. As the Project complies with the prescribed SDBL parking standards for residential uses, an SDBL concession for the residential parking is not required; and

WHEREAS, SDBL does not prescribe a commercial parking standard for mixed-use projects that qualify for SDBL, which means that the applicable objective commercial parking standard for this Project is prescribed per RBMC § 10-5.1706(a)(1) “commercial uses not listed”. The resulting RBMC commercial parking requirement is 68 parking spaces in support of the 17,000 square feet of planned commercial use. Pursuant to SDBL, however, the applicant is requesting a concession for the Project to provide only 44 commercial parking spaces; and

WHEREAS, the Project includes a “shared parking management” plan that will allow for residents to utilize the commercial parking spaces during non-business hours and the commercial uses will have access to some residential spaces during business hours as parking management services will be provided for the Project. However, the applicant has not conducted a comprehensive commercial use and parking utilization survey as required by the City’s Municipal Code, and the applicant is requesting a “concession” pursuant to SDBL concerning shared parking; and

WHEREAS, with the application of the SDBL residential parking standard and the granting of the requested concessions related to the commercial parking, the Project would be compliant with parking regulations pursuant to SDBL; and

WHEREAS, the Project proposes to include over 18% of the base units as affordable to VLI households, it qualifies for four (4) concessions, and separately, waivers from state and local development standards; and

WHEREAS, the applicant has requested three (3) concessions. One (1) concerning FAR and the other two (2) concerning parking; and

WHEREAS, the applicant has requested five (5) waivers from state and local development standards. One (1) concerning the number of stories, three (3) concerning setbacks, and one (1) concerning allowable height projections above the permitted height; and

WHEREAS, for concessions/incentives, state law provides that the City shall grant the requested concession unless the City makes one of the specific written findings stipulated in state law, based on substantial evidence. The City bears the burden of proof for the denial of a concession/incentive; and

WHEREAS, concerning waivers, a city may apply a development standard (i.e., deny a requested waiver) if the requested waiver would have a “specific, adverse impact” upon health or safety, and where there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact; and

WHEREAS, the Project will only be consistent with all required objective standards if the concessions/incentives and waivers are granted; 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 local ordinance by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 100 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, the City Attorney’s Office, and other interested parties at the public hearing held on the 18th day of December, 2025 with respect thereto.

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

SECTION 1. The Planning Commission finds that the proposed development is exempt from the California Environmental Quality Act (CEQA) because approval of the Project is a ministerial action, and therefore CEQA does not apply pursuant to Public Resources Code § 21080(b)(1) and CEQA Guidelines § 15268. Additionally, Government Code § 65912.100

- 65912.124, establishing the AB 2011 ministerial approval process, expressly remove discretionary authority from local agencies for eligible mixed-income projects.

SECTION 2. In accordance with State Density Bonus Law (SDBL) (Gov't Code § 65915), the Planning Commission does hereby approve the following concessions and waivers as permitted for an AB 2011 Project:

Concessions:

1. Increase FAR for mixed-use projects (commercial and residential) from 1.5 to 2.58 (RBMC § 10-5.915(a)(2)).
2. Decrease in required commercial parking from 68 to 44 (RBMC § 10-5.1706(a)(1)).
3. Deviate from "overlap (shared) parking requirements" (RBMC § 10-5.1706(D)(2)).

Waivers:

1. Increase in number of stories from 3 to 4 (RBMC § 10-5.915(e)(2)).
2. Reduce street side yard setback (pearl street) for a corner/reverse corner lot from 10'-0" to 6'-0". (RBMC § 10-5.915(f)(2)(a)).
3. Reduce setback along property lines abutting residential uses (starting at 2nd floor and above) from 7'-0" x floor number to same setbacks as ground floor for all floors (Gov't Code § 65912.123(d)(3)(A)(ii)).
4. Reduce setback along property lines abutting non-residential uses from 15'-0" to 10'-0" (Gov't Code § 65912.123(d)(3)(B)).
5. Allow stairwell and elevator penthouse projections up to 15' - 7" above the permitted 45' height limit (RBMC § 10-5.1522(b)).

SECTION 3. Based upon the approval of the CEQA Exemption in SECTION 1 and the approval of the requested concessions and waivers pursuant to SDBL in SECTION 2, and with the conditions identified in SECTION 4 of this Resolution, the Planning Commission does hereby determine and find the Project to be consistent with all applicable objective standards per Government Code § 65912.124(e), and with all objective standards of the City's certified local coastal program and approves the Coastal Development Permit, pursuant to the plans, specifications, drawings, and application considered by the Planning Commission at its meeting on the 18th day of December, 2025.

SECTION 4. This permit shall be void in the event that the applicant does not comply with the following conditions:

1. That the approval granted herein is for the construction of 49 Condominiums inclusive of 5 deed restricted units affordable to very low-income households and 3 deed restricted units affordable to moderate-income households and shall be in substantial compliance with the site plan, floor plans, roof plans, elevations, and landscape plans, except as otherwise modified by these conditions or required by the Certified Local Coastal Program (LCP) and approved by the Planning Commission on December 18, 2025.

2. Existing public sidewalks and pedestrian routes along Pacific Coast Highway and Pearl Street shall be maintained or reconstructed to City standards. No encroachment or obstruction of public access shall occur except as allowed by City encroachment permits and temporary construction traffic control plans.
3. The Project shall not block, gate, or otherwise restrict any existing recorded public access easement or dedicated public right-of-way to the shoreline or coastal recreational areas. Any existing easement or accessway shall remain open and available for public use to at least the same extent as pre-project conditions.
4. During construction, public access along the adjacent sidewalks and streets shall be maintained to the maximum extent feasible. When temporary closures are unavoidable, alternative pedestrian routes shall be clearly signed and provided in accordance with City standards.
5. The Project shall not proceed to building permit issuance until the associated Administrative Design Review Permit and Use Permit for the Project are administratively approved by the Planning Division under its delegated authority. Those permits are processed and approved by staff as separate, concurrent approvals that, together with this Coastal Development Permit, constitute the complete local authorization for the Project. Any substantial change to the Project required through the Administrative Design Review Permit or Use Permit that materially alters the building envelope, site layout, or intensity of use as approved by this Coastal Development Permit shall require review for consistency with this Coastal Development Permit and, if necessary, an amendment to this Coastal Development Permit.
6. That the Project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Building Department, Public Works Department, Engineering Department, and Fire Department.
7. That the Project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.
8. The applicant and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences. Failure to maintain the subject property may result in reconsideration of this approval by the Planning Commission.
9. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.
10. Color and material samples shall be submitted for review and approval by the Planning Division prior to the issuance of Building Permits.

11. Details of the proposed fencing/walls, retaining walls, property line walls and all outdoor lighting shall be submitted to and reviewed and approved by the Planning and Building Divisions prior to the issuance of building permits. Outdoor lighting must be shielded to ensure no direct glare is visible from adjacent properties and the adjacent public rights of ways. Lighting along pedestrian pathways is limited to a height of 2 feet and all security lighting is required to be on motion detectors.
12. During the demolition and construction process, the applicant shall not place any portable toilets within 15 feet of a property line that is adjacent to residential uses.
13. The applicant shall comply with all demolition requirements including a pest certificate or statements from an extermination company stating the structures are free from roaches and rodents.
14. To minimize noise during all phases of construction the following is required:
 - The demolition, earthmoving, and ground impacting operations shall not occur in the same phase/concurrently.
 - Demolition, earthmoving, and ground-impacting operations shall occur only within the permitted construction hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, 9:00 a.m. and 5:00 p.m. on Saturday, and with no work permitted on Sunday or holidays.
 - Select demolition and construction methods with low vibration levels.
 - The construction contractor shall implement the use of sound blankets on the perimeter of the proposed Project's property line. The sound blanket shall be at least 10 feet high, and capable of blocking 20 dBA of construction noise. The blankets shall be placed such that the line-of-sight between the ground level construction and adjacent sensitive land uses is blocked. A construction noise study, that includes an analysis of the demolition work, is required to be reviewed and approved by the Planning Division prior to the issuance of any permits.
 - The construction contractor shall implement the use of residential-grade mufflers on all construction equipment.
15. Conduct a focused acoustical analysis of the subject property for noise impacts from the ambient traffic noise exceeding State Exterior Noise Guidelines prior to submittal of final architectural drawings. Provide sound attenuation and other measures as determined necessary by the acoustical analysis prior to issuance of building permits.
16. All future air conditioning units and plumbing mechanical equipment shall be reviewed and approved by the Planning and Building Division to ensure no impacts due to noise result from the placement of said units and that the equipment locations comply with the Zoning Ordinance and Building Code.

17. The site shall be fully fenced prior to the start of construction.
18. All on-site litter and debris shall be collected daily during construction.
19. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, and no work shall occur on Sunday and holidays.
20. The Planning Division shall be authorized to approve minor changes.
21. Prior to or concurrently with the recordation of the final map or issuance of the first building permit, whichever comes first, the Applicant shall execute and record an Affordable Housing Agreement in a form approved by the City Attorney, restricting the sale or lease of the 8 deed restricted units in accordance with the requirements of Government Code Section 65915.
22. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, this approval and the Planning Commission's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

SECTION 5. That the approved Coastal Development Permit shall become null and void if not vested within 36 months after the Planning Commission's approval of the Project.

SECTION 6. That prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this

resolution in which to file the appeal.

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

PASSED, APPROVED AND ADOPTED this 18th day of December, 2025

Wayne Craig, Chair
Planning Commission
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. 2025-12-PCR-13 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 18th day of December, 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office