

RESOLUTION NO. 2025-07-PCR-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE SOUTH BAY GALLERIA MIXED-USE PROJECT (STATE CLEARINGHOUSE NO. 2015101009) CERTIFIED BY THE CITY OF REDONDO BEACH ON JANUARY 15, 2019, AND GRANTING THE REQUESTS FOR AN AMENDMENT OF THE CONDITIONAL USE PERMIT AND PLANNING COMMISSION DESIGN REVIEW APPROVED BY THE CITY COUNCIL (RESOLUTION NO. CC-1901-004) FOR THE SOUTH BAY GALLERIA MIXED-USE PROJECT ON JANUARY 15, 2019, AND APPROVING VESTING TENTATIVE TRACT MAP NO. 84931, A ONE YEAR EXTENSION OF THE VESTING PERIOD FOR THE RECORDED FINAL VESTING TRACT MAP NO. 74481, AND CONCESSIONS/WAIVERS OF DEVELOPMENT STANDARDS PURSUANT TO GOVERNMENT CODE SECTION 65915 (DENSITY BONUS LAW) TO ALLOW THE DEVELOPMENT OF PHASE 2 OF THE SOUTH BAY GALLERIA MIXED-USE PROJECT TO CONSTRUCT AN 8-STORY MIXED-USE BUILDING CONSISTING OF 15 RESIDENTIAL TOWNHOMES (APARTMENTS OR CONDOMINIUMS) AND 335 RESIDENTIAL APARTMENT UNITS, INCLUSIVE OF 10% VERY LOW INCOME OR 20% LOW INCOME AFFORDABLE UNITS, UP TO ONE LEVEL OF UNDERGROUND PARKING AND 3 LEVELS OF ABOVE GRADE PARKING TOTALING UP TO 845 PARKING SPACES (350 PARKING SPACES EXCLUSIVELY FOR RESIDENCES AND UP TO 495 PARKING SPACES (REPLACEMENT PARKING) FOR COMMERCIAL USES), 8,300 SQUARE FEET OF GRADE LEVEL COMMERCIAL USES, AND ASSOCIATED AMENITIES ON PROPERTY (3.26 ACRES) LOCATED WITHIN THE REGIONAL COMMERCIAL (CR) ZONE LOCATED AT 1815 HAWTHORNE BOULEVARD

WHEREAS, applications were filed February 20, 2024, by South Bay Center SPE, LLC, prior-owner of the South Bay Galleria Mixed-Use Project, requesting an approval of "Phase 2" of the South Bay Galleria Mixed-Use Project. The applications request an amendment of the Conditional Use Permit and Planning Commission Design Review approved by City Council (Resolution No. CC-1901-004) for the South Bay Galleria Mixed-Use Project on January 15, 2019, and approval of Vesting Tentative Tract Map No. 84931, and concessions/waivers from some Commercial Regional (CR) zoning development standards pursuant to State Density Bonus Law, to allow the construction of 350 residential units, 8,300 square feet of retail commercial stores, and up to 845 space parking garage on 3.26 acres at the South Bay Galleria located at 1815 Hawthorne Boulevard, Redondo Beach, CA; and

WHEREAS, an application was also filed on June 13, 2025, by KW-F SBG Owner, LLC, current owner of the South Bay Galleria Mixed-Use Project requesting a one year extension of the vesting period for the recorded Final Vesting Tract Map No. 74481, which would extend through January 2, 2027 the “vested” rights associated with the entitlements for the South Bay Galleria Mixed-Use Project approved by the City Council (Resolution No. CC-1901-004) on January 15, 2019; and

WHEREAS, at their duly noticed public hearing on April 19, 2018, the Planning Commission approved the South Bay Galleria Mixed-Use Project and adopted Resolution No. 2018-04-PCR-003 certifying the Final Environmental Impact Report, and approving a Water Supply Assessment, Environmental Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program and Granting the requests for a Conditional Use Permit, Planning Commission Design Review, a Variance, and approving Vesting Tentative Tract Map No. 74481 to allow the construction of the South Bay Galleria Improvement Project totaling 1,539,144 square feet of development on property located within the Regional Commercial Zone (CR) located at 1815 Hawthorne Boulevard; and

WHEREAS, one or more appeals of the 2018 Planning Commission decision to the City Council were filed in the timeframe stated within the Redondo Beach Municipal Code. ; and

WHEREAS, at their duly noticed public hearing of the Appeal on January 15, 2019, the City Council denied the Appeal in its entirety and confirmed the Planning Commission’s certification and adoption of the Final EIR, CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program and approved the Conditional Use permit, the Planning Commission Design Review, the Variance, the Density Bonus application and the requested incentives/concessions/waivers, and the revised January 15, 2019 Vesting Tentative Tract Map No. 74481 with no more than 19 parcels for the development of the South Bay Galleria Improvement Project totaling 1,539,144 square feet of development on property located within the Regional Commercial Zone (CR) located at 1815 Hawthorne Boulevard; and

WHEREAS, an application was filed on behalf of the owners of property located at 1815 Hawthorne Boulevard requesting the approval of a three (3) year extension of the Vesting Tentative Tract Map No. 74481, Conditional Use Permit, Planning Commission Design Review, and Variances to allow time to finalize the project plans, obtain leasing and financing commitments, and proceed with construction for property located within a Regional Commercial (CR) zone; and

WHEREAS, the Planning Commission of the City of Redondo Beach considered evidence presented by the applicant, the Planning Division, and other interested parties at the Continued public hearing held on the 18th day of November, 2021, and approved a three (3) year extension to January 15, 2025 of Vesting Tentative Tract Map No. 74481, the Conditional Use Permit, the Planning Commission Design Review, the Variances, and

the Density Bonus waivers/concessions as approved by City Council's Resolution No. CC-1901-004; and

WHEREAS, on April 7, 2022, South Bay Center SPE LLC submitted a revised site plan for South Bay Galleria Phase 1 Project. City Staff reviewed the submittal documents that included a site plan, uses and parking tables, a traffic and parking validation report dated December 17, 2021, a traffic and parking validation memorandum dated April 6, 2022, and an updated comparison table to the 2019 conditions of approval and pursuant to the authorities and purview granted to the Community Development Department by Conditions 19, 31, and 34 of City Council Resolution CC-1901-004 adopted January 15, 2019, the Community Development Department in a letter dated April 26, 2022, determined that the as revised South Bay Galleria Phase 1 Project was considered in compliance (substantial conformance) with City Council Resolution CC-1901-004 and the applicant was directed to proceed with submitting Phase 1 Plan Check documents to the City's Building Division; and

WHEREAS, South Bay Center SPE LLC has completed the City's Building Division building permit plan check review process for the South Bay Galleria Phase 1A (mall renovation and Town Square Plaza with skate park) and Phase 1B (300 residential units (including 10% very low income or 20% low income units), 31,200 square feet of ground floor commercial retail uses and a 309 space parking garage) building permit plan check reviews. Building permits for the South Bay Galleria Phase 1A and 1B are pending issuance by the City; and

WHEREAS, on June 4, 2024, a "Fifth Amendment" to the "Reimbursement Agreement" by and between the City of Redondo Beach and South Bay Center SPE, LLC was entered into for the reimbursement by the applicant to the City of Redondo Beach of the costs associated with the preparation of an Addendum to the Environmental Impact Report (EIR) prepared for the South Bay Galleria Mixed-Use Project (State Clearinghouse No. 2015101009), which was certified by the City of Redondo Beach (City) on January 15, 2019 (Certified EIR), to analyze the proposed development contemplated as "Phase 2" of the "Approved Project". "Phase 2" requests an amendment of the Conditional Use Permit and Planning Commission Design Review approved by City Council (Resolution No. CC-1901-004) for the South Bay Galleria Mixed-Use Project on January 15, 2019, and approval of Vesting Tentative Tract Map No. 84931, and concessions/waivers from some Commercial Regional (CR) zoning development standards pursuant to State Density Bonus Law, to allow the construction of 350 residential units, 8,300 square feet of retail commercial uses, and up to 845 spaces in a parking garage on 3.26 acres at the South Bay Galleria located at 1815 Hawthorne Boulevard, Redondo Beach, CA; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), an Addendum to the Certified EIR (State Clearinghouse No. 2015101009) was completed in October 2024. The Addendum analyzed "Phase 1" (previously approved) and the development contemplated as "Phase 2" of the "Approved Project"; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), the analysis within the Addendum demonstrates that the “Phase 2” development would not result in any new significant impacts, nor would it substantially increase the severity of previously identified significant impacts. Rather, all of the impacts associated with Phase 2 (plus Phase 1) are within the envelope of impacts addressed in the Certified EIR prepared for the South Bay Galleria Mixed-Use Project (State Clearinghouse No. 2015101009), and do not constitute a new or substantially increased significant impact. Therefore, the development resulting from “Phase 2” does not meet the criteria for a Supplemental or Subsequent EIR pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15163; and

WHEREAS, notice of the time and place of the public hearing where the Addendum and the applications would be considered was given pursuant to State law and local ordinance 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 reviewed and considered the Addendum to the Certified EIR, and evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 21st Day of August, 2025 with respect thereto.

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

SECTION 1. The City finds that that the above recitals are true and correct, and are incorporated herein by reference.

SECTION 2. PRIOR EIR HAS BEEN CERTIFIED. The City previously certified the Environmental Impact Report (EIR) prepared for the South Bay Galleria Mixed-Use Project (State Clearinghouse No. 2015101009) on January 15, 2019, which analyzed modifications and additions to the existing 29.85-acre South Bay Galleria Mall property located at 1815 Hawthorne Boulevard. The Certified EIR, which is now beyond challenge and final in all respects, is hereby incorporated by reference pursuant to CEQA Guidelines Section 15150 and is available at the City’s Community Development Department, 415, Diamond Street, Redondo Beach, CA 90277. The Planning Commission confirms:

- A. That the Certified EIR includes an Introduction, Comments and Responses, Modifications to the Draft EIR, the Draft EIR, Appendices, and the Final EIR Errata and was completed and certified in compliance with CEQA.

- B. The EIR was presented to City Council of the City of Redondo Beach, and the City Council reviewed and considered the information contained in the EIR prior to certifying the EIR and approving the South Bay Galleria Mixed-Use Project.
- C. The Certified EIR reflects the City of Redondo Beach's independent judgement and analysis.

SECTION 3. MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) AND WATER SUPPLY ASSESSMENT. The City previously adopted the Mitigation Monitoring and Reporting Program and the Water Supply Assessment for the South Bay Galleria Mixed-Use Project and it is hereby incorporated by reference pursuant to CEQA Guidelines Section 15150 and is available at the City's Community Development Department, 415, Diamond Street, Redondo Beach, CA 90277.

SECTION 4. ENVIRONMENTAL IMPACTS AND FINDINGS. Pursuant to Public Resources Code § 21081 and CEQA Guidelines § 15091, prior to the approval of the South Bay Galleria Mixed-Use Project the City of Redondo Beach made specific written findings regarding each significant impact associated with the South Bay Galleria Improvement Project as approved on January 15, 2019. Those findings, as adopted on January 15, 2019, are contained in the CEQA Findings and Statement of Overriding Considerations and are hereby incorporated by reference pursuant to CEQA Guidelines Section 15150 and are available at the City's Community Development Department, 415, Diamond Street, Redondo Beach, CA 90277.

SECTION 5. FINDING THAT THE FINAL EIR DID NOT REQUIRE RECIRCULATION UNDER CEQA PRIOR TO ITS CERTIFICATION BY THE CITY ON JANUARY 15, 2019. The Final EIR included comments received on the Draft EIR and responses to those comments as well as modifications to the Draft EIR, Appendices, and the Final EIR Errata. The focus of the Final EIR was on the disposition of environmental issues as raised in the comments, as specified by CEQA Guidelines § 15088(b). The City of Redondo Beach found that information contained in the Final EIR, the Final EIR Errata, and information received before the close of the public hearing on January 15, 2019, merely clarified and amplified the analysis presented in the document and did not trigger the need to recirculate per CEQA Guidelines § 15088.5(b). As discussed in greater detail in the January 15, 2019 Administrative Report, additional modifications were made to Alternative 4/4-1. The City found that these modifications did not result in a considerably different alternative, did not result in a substantial increase in the severity of an environmental impact, did not result in a new environmental impact, and did not otherwise trigger recirculation, as outlined in greater detail in the environmental analysis included as Attachment E to the January 15, 2019 Administrative Report. This finding, as adopted by the City Council on January 15, 2019 (Resolution No. CC-1901-004) is hereby incorporated by reference pursuant to CEQA Guidelines Section 15150 and is available at the City's Community Development Department, 415, Diamond Street, Redondo Beach, CA 90277.

SECTION 6. STATEMENT OF OVERRIDING CONSIDERATION DECISION. The City previously adopted a Statement of Overriding Considerations for the South Bay Galleria Mixed-Use Project and it is hereby incorporated by reference pursuant to CEQA Guidelines Section 15150 and is available at the City's Community Development Department, 415, Diamond Street, Redondo Beach, CA 90277.

SECTION 7. ADDENDUM PREPARED PURSUANT TO CEQA GUIDELINES § 15164. In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), an Addendum to the Certified EIR for the South Bay Galleria Mixed-Use Project was prepared to analyze the proposed "Phase 2" of the South Bay Galleria Mixed-Use Project and was completed in October 2024. The analysis within the Addendum demonstrates that the "Phase 2" development would not result in any new significant impacts, nor would it substantially increase the severity of previously identified significant impacts. Rather, all of the impacts associated with Phase 2 (plus Phase 1) are within the envelope of impacts addressed in the Certified EIR prepared for the South Bay Galleria Mixed-Use Project (State Clearinghouse No. 2015101009), and do not constitute a new or substantially increased significant impact. Therefore, the development resulting from "Phase 2" does not meet the criteria for a Supplemental or Subsequent EIR pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15163. These findings are based on the Addendum, the agenda report, testimony at the public hearing, and on the following facts;

- A. The project analyzed in the Certified EIR prepared for the South Bay Galleria Mixed-Use Project included 1,131,555 square feet of commercial development, a 1,287 seat theater, a 150 room hotel, 650 residential units with an overall development of 1,950,565 square feet.
- B. The project analyzed in the Addendum (approved "Phase 1" plus proposed "Phase 2") included 890,596 square feet of commercial development, a 1,287 seat theater, a 150 room hotel, 650 residential units with an overall development of 1,735,831 square feet.
- C. All of the impacts associated with approved "Phase 1" plus proposed "Phase 2" are within the envelope of impacts addressed in the Certified EIR prepared for the South Bay Galleria Mixed-Use Project (State Clearinghouse No. 2015101009), and do not constitute a new or substantially increased significant impact.

SECTION 8. RESOLUTION NO. CC-1901-004 REMAINS IN FULL FORCE AND EFFECT. Except as explicitly modified herein, all recitals, resolves, findings, further resolves, mitigation monitoring and reporting program and conditions of approval within Resolution No. CC-1901-004 as approved and adopted by the City Council of the City of Redondo Beach at their duly noticed public hearing on January 15, 2019 remain in full force and effect. At their duly noticed public hearing on November 18, 2021, the Planning Commission approved a three (3) year extension to January 15, 2025, of Vesting Tentative Tract Map No. 74481 and the associated entitlements within Resolution No. CC-1901-004. Vesting Final Tract Map No. 74481 and all easement dedications were

accepted by the City Council on December 3, 2024. The Vesting Final Tract Map No. 74481 was recorded in the official records of Los Angeles County on January 2, 2025, which served to vest the Tract Map No. 74481 and the associated entitlements for an additional year to January 2, 2026, and this Resolution in Section 13(5) below further extends the vesting period through January 2, 2027. The recitals, resolves, findings, further resolves, and conditions of approval within this resolution (RESOLUTION NO. 2025-07-PCR-07) are in addition to those within Resolution No. CC-1901-004. Where conflicts arise between this resolution and Resolution No. CC-1901-004 concerning the development of the South Bay Galleria Mixed-Use Project Phase 2, this resolution (RESOLUTION NO. 2025-07-PCR-07) supersedes.

SECTION 9. CUSTODIAN OF RECORDS. The documents and other materials that constitute the record of proceedings on which the Project findings are based are located at the City of Redondo Beach Community Development Department, 415 Diamond Street, Redondo Beach, California 90277. The custodian for these documents is the Planning Division. However, this section should not be interpreted to mean that the City has prepared and organized the Record of Proceedings, as contemplated under Pub. Res. Code§ 21167.6.

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

1. In accordance with Municipal Code Sections 10-2.2506(b), of the Redondo Beach Municipal Code, the proposed Conditional Use Permit Amendment is in accord with the criteria set forth therein for the reasons described below. The Findings provided in this resolution are also supported by information and analysis in the Draft EIR, the Final EIR (Certified by the City on January 15, 2019), the Draft and Final EIR Reference materials, the MMRP, the CEQA Findings, and the Statement of Overriding Considerations, all of which were adopted/approved by the City on January 15, 2019, as well as the Addendum to the Certified EIR completed in October 2024, and the Planning Commission Administrative Report (August 21, 2025) and all its attachments, and testimony received at the public hearing on August 21, 2025. Upon considering all of this information, on balance, the City finds that the project meets the requirements contained under RBMC 10-2.2506(b) for the following reasons:
 - a) The proposed uses for the South Bay Galleria Improvement Project “Phase 2” are conditionally permitted in the Regional Commercial (CR) Zone and are in conformity with “Typical Principal Uses” and policies per the General Plan Land Use Designation of “Mixed-Use Transit Center” (MU-TC) in which the site is located. The site is not located within the Artesia and Aviation Corridors Area Plan. The site is adequate in size and shape to accommodate the uses including all setbacks, spaces, walks and fences/walls, parking, loading, landscaping and other features, and the project is consistent with the requirements of Chapter 2, Title 10 of the Redondo Beach Municipal Code and Government Code Section 65915-

65918 (State Density Bonuses and Other Incentives) concerning specific allowed waivers from some RBMC development standards including: Height (89'-6" proposed instead of the required 60' plus 4' for screening of mechanical equipment); Number of stories (8 stories proposed instead of required 4 stories); Outdoor living space (200 square feet per unit required, however some units rely entirely on public exterior and interior spaces with no private outdoor living space); Parking (1 space per residential unit proposed instead of 2 plus some guest parking required by RBMC); and Private Storage Space (Studio's and 1 Bedrooms will not include the required 400 cubic feet per unit).

- b) As substantiated in the Final Environmental Impact Report (SCH# 2015101009 / FILE NO. 2015-09-EIR-001) and the Traffic Impact Study prepared by Fehr & Peers (including but not limited to DEIR Appendix L, Section 6.2) as supplemented by the Addendum, the site has adequate access to public streets of adequate width to carry the kind and quantity of traffic generated by the South Bay Galleria Improvement Project (inclusive of approved Phase 1 and proposed Phase 2), subject to increased localized vehicular delay. However, the project as approved would result in increased regional vehicular transportation benefits from reduced Vehicle Miles Traveled (VMT), increased usage of alternative modes of transportation, including increased pedestrian amenities attributable in part to the mixed use nature of the project site, and increased utilization of transit, due in part to the site's designation as a Transit Priority Area and proximity to the Transit Center and High Capacity Transit Corridors. Municipalities throughout Southern California and the South Bay are approving mixed-use projects consistent with Senate Bill 375 [2008] and the Regional Transportation Plan. The region as a whole will benefit from mixed use developments due to reduced vehicular traffic (reduced frequency and shorter duration trips), reduced greenhouse gas emissions, and reduced air quality emissions (and a reduction in other secondary effects associated with urban sprawl).
- c) The proposed South Bay Galleria Improvement Project (inclusive of approved Phase 1 and proposed Phase 2) will have no adverse effect on abutting property or the permitted use thereof, subject to the previously adopted Conditions of Approval/MMRP and those Conditions of Approval herein.
- d) The South Bay Galleria Improvement Project (inclusive of approved Phase 1 and proposed Phase 2) is consistent with and in conformance with the General Plan including the "MU-TC" Mixed Use Transit Center designation (Resolution No. CC-2410-106 adopted November 5, 2024), as outlined in greater detail in Draft EIR Sections 4.6.4 (LU-1), and 4.6.5 (LU-1), as well as Section 3.8 (note the DEIR refers to "CR" Commercial Regional land use

designation which is consistent with recently adopted “MU-TC” Mixed Use Transit Center land use designation).

- e) The Mitigation Monitoring and Reporting Program and Conditions of Approval adopted with Resolution No. CC-1901-004 (January 15, 2019) and the Conditions of Approval in this resolution (RESOLUTION NO. 2025-07-PCR-07) are deemed necessary to protect the public health, safety, and general welfare.
 - f) The South Bay Galleria Improvement Project (inclusive of approved Phase 1 and proposed Phase 2) is in compliance with the intent of the applicable development standards by zone and noted allowed “waivers” from some development standards pursuant to State Density Bonus Law, including: Height (89’-6” proposed instead of the required 60’ plus 4’ for screening of mechanical equipment); Number of stories (8 stories proposed instead of required 4 stories); Outdoor living space (200 square feet per unit required, however some units rely entirely on public exterior and interior spaces with no private outdoor living space); Parking (1 space per residential unit proposed instead of 2 plus some guest parking required by RBMC); and Private Storage Space (Studios and 1 Bedrooms will not include the required 400 cubic feet per unit), as outlined in the Administrative Report presented at the August 21, 2025 Planning Commission meeting and the previously Certified EIR.
 - g) Given the fact that it is not possible at this time to know the exact leasing plan for future specific uses, it was and still is expedient and desirable to retain the approval by the City Council on January 15, 2019, of Resolution No. CC-1901-004 with all the Conditions of Approval and the Master Conditional Use Permit to more uniformly establish overall operating conditions and allowances for uses within the approved Phase 1 and proposed Phase 2. Conditions of Approval pursuant to Phase 2 via this “Amendment” to the approved Conditional Use Permit are in addition to the Conditions of Approval within Resolution No. CC-1901-004. Where conflicts arise between this resolution and Resolution No. CC-1901-004 concerning the development of the South Bay Galleria Mixed-Use Project Phase 2, this resolution (RESOLUTION NO. 2025-07-PCR-07) supersedes.
2. In accordance with Municipal Code Section 10-2.2502(b) of the Redondo Beach Municipal Code, the applicant’s request for a Modification of Planning Commission Design Review as previously approved via Resolution No. CC-1901-004, and as proposed under this application for Phase 2 is consistent with the criteria set forth in the Municipal Code for the following reasons:
- a) The design of the proposed South Bay Galleria Improvement Project Phase 2 considers the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and

common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns.

- b) The natural terrain was removed from the project site more than 60 years ago when the first development took place. Therefore, there is no natural terrain or natural landscape features that can be integrated into the project. Furthermore, the new landscaping would be drought tolerant and would conform to the City's landscaping regulations for new development. While the project site contains approximately 93,761 SF of dispersed ornamental landscaping under existing conditions, including ornamental trees, it is not feasible to preserve this existing landscaping. The project involves the excavation of an underground parking structure, renovation of existing infrastructure, and replacement of the existing surface parking facilities and associated ornamental landscaping to implement the South Bay Galleria Improvement Project. The existing landscaping and these new facilities are not physically compatible. Furthermore, upon implementation, the project as approved (Phase 1 and Phase 2) will provide an increase in landscaping (including trees) and open space.
- c) The final design of the proposed South Bay Galleria Improvement Project Phase 2 is harmonious and consistent within the proposed architectural style regarding roofing, materials, windows, doors, openings, textures, colors, and exterior treatment subject to the conditions of approval.
- d) The overall design of the South Bay Galleria Improvement Project Phase 2, is integrated and compatible with the neighborhood and strives to be in harmony with the scale and bulk of the surrounding properties. The project design would be complementary to the well-received design of the adjacent South Bay Marketplace as well as surrounding commercial properties. The existing adjacent structures have building heights up to 94.9 feet, with several additional existing structures ranging from 42.2 feet to 60.1 feet. The adjacent residential and commercial structures to the north, south, east, and west have setbacks which provide transitions to these adjacent land uses which ensure the project is in harmony with the scale and bulk of the surrounding properties. The existing residences east of the approved Phase 1 project site are located approximately 180 feet from the eastern border of Hawthorne Boulevard. Such residences are also separated by the project site by landscaped medians which further harmonize the project site with the adjacent land uses to the east. The existing residences to the west of the project site are located approximately 50 feet from the western border of Kingsdale Avenue. The Phase 2 project includes a 25-foot setback along the Kingsdale Avenue frontage at grade that includes a 5-foot wide landscaped parkway with street trees, a 12-foot wide sidewalk, and "front yard" patios in the nearest residences (proposed Townhomes) ranging in width from 6 feet to 10 feet. Additionally, the residential structures on grade fronting Kingsdale Avenue (proposed Townhomes) are limited to

31-foot heights with 4-foot parapets above (35-foot total height). As the residential structure increases in stories and heights, the setback from Kingsdale Avenue continues to increase. Also, the number of residences fronting Kingsdale Avenue reduces from 15 Townhomes at grade to 6 units on the upper levels (levels 4 through 8). At level 4 the setback from the property line along Kingsdale Avenue is 54-feet, at level 5 this setback increases to a range of 82 feet to 106 feet, at level 6 this setback increases to 131 feet, at level 7 this setback increases to 154 feet, and at level 8 this setback is 178 feet. On each level beginning on level 4, there are roof top decks that provide “Outdoor Living Space” for the residents that include a significant amount of landscaping and trees that also serve to buffer the development from the existing adjacent single-family residences. The combination of the increased stepped setbacks and incorporation of additional landscaping on each level above level 3 serves to further harmonize the project with the existing neighborhood. The commercial properties to the north of the Galleria property are approximately 100 feet to the north of the approved Phase 1 project site and not impacted with the development of Phase 2.

- e) The design of the proposed Phase 2 South Bay Galleria Improvement Project provides innovation, variety, significantly varied wall planes and setbacks, and creativity (landscaping and murals) which serves to help minimize the appearance of flat facades and box-like construction. Subject to the conditions of approval, the project design provides multiple recessed planes of varying plaster colors coupled with varied window sizes, glazes, and trim types. The design incorporates multiple materials and architectural features including vertical “wood-look screens”, accent tiles on some tower elements, murals and public art features on the largest wall planes, and the extensive use of landscaping and trees on the roof tops that serve as “Outdoor Living Spaces” for the residents of the development. The commercial spaces are designed with large (floor to ceiling) storefront windows that are trimmed with dark bronze finishes of varying widths and separated by vertical plaster columns that incorporate blade signs and lighting fixtures. The overall design provides vertical and significant horizontal offsets to add architectural interest to the facades/exteriors. Roof planes and building shapes are stepped back from west to east with increased heights to create “Outdoor Living Spaces” and transition to a more single-family residential design along Kingsdale Avenue in recognition of the single-family residences west of the project that also front Kingsdale Avenue. The incorporation of artistic design elements and the significant landscaping on the roof decks to create communal spaces serves to further the unique overall appearance and creates a sense of place.
- f) The conceptual signage proposed on the exterior elevations of Phase 2 would be consistent with sign regulation criteria in RBMC Sections 10-2.1802 and 10-2.1810.

- g) The South Bay Galleria Improvement Project Phase 2 is in the CR Regional Commercial Zone, and is therefore not subject to the City's Objective Residential Design Guidelines, which are only applicable in the R-1 and R-1A, R-2, R-3, R-3A, RMD, RH-1, RH-2, and RH-3 residential zones.
 - h) The Mitigation Monitoring Program adopted on January 15, 2019, the conditions of approval included within Resolution No. CC-1901-004, design considerations integrated into the Phase 2 project and adopted in this resolution as conditions of approval are deemed necessary to protect the public health, safety, and general welfare.
3. The Vesting Tentative Tract Map No. 84931 for Phase 2 of the South Bay Galleria Improvement Project meets the requirements of Chapter 1, Subdivisions, Article 5 of the City's Municipal Code, and the California State Subdivision Map Act. Vesting Tentative Tract Map No. 84931 does not create additional parcels that exceed the limit of 19 parcels for the entire South Bay Galleria Improvement Project as established with Tract Map No. 74481, but rather it reconfigures the two (2) parcels that make up the Phase 2 project area. The existing lots established by Tract Map No. 74481 (Lot 7 and Lot 15) are roughly equal in area (1.81 acres and 1.85 acres respectively) and bisect the Phase 2 project area with Lot 7 north of Lot 15. Vesting Tentative Tract Map No. 84931 reconfigures the existing lots in the following manner: Proposed "Lot 2" is approximately 22,290 SF (0.51 acres in size), runs parallel to Kingsdale Avenue and includes the proposed 15 Townhomes; Proposed "Lot 1" is approximately 137,056 SF (3.14 acres in size), is east of Lot 2 and will include 335 residential apartment units inclusive of 10% very low income or 20% low income affordable units (consistent with the City's certified Sixth Cycle 2021-2029 Housing Element) plus the majority of the parking garages, the leasing offices, and the 8,300 square feet of commercial area. The Vesting Tentative Tract Map No. 84931 is consistent with the criteria set forth therein for the following reasons:
- a) That Vesting Tentative Tract Map No. 84931 filed and deemed complete is in conformance with Section 10-1.102 (Purpose and intent) of the Redondo Beach Municipal Code which establishes the rules, regulations, and specifications to control and regulate the division of land, building, or air space for any purpose whatsoever within the City.
 - b) That in accordance with Section 10-1.103 (General responsibilities: Subdividers) of the Redondo Beach Municipal Code, the Subdivider has prepared a map consistent with the design standards and has assured the accomplishment of improvements consistent with the subdivision section of the Redondo Beach Municipal Code.
 - c) That in approving Vesting Tentative Tract Map No. 84931 the Planning Commission has investigated and concludes that the design and

improvement of the proposed subdivision is in conformance with the General Plan, inclusive of the City's Certified Sixth Cycle 2021-2029 Housing Element, the applicable zoning subject to the approved State Density Bonus Law waivers, the requirements of the Subdivision section of the Redondo Beach Municipal Code (including lot width, depth, and area minimums), and the Subdivision Map Act, and hereby reports its actions to the subdivider pursuant to Section 10-1.106 of the Redondo Beach Municipal Code.

- d) That pursuant to Sections 10-1.514 and 10-1.5508 of the Redondo Beach Municipal Code the approval of the Vesting Tentative Tract Map No. 84931 shall expire thirty-six (36) months after the date the map was approved or conditionally approved. The person filing the tentative map may request an extension of the tentative map or vesting tentative map approval or conditional approval by a written application to the Commission, such application to be filed at least thirty (30) days before the approval or conditional approval is due to expire. The application shall state the reasons for requesting the extension.
- e) That the approval of Vesting Tentative Tract Map No. 84931 granted herein shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards described in Section 66474.2 of the Government Code of the State. However, if said Section 66474.2 is repealed, the approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting tentative map is approved or conditionally approved.
- f) That the street and lot layout is appropriate to the land use for which the subdivision is proposed and conforms to the proposed land use and standards established in the General Plan, inclusive of the City's Certified Sixth Cycle 2021-2029 Housing Element, and Zoning Ordinance, subject to the approved State Density Bonus Law waivers. The subdivider has demonstrated to the satisfaction of the Commission that the street, access, parcels, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The Planning Commission finds that the following principles and standards are met by this subdivision:
 - (a) The proposed parcels or lots are suitable in area and dimensions to the types of development anticipated.
 - (b) The street rights-of-ways and pavement are adequate to accommodate the type of volume of traffic anticipated to be generated thereon, as described in greater detail under Finding 1(b) above.

- (c) That special requirements may be imposed by the City with respect to street, curb, gutter, and sidewalk design and construction.
 - (d) That special requirements may be imposed by the City with respect to the installation of public utilities, including water, sewer, and storm water drainage.
 - (e) That every effort has been made to protect adjacent residential areas from the potential nuisance of proposed uses including the provision of additional landscaping, including a large number of trees, and significant extra building setbacks of the upper stories of the project from the single family residential neighborhood on the west side of Kingsdale Avenue.
 - (f) That the subdivision for proposed development takes into account all areas proposed for vehicular circulation and parking, for pedestrian circulation, and for buffer strips and other landscaping.
4. The applicant requests the granting of a one year extension of the vesting period for the recorded final Vesting Tract Map No. 74481. Pursuant to California Government Code Section 66498.5, absent further extensions, vested entitlements under a recorded vesting final map must be executed (associated building permits issued) in order to preserve the rights granted by the recorded map and the associated entitlements within one year of the recording of the subject final map. The action by the City Council on December 3, 2024, to accept all easement dedications and approve Vesting Tract Map No. 74481 and the subsequent Final Vesting Tract Map 74481 recordation on January 2, 2025 served to preserve Tract Map No. 74481 and the associated entitlements for an additional year to January 2, 2026. The approval of the applicant's request for an additional one year extension of the vesting period of Vesting Tract Map No. 74481 will further preserve Tract Map No. 74481 and the associated entitlements for an additional year to January 2, 2027. The applicant requests this additional one year extension due to the current economic instability and uncertainties concerning commercial real estate development and leasing markets.
5. The Applicant submitted a request for a density bonus, with no increase in density, per Government Code Sections 65915-65918 (State Density Bonus Law) as the project (Phase 2 of the South Bay Galleria Improvement Project) includes 10% very low income or 20% low income affordable units (35 very low income affordable units or 70 low income affordable units). The South Bay Galleria Mixed-Use project site could be developed with up to 895 residential units per the allowed density (30 DU/AC) of the underlying Commercial Regional (CR) zoning. The applicant was approved for 300 residential units (Phase 1) on January 15, 2019, and with this application is now requesting an additional 350 residential units for a total of 650 units, which is less than the 895 residential units permitted at this

location. State Density Bonus Law allows for certain incentives/concessions and waivers of development standards depending upon the amount and category of affordable units. Based upon the proposed amount and category of affordable units within Phase 2, the City finds that pursuant to Government Code Sections 65915-65918 the project is entitled to two incentives or concessions (Government Code Section 65915(d)(2)(B) and (k)), unlimited waivers of development standards (Government Code Section 65915(e)(1)) that will have the effect of physically precluding the construction of the development, and parking incentives (Government Code Section 65915(p)). The development is not seeking any concessions and incentives. Consistent with Government Code Section 65915(e)(1), the Phase 2 project has applied for the following specific allowed waivers from some of the applicable RBMC development standards:

- a. Height, 89 feet – 6 inches proposed, 60 feet required (RBMC Section 10-2.919(d));
- b. Number of stories, 8 stories proposed, 4 stories required (RBMC Section 10-2.919(e));
- c. Outdoor living space (200 square feet per unit required, some units do not provide 200 square feet of private outdoor living space (RBMC Section 10-2.919(g)); and Private storage space, Studio's and 1 Bedrooms will not include the required 400 cubic feet per unit (RBMC Section 10-2.1514(c)(1)).

Concerning parking, Government Code Section 65915(p)(A) restricts the local jurisdiction having authority from imposing a vehicular parking ratio that exceeds 0.5 spaces per unit when the residential development includes at least 20 percent low income units, is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development. Additionally, AB 2097, which became effective January 1, 2023, added Section 65863.2 to the California Government Code which provides that: "A public agency shall not impose or enforce any minimum automobile parking requirements on a residential, commercial or other development project if the project is located within one-half mile of public transit." Since the Project lies within a ½-mile of an existing and future major transit stop, City of Redondo Beach parking requirements would not apply to the project. The Phase 2 project qualifies for this most recent Government Code provision and as such the City cannot require any vehicular parking spaces for the residential component of the project. That said, the Phase 2 project is proposing 1 vehicular parking space per unit totaling 350 residential parking spaces and up to 495 replacement commercial parking spaces (the existing surface parking lot provides 495 vehicular parking spaces). The total number of parking spaces within the Phase 2 project will be up to 845.

Concerning the waivers for height and stories, General Plan Land Use Element Policy 1.41.7(a) calls for the applicant to "Reduce the impacts of height and mass by setting back and lessening the volume of the upper elevations of structures within 50 feet of the property line fronting Kingsdale Avenue." The density, number of stories, and building heights along the western portions of the project site along Kingsdale Ave are significantly reduced and setbacks from Kingsdale Avenue on

upper floors are also increased to further ensure compliance with this policy. Limiting the Phase 2 residential building along Kingsdale Avenue to three stories results in the elimination of necessary housing, therefore increasing the height of the residential structure near the existing mall structure to accommodate the lost units is necessary. To implement Policy 1.41.7(a), a reduction in density, height, and stories along Kingsdale Avenue makes necessary increases in density, height, and stories on other portions of the project, which are addressed through the issuance of the height and story waivers. Although a height waiver from the 60 foot height limit prescribed by the CR zone height is included with this application, Land Use Element Policy 1.41.5 does explicitly allow the Planning Commission to approve "... heights in excess of 60 feet, but in no case higher than 100 feet, when a shade/shadow analysis is prepared by the applicant which demonstrates that the increased height will not result in adverse impacts upon adjacent land uses which do not lie upon the project site." As demonstrated in the applicant's shade/shadow analysis, although there will be some change in early morning shadows as experienced at the residences west of the project site along Kingsdale Avenue from existing conditions, the design as proposed with the additional significant setbacks of upper stories is significantly less of a shade/shadow impact than what would result from a 60 foot tall structure that is setback 50 feet from Kingsdale Avenue. Therefore, the as designed additional height above 60 feet (89.5 feet, which is less than 100 feet and less than the existing AMC Cinema building height of 94 feet) is consistent with LUE Policy 1.41.5 and is approved by the Planning Commission along with the necessary height waiver from the CR zone height limit of 60 feet.

6. The plans, specifications and drawings submitted with the applications associated with the Phase 2 project are within the envelope of development described in the Certified EIR, which is documented in the Addendum to the EIR completed in October 2024, and have been reviewed by the Planning Commission. Project materials were made available for review at City Hall, on the City website, and were included as attachments to the Administrative Reports presented to the Planning Commission.
7. In accordance with Government Code Section 65863(b)(2) (No Net Loss Provisions of State Housing Element Law), with the development of 20% of the units (70 units) for "lower" income, the remaining sites identified in the City's Housing Element are adequate to meet the requirements of Section 65583.2 and accommodate the City's share of the its regional housing need pursuant to Section 65584. The following table quantifies the remaining unmet need for the City's share of its regional housing need for each income level and the remaining capacity of sites as identified in the City's Housing Element to accommodate need by income level. As demonstrated below, the City will have adequate capacity to accommodate its share of "lower" income households with the development of 20% of the units (70 units) for "lower" income. Additionally, if Phase 2 were to develop 35 units for "very low" income households there is additional capacity on the remaining areas of the subject property for an additional 245 units at the

requisite density (30 DU/AC with a minimum density of 20 DU/AC) to qualify for future affordable units and therefore “capacity” to accommodate the City’s assigned RHNA is also maintained under this option as well.

Summary of Housing Sites Inventory (Table H-43 Housing Element 6 th Cycle 2021-2029)				
	Lower	Moderate	Above Moderate	Total
Remaining RHNA with Buffer	1,395	476	53	1,924
Total Estimated Capacity with “Project” Providing 20% Low Income Affordable Units (70 units)*	1,404	683	911	2,998
Total Estimated Capacity with “Project” providing 10% very low income affordable units (35 units)**	1,369**	683	911	2,963

* The City’s Certified Sixth Cycle 2021-2029 Housing Element (Table H-43) projected that the South Bay Galleria Phase 2 Project would provide 70 “Lower” income affordable units and 280 “Above Moderate” income units with a total number of units of 350.

**There is additional capacity for 245 residential units at the South Bay Galleria property that could be developed as affordable units for “Lower” income households due to the site’s allowable density of 30 DU/AC with a minimum density of 20 DU/AC. Therefore, capacity exists for accommodating the City’s assigned RHNA under this development option as well.

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

SECTION 10. The Planning Commission does hereby find that the above recitals and findings are true and correct and are incorporated herein by reference as if set forth in full.

SECTION 11. Based on the above findings, the Planning Commission does hereby grant and approve the Amendments to the Master Conditional Use Permit and the Planning Commission Design Review previously approved via Resolution No. CC-1901-004, Vesting Tentative Tract Map No. 84931, a one year extension of the vesting period for the recorded final Vesting Tract Map No. 74481, and concessions/waivers of development standards pursuant to government code section 65915 (density bonus law) pursuant to the plans and applications considered by the Planning Commission at its meeting on the 21st day of August, 2025.

SECTION 12. That the approved Amendments to the Master Conditional Use Permit and the Planning Commission Design Review previously approved via Resolution No. CC-1901-004, Vesting Tentative Tract Map No. 84931, a one year extension of the vesting period for the recorded final Vesting Tract Map No. 74481, and concessions/waivers of

development standards pursuant to government code section 65915 (density bonus law) shall become null and void if not vested within 36 months from the effective date of this resolution, unless an extension is granted pursuant to law.

SECTION 13. These permits shall be void in the event that the applicant does not comply with the previously adopted Mitigation Monitoring Program adopted concurrently with Resolution No. CC-1901-004 on January 15, 2019, or the following conditions:

In addition to the Mitigation Monitoring and Reporting Program adopted on January 15, 2019, the following Conditions of Approval have been proposed and incorporated into this Resolution.

1. Except as explicitly modified herein, all recitals, resolves, findings, further resolves, mitigation monitoring and reporting programs and conditions of approval within Resolution No. CC-1901-004 as approved and adopted by the City Council of the City of Redondo Beach at their duly noticed public hearing on January 15, 2019 remain in full force and effect and are applicable to the Phase 2 development of the South Bay Galleria Mixed-Use Project. The recitals, resolves, findings, further resolves, and conditions of approval within this resolution (RESOLUTION NO. 2025-07-PCR-07) are in addition to those within Resolution No. CC-1901-004. Where conflicts arise between this resolution and Resolution No. CC-1901-004 concerning the development of the South Bay Galleria Mixed-Use Project Phase 2, this resolution (RESOLUTION NO. 2025-07-PCR-07) supersedes.
2. That the approval granted herein is for the Phase 2 South Bay Galleria Mixed-Use Project, as described in the Addendum (October 2024) to the Environmental Impact Report for the South Bay Galleria Mixed-Use Project (State Clearinghouse No. 2015101009) certified by the City of Redondo Beach on January 15, 2019, to construct an 8-story mixed-use building consisting of 15 residential condominiums and 335 residential apartment units, inclusive of 10% very low income or 20% low income affordable units, up to one level of underground parking and up to 3 levels of above grade parking totaling up to 845 parking spaces (350 parking spaces exclusively for residences and up to 495 parking spaces (replacement parking) for commercial uses), 8,300 square feet of grade level commercial uses, and associated amenities with a total development of 384,576 square feet on property (3.26 acres) located within the Regional Commercial zone (CR) located at 1815 Hawthorne Boulevard.
3. That the Planning Commission hereby approves the conceptual architectural design of the South Bay Galleria Mixed-Use Project Phase 2, the conceptual lighting plan, the conceptual master sign program, and the conceptual landscaping plans. The final precise architectural treatment of building exteriors, roofs, walks, walls, landscape, hardscape, lighting, signage and other design features including color and material samples shall be reviewed and approved by the Community Development Department prior to the issuance of building permits.

4. That the Planning Commission hereby approves Vesting Tentative Tract Map No. 84931 for the re-subdivision into two reconfigured lots of current Lots 7 and 15 of Tract No. 74481. Vesting Tentative Tract Map No. 84931 shall be recorded within 36-months of the effective date of this resolution, unless an extension is granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.
5. That the Planning Commission hereby approves a further one year extension of the vesting period for the recorded final Vesting Tract Map No. 74481. This approval of the applicant's one year extension of the vesting period of Vesting Tract Map No. 74481 will further preserve Tract Map No. 74481 and the associated entitlements for an additional year to January 2, 2027.
6. That the Planning Commission hereby approves the following concessions/waivers from Redondo Beach Municipal Code zoning development standards pursuant to government code section 65915 (density bonus law):
 - a. Height, 89 feet – 6 inches approved, 60 feet required (RBMC Section 10-2.919(d))
 - b. Number of stories, 8 stories approved, 4 stories required (RBMC Section 10-2.919(e))
 - c. Outdoor living space, some units do not provide 200 square feet of private outdoor living space and are approved, 200 square feet per unit required, (RBMC Section 10-2.919(g)). The overall project does however meet the project's total required outdoor living space requirement with the inclusion of additional common indoor and outdoor recreational spaces pursuant to RBMC Section 10-2.919
 - d. Private storage space, less than the required 400 cubic feet of storage space per unit is approved, 400 cubic feet per unit required (RBMC Section 10-2.1514(c)(1))
 - e. Parking, Government Code Section 65915(p)(A) restricts the local jurisdiction having authority from imposing a vehicular parking ratio that exceeds 0.5 spaces per unit when the residential development includes at least 20 percent low income units, is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development. Additionally, AB 2097, which became effective January 1, 2023, added Section 65863.2 to the California Government Code which provides that: "A public agency shall not impose or enforce any minimum automobile parking requirements on a residential, commercial or other development project if the project is located within one-half mile of public transit." Since the project includes affordable units and lies within ½-mile of an existing and future major transit stop, the City of Redondo Beach parking

requirements would not apply to the project. The Phase 2 project qualifies for this most recent Government Code provision (AB 2097) and as such the City cannot require any vehicular parking spaces for the project. The Phase 2 project is approved with 1 vehicular parking space per unit per the applicant's proposal totaling 350 residential parking spaces and up to 495 replacement commercial parking spaces (the existing surface parking lot provides 495 vehicular parking spaces). The total number of parking spaces approved within the Phase 2 project is up to 845.

7. Applicant shall have the option to either (a) develop and operate all 350 residential units in the Phase 2 project (including the 15 townhomes) as rental units, or (b) to develop and operate 335 units as rentals, and develop and sell the 15 townhome units fronting along Kingsdale as for-sale condominium units. The 15 townhome units shall be designed and built in accordance with the condominium development standards of RBMC Section 10-2.1608, to be verified by the Building Department during plan check and building inspection; provided, however, that the Applicant may permanently relinquish the condominium option and develop the townhomes without compliance with said section by recording against the townhome lots, prior to building plan check, a covenant prohibiting condominium development, sale or conversion, which covenant shall be in a form approved by the City Attorney.
8. The Planning Division of the Community Development is authorized to approve minor changes.
9. The CC&R's for the townhouse condominiums are required to be reviewed and approved by the Planning Division and recorded prior to entering into a sale contract for any condominium townhouse and prior to issuance of occupancy permits.
10. The project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Building Division, Public Works Department, Engineering Division, and Fire Department.
11. The project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.
12. Details of the proposed outdoor lighting shall be submitted to and reviewed and approved by the Planning Division 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 in height to 4' and all security lighting is required to be on motion detectors.
13. To minimize noise during all phases of construction, the applicant and its contractors shall comply with mitigation measures MM NOI-1 through MM NOI-6

from the Mitigation Monitoring Program adopted with the previously-certified Final EIR for the South Bay Galleria Mixed Use Project.

14. The site shall be fully fenced prior to the start of construction.
15. The applicant shall work with Planning Division and Public Works staff on the final design of the landscape plan. Said landscaping plan shall be reviewed and approved prior to issuance of building permits and must be compliant with the City's Landscaping Ordinance and the State's Model Water Efficient Landscaping Ordinance and must include drought tolerant and California native plant species. A minimum of 39 36-inch box trees is required to be incorporated into the final landscaping plan. Up to 130 smaller trees are to be planted throughout the project. Where feasible, the applicant shall work with staff to maximize canopy coverage and shading provided by plants and trees.
16. Prior to issuance of the first occupancy permit, the Applicant shall execute and record an Affordable Housing Agreement in a form approved by the City Attorney, restricting the lease of the deed restricted units (70 Lower Income or 35 Very Low) to affordable rents in accordance with the requirements of Government Code Section 65915.
17. The affordable residential dwelling units shall be generally dispersed throughout the residential portion of the development project (other than in the townhomes, which may all be sold or leased at market rate) to the extent feasible, and shall not differ in appearance, size, and amenities from other units in the development. Any claim of infeasibility of dispersing the units shall be demonstrated by the applicant to the satisfaction of the Community Development Director prior to the issuance of the building permits for a residential building.
18. The applicant shall submit at the time of building plan check complete landscaping plans including planting details and irrigation plans pursuant to the requirements of the Assembly Bill (AB) 1881, the Water Conservation in Landscaping Act of 2006 (Laird). Further, the landscape plan shall include landscaped berm and swale areas where possible for visual, terrain, and topographical variety and shall be designed to comply with any water runoff requirements, and to avoid potential hazards. The use of real turf (grass) and artificial turf is prohibited. Said plan shall be approved by the Community Development and Public Works Departments prior to issuance of building permits and shall be installed prior to final inspection. Use of City approved trees and California native and drought tolerant plants is required. Plant palette shall include pollinator species.

Public Works Department, Engineering Division – Water, Wastewater & Hydrology

19. The following utilities conditions from the 2019 South Bay Mixed-Use Project are hereby incorporated:

COA UTL-1: Prior to the issuance of the Building Permit, the City's Public Works Department will confirm the proposed project applicant's on-site water system has been developed to accommodate the land uses proposed at the project site. If the Department determines the system upgrades referenced in the FEIR will be required to serve the project improvements to be permitted, such upgrades shall be installed and operational prior to the issuance of the Certificate of Occupancy.

COA UTL-2: Prior to the issuance of the Building Permit, the City's Public Works Department, in concurrence with the LACSD, will confirm the proposed project applicant's on-site and off-site wastewater conveyance system has been developed to accommodate the land uses proposed at the project site. If the Department determines the system upgrades referenced in the FEIR will be required to serve the project improvements to be permitted, such upgrades shall be installed and operational prior to the issuance of the Certificate of Occupancy.

COA UTL-3: Prior to the issuance of the Building Permit, the City's Public Works Department will confirm the proposed project applicant's on-site stormwater conveyance system has been designed to accommodate the land uses proposed at the project site and development of the proposed project would not increase existing flows from the project site into the stormwater system. If the Department determines the system upgrades referenced in the FEIR will be required to serve the project improvements to be permitted, such upgrades shall be installed and operational prior to the issuance of the Certificate of Occupancy.

COA UTL-4: Prior to the issuance of the Building Permit, the City's Public Works Department will confirm the proposed project applicant's water conveyance system has been designed to accommodate the land uses proposed at the project site. If the Department determines the system upgrades referenced in the FEIR will be required to serve the project improvements to be permitted, such upgrades shall be installed and operational prior to the issuance of the Certificate of Occupancy.

20. Prior to the issuance of any grading/building permits for the Phase 2 project, the applicant shall provide a sewer impact analysis with existing and proposed average daily flows, peak flows and summarize the proposed improvements to the system. Provide the proposed preliminary sewer alignment. City staff will evaluate the proposed flow impacts to the downstream wastewater conveyance system and upgrades may be required.
21. Water Quality System: Prior to issuance of any grading/building permits, provide a Low Impact Development (LID) Report, per requirements outlined in the Los Angeles Regional Water Quality Control Board Order No. R4-2021-0105, NPDES NO. CAS004004. The site is required to retain the Stormwater Quality Design Volume (SWQDv) defined as the runoff from a) the 0.75-inch 24-hour rain event or b) the 85th percentile, 24-hour rain event as determined from the Los Angeles County 85 percentile precipitation isohyetal map, whichever is greater. Show

calculations and equations used for both methods and use the greater as the SWQDv.

22. Water Quality System: The site plan must show drainage and all water quality improvement BMPs as defined in the LID Plan, including details for each BMP (depth, engineered calculated dimensions, aggregate type, etc.).
23. Storm Drain System: Clearly show the existing storm drain system at the proposed project site and proposed relocation plan if any.
24. Storm Drain System: Prior to issuance of any grading/building permits, provide a hydrology/hydraulics (H&H) Report for both existing and proposed condition for both onsite and offsite drainage areas.
25. Storm Drain System: Per the City Council's approved policy (Administration Policy on Flood Control approved on April 7, 2009), the storm water emanating from the site shall drain directly into the existing Storm drain system. The policy states that any development of more than 4 units shall discharge stormwater only at a direct connection to the nearest storm drain system. Proposed site shall require an on-site detention basin to meet the following flood control requirements:
 - a. Site hydrology/hydraulics shall be based on 25-year design storm.
 - b. Time of concentration shall not be more than five (5) minutes unless calculated otherwise.
 - c. Storm water shall be detained on site and gradually discharged at a rate of no more than one (1) cubic foot per second, per acre of site area.
 - d. The differential between the total site storm water rate and the discharge rate of one (1) cubic foot per second, per acre of land, shall be detained on site for no less than seven (7) minutes.
26. Prior to issuance of any grading/building permits, provide erosion and sediment control plan and construction BMP's on-site plan and/or grading plan.

Public Works Department, Engineering Division – Traffic

27. Traffic – Prior to issuance of occupancy permits, provide ADA/PROWAG compliant curb ramps at corners of project frontage and provide easement at corner cut-off

as required for the construction of curb ramps. One ramp per crosswalk or a single blended transition for the entire corner is required unless technically infeasible.

28. Traffic – Prior to issuance of occupancy permits, provide driveway approach per City Standard and provide 6' minimum wide continuous pedestrian path of travel at the new approach as required by the City. Provide easement on private property for said 12' minimum wide path of travel as required.
29. Traffic – Relocate street signs as required.
30. An on-site directional traffic signage program shall be implemented in conjunction with detailed construction plans for the project to clearly designate the pickup/drop-off areas and access driveways to the mall while construction is underway.

Public Works Department, Engineering Division – Land Development

31. Provide ADA compliant sidewalks, 12' minimum wide on Kingsdale along the frontage of the property.
32. If deemed necessary by the City Engineer, a minimum of a 2" grind and pave to the centerline of Kingsdale Ave between 177th street and Grant Avenue and the full width of 177th Street between the eastern driveway to Kingsdale Avenue prior to issuance of Certificate of Occupancy.
33. Provide trees, landscaping, and irrigation system in public Right of Way and perimeter of Phase 2 project boundaries as required by Urban Forestry Manager. All Parkways shall be landscaped. Impervious surfaces should be minimized to reduce stormwater run-off.
34. Prior to Certificate of Occupancy, street trees shall be incorporated in parkways along all streets in commercial areas. Planting, removal, or replacement of trees requires the approval by the Urban Forestry Manager.
35. Minimum 4' wide parkway as required for street trees.
36. All required improvements of 177th Street within the Southern California Edison right of way and 25' SCE easement shall be approved by SCE, the landowner.
37. Prior to commencement of grading and/or demolition activities, soils shall be surveyed for the presence of contaminants and toxic materials/gases by an engineer licensed/registered for conducting soils surveys, as required by the state law. Should the presence of contaminants and/or toxic materials/gases be detected, appropriate abatement measures pursuant to soil remediation

requirements shall commence by a registered contractor at the expense of the project proponent. Documentation certifying that any/all contaminated soils have been removed and/or remediated to satisfactory levels as required by state law shall be delivered to the city Building Division prior to grading/demolition of existing structures on site. The applicant shall bear the cost of implementing this condition.

38. Phase 1 of the Project has a proposed parking supply of 3,577 spaces with 300 spaces reserved for residents. Phase 2 will provide up to 845 parking spaces, including 350 parking spaces for residents and up to 495 replacement spaces for other components of the Project. The residential component of the garages for Phase 1 or Phase 2 will not be shared with other uses. This will result in a total parking supply of up to 3,927 spaces across the entire 30-acre Galleria site, with 650 spaces reserved for residents in the Phase 1 and Phase 2 residential garages. As noted in the "findings" above, minimum parking requirements are no longer applicable to this "Project" under AB 2097 (Government Code Section 65863.2). In addition, parking adequacy is not an applicable consideration under CEQA for projects within a transit priority area. Specifically, Pub. Res. Code §21099(b)(3) states that the "adequacy of parking for a project shall not support a finding of significance," and Pub. Res. Code §21099(d)(1) states that parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant effects on the environment. Accordingly, the applicant shall elect and designate on the plans submitted for building plan check how many, if any, of the 495 replacement spaces it has elected to include in the final project design. Applicant may elect to eliminate all or a portion of the subterranean parking level and/or a portion of the above-ground parking structure, subject to administrative building plan check review to confirm code compliance.
39. The Community Development Department shall be authorized to approve the reconfiguration and/or reallocation of uses within the scope of the Master Conditional Use Permit, provided that said reconfiguration/reallocation does not result in any new significant impacts.
40. In exchange for the City's issuance and/or adoption of the Phase 2 Project that includes the adoption of an addendum to the environmental impact report for the South Bay Galleria mixed-use project (state clearinghouse no. 2015101009) certified by the City of Redondo Beach on January 15, 2019, and granting the requests for an amendment of the Conditional Use Permit and Planning Commission Design Review approved by the City Council (Resolution No. CC-1901-004) for the South Bay Galleria Mixed-Use Project on January 15, 2019, and approving Vesting Tentative Tract Map No. 84931, a one year extension of the vesting period for the recorded final Vesting Tract Map No. 74481, and concessions/waivers of development standards pursuant to Government Code Section 65915 (Density Bonus Law) to allow the development of Phase 2 of the South Bay Galleria Mixed Use Project the Applicant agrees to save, keep, indemnify, hold harmless and defend the City of Redondo Beach (with counsel of

City's choice), and its appointed and elected officials, officers, employees, and agents (collectively "City"), from every claim or demand brought seeking to overturn the Project Approvals, whether under the California Environmental Quality Act ("CEQA"), the Government Code, Redondo Beach Municipal Code or City Charter, the California Public Records Act related to document requests associated with the South Bay Galleria Improvement Project, or other state or local law, including attorney's fees and costs, and any attorneys' fees or costs which may be awarded to any person or party challenging the Project Approvals on any grounds. In order to limit the cost of its defense and indemnification under this condition, in the event of any such claim or demand, if and when requested to do so in writing by the Applicant, City agrees to rescind the challenged Project Approvals. Applicant shall still be responsible for indemnification, consistent with this section, for any such fees and costs incurred before such a rescission, including any subsequent awards ordered by a court of competent jurisdiction for actions that occurred before such a rescission.

41. In the event of a disagreement in the interpretation and/or application of these conditions, the issues 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.
42. The Applicant shall agree to, and the City shall ensure, the continued affordability of all very low and low-income rental units (no less than ten percent (i.e. 35 of 350) deed restricted units affordable to very-low income households, or, at the applicant's option, not less than twenty percent (i.e. 70 of 350) deed restricted units affordable to lower income households) for 55 years. Rents for the affordable units shall be set at an affordable rent as defined in the Health and Safety Code of State Law. The affordable residential dwelling units shall be generally dispersed throughout the residential portion of the development project (excluding townhomes) to the extent feasible, and shall not differ in appearance, size, and amenities from other units in the development. Any claim of infeasibility of dispersing the units shall be demonstrated by the applicant to the satisfaction of the Community Development Director prior to the issuance of the building permits for a residential building.
43. Due to the fact that it is not possible at this time to have certainty in the precise design of the project, the Design Review granted herein is for conceptual plan approval only. The final building shell design and architectural plans shall be reviewed and approved by the Community Development Director prior to issuance of Building Permits for substantial conformity to the conceptual plan. Variations from the architectural treatments in the conceptual design plans presented to the Planning Commission may be approved by the Community Development Department without further Planning Commission review, provided that the quality of the design is equal to or superior to what is depicted in the conceptual package.

44. Consistent with the 2019 and subsequent approvals for the South Bay Galleria Mixed-Use Project, Phase 2 project site (comprising approximately 3.26 acres) shall be planned, constructed and operated as an integrated development under a comprehensive common area plan together with the entire 30-acre South Bay Galleria Mixed-Use Project, including first class quality standards for perimeter and common area maintenance, maintenance standards for tenants and pad owners, a significant amount of joint use parking, and reciprocal easement rights. As is customary for shopping centers and mixed-use developments, separate components within the development such as department stores, hotels, banks, restaurant pads, office space, residential buildings and parking areas may be separately parcelized, financed, sold or ground leased to separate lenders, investors, users, and/or development partners in furtherance of the common area plan. A variety of architectural styles and building types may be utilized, but the project shall be developed with unifying features including (i) project-wide branding and place-naming (as one possible example, if the overall project is branded as "The Gateway", then the hotel could be identified as " _____ Hotel at The Gateway", the condominium townhomes and apartment homes as "Residences at The Gateway", etc.), (ii) a consistent graphics package implemented through street-facing gateway elements and wayfinding signage; (iii) common area landscaping and amenities, including pedestrian plazas, internal and perimeter pathways, bike access, and customer amenities (e.g. kid play areas, water features, bike valet); (iv) a significant amount of joint use parking; and (v) reciprocal easements (REA) and/or CC&Rs to provide for common area maintenance, access rights, and maintenance standards. Prior to issuance of building permits, the Phase 2 developer shall demonstrate compliance with this condition, to the satisfaction of the Community Development Director, by submitting evidence of its consultation and coordination with the overall South Bay Galleria Mixed-Use Project ownership regarding a project-wide common area plan with proposed common area signage and monumentation, along with proposed REA and/or CC&R clauses to implement the requirements of this condition as the overall Mixed-Use Project is implemented..
45. The Vesting Tentative Tract Map is conditioned to require mandatory participation of all ownerships in common area maintenance and operations. Said participation shall be required as a covenant recorded on title or a lease condition as the case may be. The form of this covenant or lease condition shall be reviewed and approved by the City prior to leasing or sale of any units, lot or lots.
46. Quimby fees may be applied as applicable under Chapter 1, Article 14, of the of Redondo Beach Municipal Code and pursuant to the policies of the 6th Cycle Housing Element.
47. The Redondo Beach Galleria Improvement Project includes approximately 29.85 acres of land. In calculating the Floor Area Ratio and residential density, the total 29.85 acres has been treated as a singular cohesive lot. Consequently, all subsequent parcels contained within these 29.85 acres from the Vesting Tentative

Tract Map, shall be treated as a cohesive development when calculating Floor to Area ratios and residential density in future applications. This Condition shall be recorded, and provided to any and all subsequent purchasers of parcels within the Vesting Tentative Tract Map.

48. Concurrently with the initial submittal of the Phase 2 project into the Building Division for the plan check, a Building Code Analysis that identifies allowable areas, number of stories, story heights, and set back requirements is required. Additional information required to be included within the Building Code Analysis may be necessary as determined by the City's Building Official.

Fire Department

49. Prior to the issuance of building permits for Phase 2, the applicant is required to provide the occupant load and egress calculations all the public exterior courts.
50. Prior to the issuance of building permits for Phase 2, the applicant shall provide a plan showing the fire lane outlined with dimensions and turning radius, locations of existing and new fire hydrants (including fire hydrant spacing), locations of key boxes for fire department use, proposed locations of fire department connections, and proposed locations of the fire alarm control panel for the building.

SECTION 12. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this resolution 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 resolution. The Planning Commission hereby declares that it would have passed this resolution 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.

PASSED, APPROVED AND ADOPTED this 21st day of August, 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. 2025-07-PCR-07 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 August, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc Wiener
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office