

APPLICATION FOR ENVIRONMENTAL ASSESSMENT

DATE FILED: 5/17/19
I.E.S. No.:

Negative Declaration \$1,785 plus contract cost
Mitigated Negative Declaration \$1,985 plus contract cost
Environmental Impact Report – Actual Contract Cost

INSTRUCTIONS FOR FILING:

- 1) All information in this application shall be typed or legibly printed.
- 2) Give full and complete answers to all questions.
- 3) If necessary, attach extra sheets to answer questions fully.

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: See attached	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY:	LAND USE DISTRICT:
	LOT: BLOCK: TRACT:	
	ASSESSOR'S PARCEL NO.:	
	PROJECT SPONSOR NAME:	
	MAILING ADDRESS:	
	TELEPHONE:	
PROJECT DESCRIPTION (include types of discretionary approvals sought): See attached		

B	DESCRIPTION OF EXISTING ENVIRONMENT:																											
	Describe the environment in the area of impact of the project as it exists before the commencement of the project. Include references to the project's compatibility with the General Plan, other policies and plans, and with related projects, both public and private, both existing and planned: See attached																											
C	POTENTIAL ENVIRONMENTAL IMPACTS OF PROJECT:																											
	<table border="0"> <thead> <tr> <th style="text-align: center;">YES</th> <th style="text-align: center;">NO</th> <th></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1. <input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Is this project associated with any other existing or proposed project?</td> </tr> <tr> <td style="text-align: center;">2. <input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Will this project involve any type of phased development?</td> </tr> <tr> <td style="text-align: center;">3. <input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Will the project involve a substantial alteration of ground contours?</td> </tr> <tr> <td style="text-align: center;">4. <input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Will the project alter existing surface drainage patterns?</td> </tr> <tr> <td style="text-align: center;">5. <input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Will the project substantially change existing noise or vibration levels in the vicinity?</td> </tr> <tr> <td style="text-align: center;">6. <input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Will the project substantially change demand for municipal services (police, fire, water, sewage, etc.)?</td> </tr> <tr> <td style="text-align: center;">7. <input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Will the project require certification, authorization, or issuance of a permit by any county, estate or federal environmental control agency such as the California Coastal Commission, APCD, EPA, or the Regional Water Quality Control Board? (If so, please identify those agencies.)</td> </tr> <tr> <td style="text-align: center;">8. <input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Is this project considered a "Priority Project" as defined by the City's NPDES Permist and will therefore require the submission of a Low Impact Development (LID) report?</td> </tr> </tbody> </table>	YES	NO		1. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this project associated with any other existing or proposed project?	2. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Will this project involve any type of phased development?	3. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve a substantial alteration of ground contours?	4. <input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project alter existing surface drainage patterns?	5. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project substantially change existing noise or vibration levels in the vicinity?	6. <input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project substantially change demand for municipal services (police, fire, water, sewage, etc.)?	7. <input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project require certification, authorization, or issuance of a permit by any county, estate or federal environmental control agency such as the California Coastal Commission, APCD, EPA, or the Regional Water Quality Control Board? (If so, please identify those agencies.)	8. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this project considered a "Priority Project" as defined by the City's NPDES Permist and will therefore require the submission of a Low Impact Development (LID) report?
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	DISCUSSION OF "YES" AND "NO" RESPONSES FOR ITEMS 1 THROUGH 7 ABOVE. (Attach additional sheets as needed.)																											
	<p>With the addition of 26 residential units, the project will require police, fire, water, sewage, schools, and other municipal services based on the projected impact.</p> <p>The project is in the Coastal Zone, although with a certified Local Coastal Program (LCP), the City of Redondo Beach is authorized to issue approval based on the LCP, including the evaluation of the required Low Impact Development (LID) report and civil plans.</p>																											

D SUPPLEMENT TO ENVIRONMENTAL ASSESSMENT APPLICATION
 (Must accompany Environmental Assessment Application for any project which involves **physical construction.**)

Please include the following with your submittal:

- A **site plan** showing topographic contours and location of proposed improvements.
- Floor plans** of all levels.
- Elevations** (4).
- A **longitudinal and transverse section.**

Please give the following data for the project:

- A. Type of project of land use: As a mixed-use development, the project proposes commercial and residential uses
- B. Anticipated types of specific Activities: The anticipated tenants of the commercial component include: food service, recreation, retail, and office space.
- C. Size of project site in square feet: Approximately 54,899 sf
- D. Number of employees: Anticipated: 20
- E. Improvements/modification in the public right-of-way: Repair/Replace curb, gutter and sidewalk, as necessary.
- F. Square footage of existing buildings on site: 24,350 sf
- G. Square footage of proposed buildings on site: 13,149 sf
- H. Number of dwelling units: 26
- I. Number of parking spaces: Proposed 18 on-site and 10 street parking spaces
- J. Land Coverage: 26,490 sf (48%) %
- K. Landscaped area in square feet: 5206 sf + 517 sf of decomposed granite materials on site. In addition, there will be 443 sf of landscaped area in the
- L. Number of stories: Three (3) public right of way.
- M. Maximum height above existing grade: 30'
- N. Grading proposals and estimate of cut and/or fill: The parcel will be overexcavated and recompacted, with minor fine grading to establish building pads and parking areas. Estimated cut 565cy, estimated fill 1025cy, estimated overexcavation and recompaction 5,265cy.
- O. Unique topographical features: There are no unique topographical features for this project.
- P. Mature vegetation: none
- Q. Historical structures: Applicant is seeking a Historic District designation for Four (4) existing structures, and to demonstrate appropriateness of historic significance of the structures through a separate application.

E

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



Applicant's Signature

5-17-19

Date

OWNER'S AFFIDAVIT

Project address: 100 - 132 N. Catalina Ave, Redondo Beach
Project description: Mixed-Use Development

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

Signature(s): Walter A. Giessler

Address: 1560 Nelson Ave
Manhattan Beach, CA
90266

Phone No. (Res.) 310-3742614
(Bus.) _____

Subscribed and sworn to (or affirmed) before me this _____ **day of** _____, **20** _____
by _____, **proved to me on the basis of satisfactory**
evidence to be the person(s) who appeared before me.

FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles)

ss *See Attached Jurat*

Seal

CALIFORNIA JURAT
(CALIFORNIA GOVERNMENT CODE § 8202)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

Subscribed and sworn to (or affirmed) before me on this 17 day of May, 2019,

by Walter Albert Griesser, proved to me on the basis of
(Name of Signer(s))

satisfactory evidence to be the person(s) who appeared before me.



Juan Garcia
Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Owner's Affidavit Document Date: 5/17/19

Number of Pages: 5 Signer(s) Other Than Named Above: —

Additional Information: N/A

OWNER'S AFFIDAVIT

Project address: 100-132 N Catalina Ave, Redondo Beach
Project description: Catalina Station

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

Signature(s): Melba L. House

Address: 241 Vista del Parque
Redondo Beach, Ca 90277

Phone No. (Res.) 1-310-378-1866
(Bus.) o

Subscribed and sworn to (or affirmed) before me this 16 day of May, 2019
by Melba L. House, proved to me on the basis of satisfactory

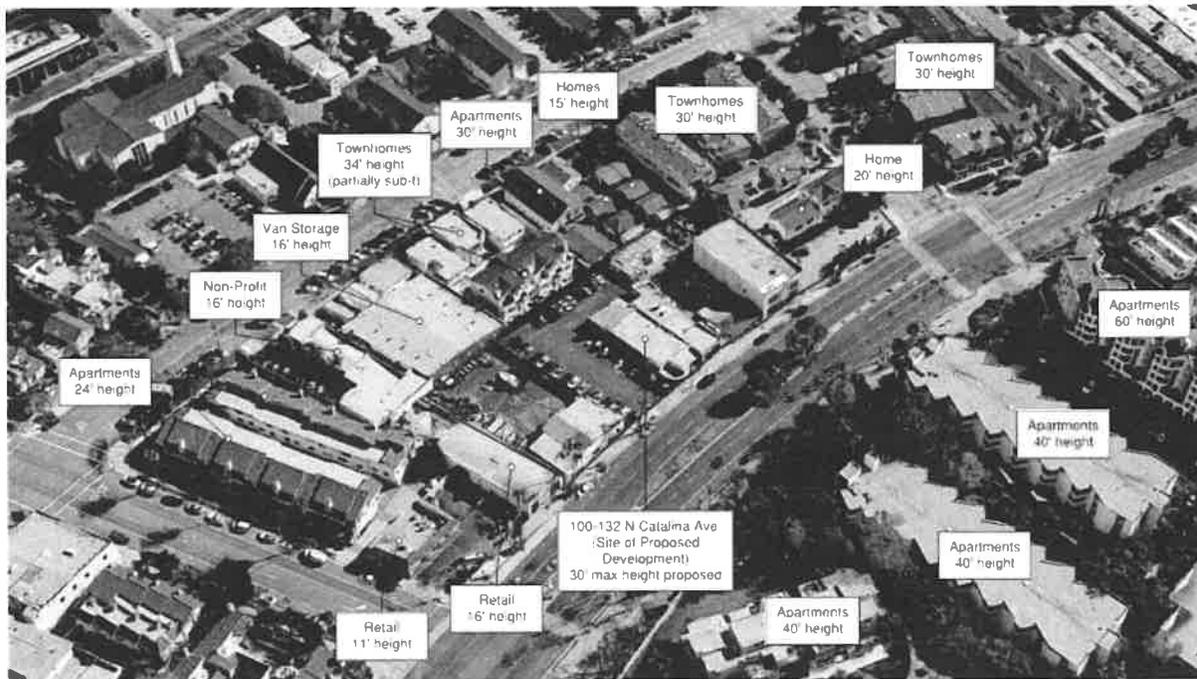
evidence to be the person(s) who appeared before me.

Shayna Pennington
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal





STREET ADDRESS OF PROPERTY, ASSESSOR'S PARCEL NUMBERS, EXACT LEGAL DESCRIPTION OF THE PROPERTY:

- 100 N Catalina Ave – 7505-005-012, Lots 49 and 50, Block 178, Redondo Beach Tract
- 112 N Catalina Ave – 7505-005-019, Lots 47 and 48, Block 178, Redondo Beach Tract
- 116 N Catalina Ave – 7505-005-021, Lots 45 and 46, Block 178, Redondo Beach Tract
- 124 N Catalina Ave – 7505-005-008, Lot 44, Block 178, Redondo Beach Tract
- 126 N Catalina Ave – 7505-005-007, Lots 40, 41, 42, 43, Block 178, Redondo Beach Tract
- 132 N Catalina Ave – 7505-005-006, Lots 37, 38, 39, Block 178, Redondo Beach Tract

LAND USE DISTRICT:

Commercial

PROJECT SPONSOR NAME:

CATALINA FUND, LLC
Jason Muller, Managing Member jason@beachcitycapital.com
Lindsey Mills, Project Manager lindsey@beachcitycapital.com
1221 Hermosa Ave Suite 101
Hermosa Beach, CA 90254

ATTACHMENTS

- Survey & LID
 - TTM
 - LID
- Geotechnical Soils Report
- Historical
 - Condition Assessment & Rehab Plan
 - Historic Resource Evaluation
- Design – Architectural/Landscape Submittal Set
- Environmental
 - Phase I
 - Phase II
 - Contamination Characterization Results

Program Description**INTRODUCTION**

The proposed development across 100-132 N Catalina includes the adaptive reuse and reduction of the existing retail on site, as well as the construction of 26 new residential units. As proposed, the project will remediate the contaminated soils on site, save nearly all of the existing buildings on-site that provide a culturally historical benefit to the City, as well provide the area with much needed residential units – both affordable and market. Through these actions, the development promises to revitalize and reactivate Catalina Street, provide a public pedestrian amenity and deliver a cleaner site to the neighborhood. We're confident this project is a net positive for the City and its residents.

SITE LOCATION & HISTORY

The proposed project spans fourteen adjacent parcels across six addresses, including 100, 112, 116, 124, 126 & 132 N Catalina Ave. The land totals to 54,899 square feet (approximately 1.27 acres). There are five existing street-facing buildings on site totaling 25,350 square feet, and have historically served as commercial, light-industrial and retail uses. The buildings are an eclectic mix of architectural styles and construction dates – the first building on site dates from 1895 for use as a trolley-repair shop. Other uses include a coffee shop, dry cleaner's and former Masonic Temple and Post Office. The City staff has emphasized the building's historic relevance for the community as part of the last remaining original commercial district of Redondo Beach, and a recently completed Historic Evaluation Report has indicated the buildings are eligible as a local Historic District.

Site Area & Zoning

- APN's:
7505-005-012, 7505-005-019, 7505-005-021, 7505-005-008, 7505-005-007, 7505-005-006
- Zoning: R3-A – Low-Density Multifamily Housing
 - 1 unit per 2,490/sf lot area
 - 30'-0" height limit
- Specific Plan: None
- Coastal: Yes, non-appealable

PROPOSED SITE USE

The development proposes retaining four of the buildings as a Historic District and reducing the usable square footage to 13,149. Behind these buildings are twenty-two proposed three-story townhomes with individual drive-up parking, served by a common access road with two points of entry from Catalina Ave. On the southern edge of the site are an additional four proposed townhomes, for a total of 26 proposed residential units. Please see Exhibit A for current proposed site plan, as well as proposed site elevations and unit layouts.

1) RESIDENTIAL: 26 units total

- 22 (22.05) per zoning + SB1818 and Inclusionary Density Bonus
- SB1818 State Law Density Bonus
 - o 15% very low-income units provided (4 total)
 - o Provides base density bonus of 35% to a potential total of 30 (29.76) units. None of the density bonus is utilized beyond the additional four affordable units.
- Unit mix:
 - o (26) 3BR Townhomes – 22 Market-Rate / 4 Affordable
- Parking: Parking for the residential will utilize by-right parking incentives granted by SB1818 legislation, and will include two parking spots at-grade, per townhome.

2) RETAIL/OFFICE – A Mixed-Use incentive through SB1818 State Law Density Bonus concessions will grandfather in the existing use of buildings currently on site for a total square footage of 13,149.

- Retail: 4,178 SF – Based off the preservation of 124, 126 and most of 132 N Catalina Ave (buildings are labeled "Building #1" and "Building #2" in Exhibit A drawings).
 - o Preliminary merchandising of tenants includes a micro-brewery/tasting room in the repurposed 132 N Catalina building (former trolley maintenance building), a coffee shop in 126 N Catalina (former coffee shop), and another craft food service (ice cream, juice bar) in 124 N Catalina.
 - o Existing parking lot between 132 N Catalina and 126 N Catalina will be re-used as a public plaza, that the retailers may open onto, will be restricted from vehicular access and feature engaging landscaping/site planning to make it an active space.
- Creative Office: 9,400 SF – Based on the preservation of 112 N Catalina
 - o Both stories of the existing building can be repurposed to creative office. Building envelope will be modified to allow additional light and indoor-outdoor space

3) PROPOSED PARKING

- i) Residential: The townhomes will each have a drive-up two-car garage. A state density bonus by-right incentive to provide no guest parking will be utilized.
- ii) Retail: Existing building uses are parked at approximately 2.2/1000 SF with 54 existing parking spots. This ratio is roughly maintained with the proposed reduced retail square footage and a parking count of 18 spots. A historic variance will be applied for that will allow a variance of parking counts as necessary to maintain the existing retail.
- iii) In addition to maintaining the existing ratio, an additional two street parking spots are provided by reducing the amount of driveway aprons along the site.

Retail Parking Study

100-132 N Catalina - Redondo Beach

	Usable Retail SF	On-Site Parking	On-Site Parking Ratio	Street Parking	Total Parking	Total Parking Ratio
Existing	24,350	54	2.2/1000 sf	8	62	2.5/1000 sf
Proposed	10,909	18	1.7/1000 sf	10	28	2.6/1000 sf

4) PROPOSED LANDSCAPE & OPEN SPACE

Each proposed unit will meet the City’s requirement of 350 of open space. In addition to this, a courtyard between the retailers at 132 and 126 N Catalina with direct access from both tenants will be closed off and allow for outdoor seating area for the brewery, coffee shop and ice cream shop. The courtyard will feature multiple levels and species of planting, flooring materials and seating.
30’

5) HEIGHT IMPLICATIONS

The townhomes and flats will maintain the required height maximum of 30’-0” but will be utilizing a variance to add an additional story from the maximum of two. The buildings will maintain relative height ratios to neighboring buildings.

6) TRAFFIC IMPLICATIONS

Current retail square across the existing five buildings total 25,350 square footage. Because retail has a higher intensity use than residential, and because the proposed development is reducing the retail square footage by nearly 50% to 13,149, it is anticipated that this development would result in around a net neutral or negative number of average daily trips.

7) CONSTRUCTION

- a) Existing retail to be preserved will be adaptively reused and retrofitted to meet current code standards, following the Secretary of the Interior’s Standards for Treatment of Historic Properties. Exterior facades will be rehabilitated to honor its original construction.
- b) The townhomes will consist of three levels of Type V residential with at-grade, two-car garages.
- c) Fire access will be granted to all units through the drive aisle that is accessed on Catalina Ave, and will require no hammerhead turnaround or additional fire hydrant.

ENTITLEMENT STRATEGY

In addition to the Planning Commission and its associated entitlements, the project will be utilizing state density bonuses as outlined in SB1818 and incorporated with the County of Los Angeles. The State Density Bonus will be used to boost base unit count from 22 units to 30 allowed units. Additional menu incentives used will be:

- i) Mixed-Use - will allow the by-right, continued commercial use of the existing buildings on site.
- ii) Lot Consolidation

- iii) Additional Story Utilized – maximum height allowed (30'-0") is maintained

ENVIRONMENTAL REMEDIATION

A Phase I and Phase II Report conducted by Partner Engineers concluded that there is soil contamination.

- The dry cleaner's at 124 N Catalina historically used Tetrachloroethylene (PCE), which was widely used prior to its use ban in the 1990s. PCE contamination in the soil was confirmed in 31 of the analyzed soil samples at concentrations exceeding the laboratory reporting limits. However, while some samples fell close, none exceeded residential or commercial Regional Screening Levels.
- Heavy metals (primarily arsenic) that were used as a weed killer along the former trolley tracks were confirmed some samples above laboratory reporting limits.

Levels of both contaminants dissipate within the first few feet of soil. The water table in this area is estimated at 90'-0", and site characterization tests have not indicated groundwater contamination. Preliminary remediation plans are to use a vapor extraction system to remove the PCE contamination, as well as a vapor barrier with future construction to prevent any interface with future residents/tenants. Soils contaminated with heavy metals will be excavated.