

RESOLUTION NO. 2025-02-PCR-**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING A CEQA EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, AND SUBDIVISION (VESTING TENTATIVE TRACT MAP NO. 84401) TO PERMIT THE CONSTRUCTION OF A RESIDENTIAL CONDOMINIUM PROJECT WITH 43 UNITS, THREE OF WHICH ARE AFFORDABLE TO VERY LOW INCOME HOUSEHOLDS, LOCATED ON THREE PARCELS (7505-010-015, 7505-010-036, AND 7505-010-035) WITHIN A HIGH-DENSITY MULTI-FAMILY RESIDENTIAL (RH-2) ZONE AND LOW-DENSITY MULTI-FAMILY RESIDENTIAL (R-3) ZONE AT 122 AND 126 N. PACIFIC COAST HIGHWAY AND 208 CENTRAL COURT (CASE NO. CUP-2024-0044)

WHEREAS, on January 4, 2024, an Application was filed by the “Applicant”, City Ventures Inc., on behalf of the owner of the properties located at 122 and 126 N. Pacific Coast Highway and 208 Central Court (7505-010-015, 7505-010-036, and 7505-010-035) for consideration of applications for a Conditional Use Permit, Planning Commission Design Review, and Vesting Tentative Tract Map No. 84401 to allow the construction of a 43-unit residential condominium development, three of which are affordable to very low income households, on properties located within a Low-Density Multiple-Family Residential (R-3) and High-Density Multiple-Family Residential (RH-2) zones; and

WHEREAS, numerous meetings and consultations between the applicant and multiple City Departments were conducted to ensure the project was supported by existing infrastructure or as necessary that the project would be conditioned to include upgrades to existing infrastructure. Additionally, required technical studies were confirmed including a Traffic Analysis, Noise and Vibration Analysis, Preliminary Hydrology and Low Impact Development Analysis, and a memorandum address Air Quality; and

WHEREAS, on December 9, 2024 the City of Redondo Beach accepted as “complete” an application for a Conditional Use Permit, Planning Commission Design Review, and Vesting Tentative Tract Map No. 84401; and

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

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 20th day of February, 2025 with respect thereto.

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

1. In accordance with Section 10-2.2506 of the Redondo Beach Municipal Code, approval of the Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
 - a) The site for the proposed use shall be in conformity with the General Plan, and when located within the Artesia and Aviation Corridors Area Plan area shall be consistent with the intent of the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.
 - i. *The proposed project is not located within the Artesia and Aviation Corridors Area Plan. The proposed use is in conformity with the General Plan land use designation of High-Density Multi-family residential (RH) and low-density multi-family residential (R-3) uses and the City's Housing Element which allows for high density and low-density residential uses and affordable housing units. Additionally, the site as developed is adequate to accommodate all required parking spaces, setbacks, and height as allowed pursuant to State Density Bonus Law provisions and all other applicable development standards per the RBMC.*
 - b) The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.
 - i. *The site is directly adjacent to a signalized intersection at N. Pacific Coast Highway and Vincent Street. The access to the subject property is limited to Vincent Street and Central Court. The anticipated project trip generation was determined to generate 63 net fewer AM peak hour trips and 7 net new PM peak hour trips from the prior existing uses which is considered to have less than a significant impact on Vehicle Miles Traveled. Based on the traffic study provided and reviewed by the City's Traffic Engineer, as well as the conditions imposed, the proposed project will have adequate*

access and the surrounding infrastructure is sufficient to carry the quantity and kind of traffic generated by the proposed use.

- c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof.
- i. Based on the noise analysis that was submitted, the proposed project will have no adverse impact on the surrounding properties as it pertains to noise and vibration. Additionally, the resulting development is consistent with the existing surrounding residential density. The expected long term noise environment is compatible with the existing high density residential neighborhood as well. It is anticipated that the project as designed will further reduce existing noise impacts on the existing residential neighborhood to the east of the subject property by blocking the noise from Pacific Coast Highway.*
 - ii. Based upon the traffic analysis, the number of net new vehicle miles traveled and trips generated from the project will not significantly change from the existing traffic conditions in the neighborhood. As such, the proposed use will not have an adverse effect on the neighboring properties with respect to traffic.*
 - iii. As designed and conditioned, on-site storm water will be captured and discharged in compliance with the City's Low Impact Development (LID) standards, sewer facilities will be assessed and upgraded as required, a 10 foot dedication is required along the properties Pacific Coast Highway frontage, all proposed exterior lighting will be directed downward, shielded, and on motion detection sensors to reduce potential lighting impacts on adjacent properties, existing mature trees will be replaced at a ratio of 2 trees for every mature tree removed, the site landscaping will be designed with drought tolerant and native plant species, and accessible common open space areas are included in the project.*
- d) The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:
- i. Additional setbacks, open spaces, and buffers;*
 - a. The project qualifies for waivers related to setbacks and open space requirements pursuant to State Density Bonus law. Although the project is requesting waivers from some setbacks and open space requirements the project does meet and exceed the City's*

setback requirements between the project and the existing residential development east of the project (adequate buffers) and the project is providing public outdoor open space areas at the southwest corner of the R-3 lot and along the southern boundary of the RH-2 lot in addition to the private outdoor living space provided for nearly all of the units.

- ii. Provision of fences and walls;
 - a. *All proposed fences and walls, inclusive of retaining walls, will comply with fence height requirements pursuant to the applicable regulations in the City's Zoning Ordinance and have decorative concrete finishes subject to the approval of the Planning Division.*

- iii. Street dedications and improvements, including service roads and alleys;
 - a. *The proposed change of use will require a new 20-foot wide easement for the purposes of emergency and solid waste collection service purposes including ingress and egress rights for access purposes for the residents. Additionally, a 10-foot dedication along the project's frontage along Pacific Coast Highway is required per Caltrans. This dedication area is conditioned to be landscaped as approved by the City's Public Works Department, Planning Division, and Caltrans. Long-term improvements of this 10 foot dedication will be determined by Caltrans.*

- iv. The control of vehicular ingress, egress, and circulation;
 - a. *The proposed two-way access driveway and existing one-way driveway (Central Court) comply with Zoning Ordinance and Public Works standards.*

- v. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
 - a. *Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.*

- vi. Provision of landscaping and the maintenance thereof;
 - a. *The proposed landscaping complies with the City's Zoning Ordinance and the State's Model Water Efficient Landscaping (MWELo) provisions. Additionally, the project is conditioned to utilize drought tolerant native plant species and plant 36-inch box trees at a ratio of 2*

for every mature tree removed from the property. There are 12 existing mature trees that will be removed and 24 new 36-inch box trees are required as replacement trees. The project is also required to provide pedestrian pathways that incorporate landscaping and connect to the two (2) common open space areas. Also the pedestrian pathways will include “nodes” with seating and other hardscape features as approved by the Planning Division.

- vii. The regulation of noise, vibration, odor and the like;
 - a. *As indicated by the attached noise and vibration study, the proposed project will have no adverse impact on the surrounding properties. Best management practices are required of the applicant during construction to mitigate noise and dust. Additionally, the proposed use (multiple family residential) is consistent and compatible with respect to the long-term noise environment with the surrounding adjacent residential properties to the east.*
- viii. Requirements for off-street loading facilities;
 - a. *Not applicable, the residential project does not require off-street loading facilities.*
- ix. A time period within which the proposed use shall be developed;
 - a. *The proposed project will comply with required building construction and inspections days/hours.*
- x. Hours of permitted operation and similar restrictions;
 - a. *Not applicable, the residential project does not have any special provisions related to hours of operation and similar restrictions.*
- xi. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
 - a. *Not applicable. No billboards are located on this subject property.*
- xii. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter, the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and the General Plan.
 - a. *The conditions of approval address all identified issues resulting from the review of the project by the Planning Division and other impacted City Departments, and addresses, parking, traffic and access, city infrastructure requirements, Low Impact Development (stormwater),*

right-of-way dedications, lighting, landscaping (inclusive of native and drought tolerant species and trees), common open spaces inclusive of pedestrian pathways and passive infrastructure (benches), noise conditions during construction, special fence and wall enhancements, fire protection, affordable housing, and the acquisition of all related certificates and licenses required by the State, County of Los Angeles, and City of Redondo Beach, resulting in a project that is in conformity with the intentions and purposes of the applicable provisions of the City's Zoning Ordinance, including State and local density bonus provisions, and its General Plan, inclusive of the City's Housing Element.

2. In accordance with Section 10-2.2502(1)a of the Redondo Beach Municipal Code, approval of the Planning Commission Design Review is in accord with the criteria set forth therein for the following reasons:

- *Site Planning:*
 - *Preservation of Existing Mature Trees.*
 - *There are 12 mature trees as defined on the subject property. 24 36-inch box trees are conditioned to be included in the required landscaping plan.*
 - *Massing and Building Orientation.*
 - *More than one primary building is required as the subject property exceeds 20,000 square feet in size. The project is designed with eight (8) separate buildings. Many of the building have incorporated grading to reduce the above grade structure heights by "cutting" into the existing sloping lots to reduce the heights as much as possible as compared to the adjacent residential structures east of Central Court and fronting Pacific Coast Highway. Additionally, the separate buildings provide opportunities to create pedestrian pathways that traverse the development and connect the residences to the two common open spaces located within the project and to the Pacific Coast Highway right-of-way. The common open space is consistent with the purpose of the City's outdoor living space requirements as it will allow for the use of passive open space areas for use by all the projects residents.*
- *Open Space and Pedestrian Circulation:*
 - *Common Open Space, private open space, and pedestrian paths.*
 - *Although the project is receiving a waiver from the common and private open space development standards under State Density*

Bonus Law, the project does incorporate both common and private open space and includes pathways running from Central Court to Pacific Coast Highway through the center and along the south end of the lower lot that serve to connect the residents to the common open spaces in the project.

- *Parking and Access:*
 - *Utilizing the alley access and only one (1) private driveway along Vincent Street significantly limits new curb cuts to the development which complies with the parking and access requirements within the Objective Residential Standards.*
 - *As proposed, the parking does not comply with the City's standard parking requirements for multi-family residential development, however the parking proposed exceeds the parking rates per the State Density Bonus Law. Per the City's Zoning Ordinance parking requirements, the parking standard for the project 100 spaces. Per the State Density Bonus Law parking standard, the project would require 65 spaces. As proposed the project is providing a total of 93 parking spaces which is 7 less than the City's standard requirement for market rate housing and 28 parking spaces more than the minimum required by State Density Bonus Law.*
 - *As designed, curb cuts for access to the project are minimized and parking spaces nearly comply with City standards for market rate housing and exceed the requirements for parking within State Density Bonus Law.*
- *Architecture:*
 - *Variations in setbacks, height, materials on the ground floor, building entries, and architectural features are incorporated throughout the project and vary with each of the separate building types providing consistency with the "Architecture" requirements in the Objective Residential Standards.*
- *Lighting:*
 - *Parking drives and areas will include downward projecting lighting.*
 - *Pedestrian pathways are conditioned to provide lighting no higher than 2 feet in height.*
 - *All security lighting provided on buildings is required to be directed downward and incorporate motion detection.*
- *Landscaping:*
 - *Landscape areas in required front setbacks and street-facing side setbacks, excluding driveways, walkways, stairs and any walls, shall be landscaped with at least 75% live plant materials.*
 - *Artificial turf is not allowed.*

- *All landscaping shall be in accordance with the City's landscape regulations, including compliance with the Redondo Beach Water Efficient Landscape Ordinance.*
 - *All landscaping is required to be native and drought tolerant.*
3. In accordance with Section 10-1.5502 Purpose and intent, and Section 10-5503 Consistency, of Article 5.5. Vesting Tentative Maps of the Redondo Beach Municipal Code, the Applicant's request for Vesting Tentative Tract Map 84401 to allow the construction of a 43-unit residential condominium project, three of which are affordable to very low-income households, is consistent with the "purpose and intent" and complies with the "consistency" requirements set forth therein for the following reasons:
- The proposed subdivision, as site planned, designed, and conditioned, has the required information and has been processed pursuant to the applicable provisions of Redondo Beach Municipal Code, Chapter 1 Subdivisions and the Subdivision Map Act to accomplish the purpose of preserving the public's health, safety, and general welfare and for the promotion of orderly growth and development by providing for the replacement of church related uses/buildings with conforming residential uses inclusive of 3 affordable units for very low income households and in doing so serving to realize a development that is more consistent with the City's Housing Element which identifies this property as a "housing site" that could provide up to 12 residential units affordable for very low income households.
 - The proposed subdivision and development, as site planned, designed, and conditioned, has the required information and has been processed pursuant to the applicable provisions of Redondo Beach Municipal Code, Chapter 1 Subdivisions and the Subdivision Map Act and is consistent with the General Plan, applicable Zoning Ordinance provisions, including State density bonus law and the City's affordable housing ordinance, and the City's Objective Residential Standards as it fulfills the objectives of the Land Use Designation for the site by providing for the replacement of church related uses/buildings with conforming residential uses consistent with the existing surrounding multi-family residential neighborhood and the Housing Element in that the subject property is identified as a "housing site" for residential development to accommodate up to 12 affordable units for very low income households.
4. In accordance with Government Code Section 65863(b)(2) (No Net Loss Provisions of State Housing Element Law), the remaining sites identified in the City's Housing Element are adequate to meet the requirements of Section 65583.2 and to 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 has remaining capacity to accommodate its share of very low-income households with the development of the project as proposed.

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 the “Project” providing 12 affordable units for “Lower” income households.	1,413	683	911	3,007
Total Estimated Capacity with the “Project” providing 3 affordable units for “Lower” income households.	1404	683	911	3007

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

SECTION 1. Based on the above findings and the evidence included in the attached studies, the Planning Commission does hereby approve the California Environmental Quality Act Class 32 Exemption Declaration. A Class 32 Categorical Exemption consists of projects characterized as in-fill development meeting the following conditions:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.
 - a. The project site has a General Plan Land Use and Zoning Designation of High-Density Multi-family (RH-2) and Low-Density Multi-family (R-3) and the project complies with all applicable policies and zoning ordinance standards of these designations with the application of the City’s affordable housing ordinance.
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
 - b. The project site is located in the city and consists of 68,012 square feet (approximately 1.56 acres), and is surrounded by urban uses, such as multi-family residential buildings, government buildings, single-family residences, commercial offices, and churches, all of which are typical of an urban environment.
3. The project site has no value as habitat for endangered, rare, or threatened species.
 - a. The project site has been developed and is located in a developed urban area. There are no known habitats for endangered, rare, or threatened species on the project site.
4. Approval of the project would not result in any significant effects relating to traffic,

noise, air quality, or water quality.

- a. A traffic analysis confirmed low anticipated VMT and trip generation as compared to the sites existing uses. A noise study confirmed the long-term noise environment is consistent and compatible with surrounding multi-family residential uses. Based upon the confirmed low VMT and trip generation expected from the project and the residential use, an air quality memorandum confirmed no impacts related to air quality. Preliminary hydrology and low impact development reports confirmed all water quality impacts are addressed and would not result in any significant effects.
5. The site can be adequately served by all required utilities and public services.
- The site is currently served by all required utilities and public services, and no new utilities or public services will be necessary for the proposed project.

SECTION 2. Based on the above findings and with the conditions identified in SECTION 3. of this Resolution, the Planning Commission does hereby approve the Conditional Use Permit, Planning Commission Design Review, Vesting Tentative Tract Map No. 84401, the waivers and parking standards as outlined below, and pursuant to the plans, specifications, drawings, and application considered by the Planning Commission at its meeting on the 20th day of February, 2025.

Density Bonus Waivers		
Development Standard	Zoning Code Minimum	Approved Waivers
Side Setback – (RH-2) (Western Property Line)	15 feet	4 feet – 8 inches* * 10 feet of dedication provided. Proposed development will be 14 feet – 8 inches from existing sidewalk.
Front Setback – (R-3) (Western Property Line)	14 feet	8 feet
Side Setback – (R-3) (Southern Property Line)	7 feet	5 feet – 2 Inches
Open Space Waiver (RH-2)	200 square feet per unit	Approximately 164 square feet per unit
Open Space Waiver (R-3)	350 square feet per unit	Approximately 164 square feet per unit
R-3 Zone Height Waiver	30 feet	34 feet – 9 inches
RH-2 Zone Height Waiver	35 feet	39 feet – 4 inches

Parking Standards		
Zoning Code Standard	Density Bonus Standard	Approved Parking Standards
86 parking spaces for the residential units and an additional 14 spaces for guest parking for a total of 100 spaces.	1.5 spaces per unit totaling 65 spaces.	93 spaces (7 space reduction from Zoning Code Standard)

SECTION 3. This permit shall be void in the event that the applicant does not comply with the following conditions:

1. That the approval granted herein is for the construction of 43 Condominiums inclusive of 3 deed restricted units affordable to very low-income households and shall be in substantial compliance with the plans reviewed in conjunction with the applications approved by the Planning Commission on February 20, 2025.
2. The Planning Department shall be authorized to approve minor changes.
3. The CCR's are required to be reviewed and approved by the Planning Division and recorded prior to issuance of building permits.
4. That the project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Building Department, Public Works Department, Engineering Department, and Fire Department.
5. That the project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.
6. The applicant and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences. Failure to maintain the subject property may result in reconsideration of this approval by the Planning Commission.
7. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.
8. Color and material samples shall be submitted for review and approval of the Planning Division prior to the issuance of Building Permits.
9. Details of the proposed fencing/walls, retaining walls, property line walls and all outdoor lighting shall be submitted to and reviewed and approved by the Planning and Building Divisions prior to the issuance of building permits. Outdoor lighting

must be shielded to ensure no direct glare is visible from adjacent properties and the adjacent public rights of ways. Lighting along pedestrian pathways is limited to a height of 2 feet and all security lighting is required to be on motion detectors.

10. The applicant shall finish all new property line walls equally on both sides.
11. A pedestrian pathway, drive aisle treatments, and common open space plan detailing the internal sidewalk details, internal driveway treatments (decorative elements are required at the entrances from Vincent Street and visitor parking space markings and signage) and the common open space areas, including furniture, shall be submitted for review and approval by the Planning Division prior to the issuance of Building Permits.
12. During the demolition and construction process, the applicant shall not place any portable toilets within 15 feet of a property line that is adjacent to residential uses.
13. The applicant shall comply with all demolition requirements including a pest certificate or statements from an extermination company stating the structures are free from roaches and rodents.
14. To minimize noise during all phases of construction the following is required:
 - The demolition, earthmoving, and ground impacting operations shall not occur in the same phase/concurrently.
 - Demolition, earthmoving, and ground-impacting operations shall occur only within the permitted construction hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, 9:00 a.m. and 5:00 p.m. on Saturday, and with no work permitted on Sunday or holidays.
 - Select demolition and construction methods with low vibration levels.
 - The construction contractor shall implement the use of sound blankets on the perimeter of the proposed project's property line. The sound blanket shall be at least 10 feet high, and capable of blocking 20 dBA of construction noise. The blankets shall be placed such that the line-of-sight between the ground level construction and adjacent sensitive land uses is blocked. A construction noise study, that includes an analysis of the demolition work, is required to be reviewed and approved by the Planning Division prior to the issuance of any permits.
 - The construction contractor shall implement the use of residential-grade mufflers on all construction equipment.
15. Conduct a focused acoustical analysis of the subject property for noise impacts from the ambient traffic noise exceeding State Exterior Noise Guidelines prior to submittal of final architectural drawings. Provide sound attenuation and other measures as determined necessary by the acoustical analysis prior to issuance of building permits.

16. The precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to Planning Division approval prior to issuance of a building permit.
17. All future air conditioning units and plumbing mechanical equipment shall be reviewed and approved by the Planning and Building Division to ensure no impacts due to noise result from the placement of said units and that the equipment locations comply with the Zoning Ordinance and Building Code.
18. If the selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to Planning Division approval.
19. The garage doors shall be equipped with remotely operated automatic door openers and maintain a minimum vertical clearance of 7-feet, 4-inches with the door in the open position.
20. No plastic drain pipes shall be utilized in common walls.
21. A minimum of 15% decorative material will be utilized for all driveways.
22. The site shall be fully fenced prior to the start of construction.
23. All on-site litter and debris shall be collected daily during construction.
24. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, and no work shall occur on Sunday and holidays.
25. 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 native plant species. A minimum of 24 36-inch box trees are required to be incorporated into the final landscaping plan.
26. The landscaping and sprinklers shall be installed in substantial conformance with the conceptual landscaping plans included with the Planning Commission plan set.
27. A final Landscaping and Wall and Fence Plan must comply with the City's Landscaping Ordinance and all applicable wall and fencing requirements pursuant to the RBMC and the City's Objective Residential Standards. Prior to the issuance of building permits, the final Landscaping and Wall and Fence Plans must be reviewed and approved by the Planning Division.
28. Any future exterior and some interior alterations may require the approval of the

Home Owner's Association and the Planning Division.

29. Prior to or concurrently with the recordation of the final map or issuance of the first building permit, whichever comes first, the Applicant shall execute and record an Affordable Housing Agreement in a form approved by the City Attorney, restricting the sale or lease of the 3 deed restricted units in accordance with the requirements of Government Code Section 65915.

Public Works Department – Engineering Services Division

30. Wastewater – 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 maybe required.
31. Water Quality System – The Applicant shall 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.
32. Water Quality System – The site plan must show drainage and all water quality improvement BMPs as defined in the LID Plan and include details for each BMP (depth, engineered calculated dimensions, aggregate type, etc.)
33. Storm Drain System Lot # 1 (126 N PCH) - 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 LACDPW 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. LACDPW Flood control permit is required prior to the RB engineering stamp approval.
34. Storm Drain System - Lot # 2 (122 N PCH-Parking lot): The storm water emanating from the site shall drain directly into the storm drain or gradually discharge into the street. Proposed site shall require an onsite 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.
35. The applicant shall show velocity at all points where flow leaves the site for existing and proposed conditions. Maximum discharge velocity at the curb shall be less than 3 feet/sec.
 36. The Applicant shall provide an erosion and sediment control plan and construction BMPs on the site plan or grading plan.
 37. Traffic – The Applicant shall provide ADA/PROWAG compliant curb ramps at SE corner of PCH/Vincent and at Vincent/Central and provide easement at corner cutoff 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.
 38. Traffic – The Applicant shall provide driveway approach per City Standard and provide minimum 4' wide continuous pedestrian path of travel at the new approach as required by the City. Provide easement on private property for said 4' wide path of travel as required. Currently proposed driveway is less than 100 feet from the PCH/Vincent signal. Factor distance to intersection and grade on Vincent to provide a driveway with adequate separation from PCH and sight distance from Vincent.
 39. Traffic – The Applicant shall relocate street signs as required.
 40. Traffic – Provide and install two (2) publicly accessible, staple style bicycle racks along Vincent Street frontage, with the ability to park a total of four (4) bicycles. Bicycle racks should be installed per APBP guidelines.
 41. Land Development – The Applicant shall provide Caltrans approval and permit prior to the RB engineering stamp approval for any work within the Pacific Coast Highway Right-of-Way.
 42. Land Development – The Applicant shall provide ADA compliant sidewalks, 8' wide on Vincent & 10' wide on PCH along the frontage of the property. Provide 2' wide sidewalk easement on private property for said 8' wide sidewalk as required by the City.
 43. Land Development – The Applicant shall provide 8' wide sidewalk on Vincent & PCH along the frontage of the property. Provide 2' wide sidewalk easement on private property for said 8' wide sidewalk as required by the City.

44. Land Development – The Applicant shall provide 10' easement dedication for street purposes along the PCH.
45. The Applicant shall construct new pavement (1" thicker than existing) along Central Court from Vincent Street to Emerald Street, and provide drainage conveyance as needed.
46. Land Development - The Applicant shall provide SCE approval of existing power pole and guy wire relocation from the proposed driveway approach.
47. Land Development – The Applicant shall provide 4' minimum sidewalk clearance at the power poles, traffic signal pole, street light, and other obstacles.
48. Land Development – The Applicant shall provide 2% max. cross-sloped sidewalk.
49. Land Development – The Applicant shall remove un-used existing driveway approaches and reconstruct curb and gutter, landscaping, sidewalk, asphaltic pavement, etc. as required.
50. Land Development – The Applicant shall remove landscaping walls and all other private property from right-of-way.

Redondo Beach Fire Department

51. An automatic fire sprinkler system is required and installation shall comply with Redondo Beach Fire Department regulations.
52. Subject to approval of the Fire Department, a horn/strobe fire alarm may be installed on the exterior of the units instead of the typical 8-inch bell-type fire alarm.
53. If the entire fire protection system has over 20 heads, a fire alarm (offsite monitoring) system shall be required per CFC1003.3.
54. Approved Fire Department access shall be provided and maintained at all times for all properties included in this project.
55. The proposed Preliminary Fire Access & Hydrant Location Plan must be reviewed and approved by the Redondo Beach Fire Department prior to issuance of building permits.
56. In exchange for the City's issuance and/or adoption of the Project Approvals included in this Resolution, the Applicant agrees to save, keep, indemnify, and hold harmless the City of Redondo Beach, and its appointed and elected officials, officers, employees, and agents (collectively "City"), from every claim or demand made or subsequent litigation initiated, including in particular but not limited to any claims, demands or litigation brought seeking to overturn the Project Approvals, whether under the California Environmental Quality Act ("CEQA"), the Coastal Act,

the Government Code, Redondo Beach City Charter, or other state or local law, including any attorneys' fees or costs which may be awarded to any person or party challenging the Project Approvals on any grounds ("Applicant's Indemnity Obligation"). As part of Applicant's Indemnity Obligation, Applicant will reimburse the City for its reasonably incurred attorneys' fees and costs for the defense of such claim or demand or litigation, with counsel of the City's choice. In the event a claim or demand is made or litigation is commenced, unless within fifteen (15) days of Applicant's receipt of notice of the claim or demand or commencement of litigation the Applicant, 1) makes a written request to the City that the City defend against the claim or demand or litigation, 2) provides written assurance to the City that the Applicant will comply with Applicant's Indemnity Obligation, and 3) makes an initial deposit of \$50,000 in an account designated by the City ("Project Defense Account" or "Account") to fund the defense, the City shall have the right to rescind all approvals or actions related to the claim or demand or litigation, including, but not limited to, certification and approval of any documents prepared pursuant to CEQA, and any land use approvals, and 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. As part of Applicant's Indemnity Obligation, Applicant will replenish the Project Defense Account by depositing \$50,000 with the City whenever the Account balance falls below \$20,000 ("Replenish Deposit"). If the Applicant does not make a Replenish Deposit within fifteen (15) days of Applicant's receipt of notice that a Replenish Deposit is due, the City shall have the right to rescind all approvals or actions related to the claim or demand or litigation, including, but not limited to, certification and approval of any documents prepared pursuant to CEQA, and any land use approvals.

Section 4. That the approved Conditional Use Permit, Planning Commission Design Review, and Vesting Tentative Tract Map 84401 (Project Approvals) shall become null and void if not vested within 36 months after the Planning Commission's approval of the project.

Section 5. That prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the appeal.

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

PASSED, APPROVED AND ADOPTED this 20th day of February, 2025

Sheila Lamb, 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-**-PCR-** was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 20th day of February, 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office