CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Thursday, December 18, 2025

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER. MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM, EMAIL OR eCOMMENT.

Planning Commission meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41. Live streams and indexed archives of meetings are available via internet. Visit the City's office website at www.Redondo.org/rbtv.

TO WATCH MEETING LIVE ON CITY'S WEBSITE:
https://redondo.legistar.com/Calendar.aspx
*Click "In Progress" hyperlink under Video section of meeting

TO WATCH MEETING LIVE ON YOUTUBE:
https://www.youtube.com/c/CityofRedondoBeachIT

TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):
Register in advance for this meeting:
https://www.zoomgov.com/webinar/register/WN__s648-MDRriOtr4nSvUbYg#/registration
After registering, you will receive a confirmation email containing information about joining the meeting.
If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:
https://redondo.granicusideas.com/meetings
1) Public comments can be entered before and during the meeting.
2) Select a SPECIFIC AGENDA ITEM to enter your comment;
3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:
Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under

the relevant agenda item. PlanningRedondo@redondo.org

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG

D. APPROVE ORDER OF AGENDA

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF DECEMBER 18, 2025.

F.2. ORDINANCE NO. 3298-25 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 1, SECTIONS 2-9.100, 2-9.101, 2-9.102, 2-9.103, 2-9.106, 2-9.107 AND 2-9.109 AND ADDING SECTIONS 2-9.110 AND 2-9.111 AND DELETING IN ITS ENTIRETY SECTION 2-9.108 PERTAINING TO UNIFORM REGULATIONS OF COMMISSIONS

F.3. ORDINANCE NO. 3301-25 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 10, SECTIONS 2-9.1002 AND 2-9.1003 PERTAINING TO THE PLANNING COMMISSION

G. EXCLUDED CONSENT CALENDAR ITEMS

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

H.1. RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS

I. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication

about the following public hearings.

J. PUBLIC HEARINGS

J.1. Public hearing for consideration of an Exemption Declaration and Coastal Development Permit to permit the construction of a Mixed-Use Residential Condominium Project with 49 Units, 5 of which are affordable to very low income and 3 of which are affordable to moderate-income households, 4 stories and 45 feet in height, with 17,000 square feet of commercial uses on the ground floor, and 2 floors of subterranean parking with up to 105 parking spaces, located on five parcels (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) within a Commercial zone (C-2) 401-417 S. Pacific Coast Highway.

PROPERTY OWNER: Redondo Seaside Living, LLC
APPLICANT: Redondo Seaside Living, LLC
LOCATION: 401 - 417 S. Pacific Coast Highway
CASE NO: 2025-0074
RECOMMENDATION:

1. Open the public hearing and take testimony;
2. Close the public hearing;
3. Adopt the attached resolution by title only, waiving further reading.

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

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

O. ADJOURNMENT

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on January 15, 2026, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City

Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the City Clerk.

Administrative Report

E.1., **File #** PC25-1734 **Meeting Date:** 12/18/2025

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda

Administrative Report

E.1., **File #** PC25-1734 **Meeting Date:** 12/18/2025

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda

Administrative Report

F.1., **File #** PC25-1735 **Meeting Date:** 12/18/2025

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF DECEMBER 18, 2025.

Administrative Report

F.1., **File #** PC25-1735 **Meeting Date:** 12/18/2025

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF DECEMBER 18, 2025.

Community Development
Planning Division

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

tel 310 318-0637
fax 310 372-8021

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body	Planning Commission	
Posting Type	Regular Meeting Agenda	
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ Bulletin Board Adjacent to Council Chambers ✓ City Clerk's Office, Door 1	
Meeting Date & Time	Thursday December 18, 2025	6:30 p.m.

As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Daisy Canales, Planning Technician

Date: December 11, 2025

Administrative Report

F.2., **File #** PC25-1740 **Meeting Date:** 12/18/2025

ORDINANCE NO. 3298-25 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 1, SECTIONS 2-9.100, 2-9.101, 2-9.102, 2-9.103, 2-9.106, 2-9.107 AND 2-9.109 AND ADDING SECTIONS 2-9.110 AND 2-9.111 AND DELETING IN ITS ENTIRETY SECTION 2-9.108 PERTAINING TO UNIFORM REGULATIONS OF COMMISSIONS

Administrative Report

F.2., **File #** PC25-1740 **Meeting Date:** 12/18/2025

ORDINANCE NO. 3298-25 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 1, SECTIONS 2-9.100, 2-9.101, 2-9.102, 2-9.103, 2-9.106, 2-9.107 AND 2-9.109 AND ADDING SECTIONS 2-9.110 AND 2-9.111 AND DELETING IN ITS ENTIRETY SECTION 2-9.108 PERTAINING TO UNIFORM REGULATIONS OF COMMISSIONS

ORDINANCE NO. 3298-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 1, SECTIONS 2-9.100, 2-9.101, 2-9.102, 2-9.103, 2-9.106, 2-9.107 AND 2-9.109 AND ADDING SECTIONS 2-9.110 AND 2-9.111 AND DELETING IN ITS ENTIRETY SECTION 2-9.108 PERTAINING TO UNIFORM REGULATIONS OF COMMISSIONS

WHEREAS, the City of Redondo Beach employs a number of Commissions that serve as advisory and decision-making bodies that provide public input and expertise to the City Council on specific areas of interest; and

WHEREAS, the role of the Commissions has evolved through the years; and

WHEREAS, several sections of the Redondo Beach Municipal Code sections related to the City's Commissions have become outdated and no longer reflect the role they play for the City; and

WHEREAS, the evolution of Commission-related ordinances has resulted in duplicative and conflicting elements that complicate operations and are in need of revisions; and

WHEREAS, the City Council desires to clearly define the role of each commission; and

WHEREAS, the City Council desires to ensure the Redondo Beach Municipal Code accurately reflects the needs served by each Commission; and

WHEREAS, the City Council desires to eliminate conflicting elements of the Commission-related ordinances; and

WHEREAS, the City Council desires to clearly define objective attendance requirements for Commissioners.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ORDAINS AS FOLLOWS:

SECTION 1. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.100 is hereby amended to read as follows:

"§ 2-9.100 Appointment and terms of members.

(a) The members of each board and commission shall serve for a term of four years, commencing October 1 and ending September 30 or as soon thereafter as his or her successor is appointed and qualified.

(b) The members of each board and commission shall be appointed by the Mayor, subject to confirmation by the City Council, within 60 days after the expiration of the four-year term or within 60 days after a vacancy occurs. If the Mayor shall have failed to make an appointment within such period, any member of the City Council may nominate an eligible person to fill such vacancy. Four affirmative votes of the City Council to appoint such nominated person shall result in the appointment. Any appointment to fill an unexpired term shall be for such unexpired period.

(c) A term of four years is a full term and a term of less than four years is a partial term. No person shall serve on the same board or commission after serving two full terms on that board or commission. If a person serves a partial term that exceeds two years, or serves more than one partial term that cumulatively exceeds two years, (excluding any leap day), it shall be considered a full term for the purpose of this provision. No member of a board or commission shall serve simultaneously on more than one board or commission, or as an elected or appointed official, or City employee, of the City of Redondo Beach.

(d) Where practical, at least one member of each board and commission should be appointed from each Council district, with qualifications for appointment prioritized over district residency.

(e) If a section related to the appointment and terms of members of a specific board or commission differs from this section, the section related to the appointment and terms of members of the specific board or commission shall prevail."

SECTION 2. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.101 is hereby amended to read as follows:

"§ 2-9.101 Organization meetings, chairperson, meeting cancelations.

(a) Each board or commission shall meet as soon after the first day of October of every year as practical for the purpose of organizing. At such organization meeting, or in the first meeting after a vacancy in the chairperson or vice chair position is declared, the boards and commissions shall organize themselves by electing one of its members to serve as chairperson and one member to serve as vice chair for the ensuing year. Commissions may elect a new Chair/Vice Chair at any time, but, at a minimum, a Chair/Vice Chair must be elected annually, as described above. Each board or commission shall hold a regular meeting at least once each month, subject to the meeting cancelation procedures in subdivision (c) of this section. In addition to any such regular meetings, each board and commission, upon approval of a majority, may hold whatever special meetings may be necessary or convenient to dispose of business within its jurisdiction without delay, with the approval of the City Council, City Manager, or staff

liaison with the approval and/or at the direction of the City Manager. All proceedings of any board or commission shall be open to the public.

(b) Commissions may form subcommittees on subject matters within their jurisdiction, and subject to the rights and powers granted to the Commission, by a motion approved by the majority of the commission. Any subcommittee formed shall be comprised of less than the number of commission members that would constitute a quorum of the commission under the Brown Act (defined as the Ralph M. Brown Act, California Government Code sections 54950, *et seq.*, and as otherwise amended and codified under California law). The subcommittee must have a defined termination date and/or terminate upon the completion of a specified task or purpose. Each commission may, by a motion approved by the majority, empower a subcommittee to report back to the commission regarding its subcommittee deliberations during public session and/or empower the subcommittee to produce written materials and/or an oral report for staff, the City Council, and/or another City commission. With the approval of the City Council, City Manager, or staff liaison with the approval and/or at the direction of the City Manager, the subcommittee may represent the commission in a public meeting of another public agency.

(c) Regular meetings may only be canceled (i) for an anticipated lack of business or a quorum by a majority vote of commissioners or members, and only during the regular meeting that immediately precedes the meeting to be canceled, or (ii) for an anticipated lack of business or a quorum, or other unforeseen circumstances, by the staff liaison with the approval and/or at the direction of the City Manager. The staff liaison or City Manager shall inform the City Council and Mayor of the cancellation and the reason(s) for it. In order to cancel a meeting, the commissioners or members must publicly vote to cancel the next scheduled meeting during the “Adjournment” item on the commission agenda. No future meetings beyond the next scheduled meeting may be canceled in advance.”

SECTION 3. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.102 is hereby amended to read as follows:

“§ 2-9.102 Procedure.

The following procedure shall be followed by boards and commissions, at public meetings:

(a) Each member of a board or commission who is present for a vote shall vote unless the member states the reasons for abstaining for the record.

(b) City staff shall maintain a true and correct record of all proceedings of all boards or commission and ensure such records are available to the public through the City Clerk’s office.”

SECTION 4. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.103 is hereby amended to read as follows:

"§ 2-9.103 Proceedings.

Each board or commission shall conduct its public meetings in accordance with the Redondo Beach Municipal Code and City Council Rules of Conduct and Decorum."

SECTION 5. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.106 is hereby amended in its entirety to read as follows:

"§ 2-9.106 Membership eligibility.

Membership on any City board or commission shall be limited to residents who are registered voters of the City, with the exception of the Youth Commission as defined in Article 6 of this chapter. Each commission may have additional eligibility and qualification requirements as specified by the sections governing each commission."

SECTION 6. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.107 is hereby amended in its entirety to read as follows:

"§ 2-9.107 Vacancies.

(a) In the following instances a board member or commissioner's position shall automatically become vacant and so declared by the City Council if the board member or commissioner:

(1) Resigns;

(2) Informs the Mayor and City Council in writing that they are unable to fulfill their term for any reason;

(3) Is convicted of a crime involving moral turpitude;

(4) Ceases to be a legally registered voter of the City;

(5) Ceases to reside in the City of Redondo Beach;

(6) Is removed by the City Council pursuant to Section 2-9.109;

(7) Is absent from three regular meetings of such board or commission during any twelve (12) month period of time after October 1, 2025. For the purposes of determining absences, a board or commission member shall not be deemed absent if a meeting is canceled, unless the board or commission member's absence was the cause of the meeting's cancelation due to lack of quorum;

(8) Dies; or

(9) Is adjudicated to be physically or mentally incapacitated due to disease, illness, or accident, and that there is reasonable cause to believe that they will not be able to perform their duties for the remainder of their term.

(b) Vacancies occurring in any board or commission shall be filled in the manner set forth in Section 2-9.100."

SECTION 7. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.108 is hereby repealed in its entirety:

SECTION 8. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.109 is hereby amended to read as follows:

"§2.9-109 General Powers and Duties

The members of each board and commission may be removed from office by a vote of the majority of all members of the Council upon any grounds including but not limited to those described in §2.9-111 and/or those sections related to specific commissions.

SECTION 9. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.110 is hereby added in its entirety to read as follows:

"§2.9-110 General Powers and Duties

(a) All commissions shall provide advice to the City Council on matters within their jurisdiction as defined in the respective sections addressing each commission's powers and duties. This is the primary duty of all commissions.

(b) Commissions shall provide advice on matters assigned to the commission by the Redondo Beach Municipal Code, the City Council, City Manager, or staff liaison with the approval and/or at the direction of the City Manager.

(c) Commissions shall provide advice to the City Council on annual budgets and strategic plans prior to the City Council's deliberations on these matters.

(d) Commissions may, under the "Commission Member Items and Future Commission Agenda Topics" section of the commission's meeting agenda, advise the City Council on a matter if: 1) a commissioner moves to agendize the item, another commissioner seconds the motion and the commission approves agendizing the matter by majority vote; and 2) it is a matter that falls within the jurisdiction, powers and duties of the commission; and 3) the staff liaison, with the approval and/or at the direction of the City Manager, agrees. On matters in which the staff liaison disagrees with the commission, the commission may, by majority vote, seek the City Council's determination as to the appropriateness of the commission's proposed action. The staff liaison or City Manager shall inform the City Council and Mayor of the disagreement and the commission's request.

(e) Commissions may have additional powers and duties as defined in the sections related to each commission."

SECTION 10. AMENDMENT OF CODE. Title 2, Chapter 9, Article 1, Section 2-9.111 is hereby added in its entirety to read as follows:

"§2.9-111 Limited and Restricted Scope of Powers and Duties of Commissions:

Except as otherwise provided in the Redondo Beach Municipal Code and/or those sections related to specific commissions:

(a) Each commission is a reviewing and advising/recommending body only; and

(b) Each commission and each commissioner shall have no power, duty, responsibility, role or authority to:

(1) Demand that any particular City staff, personnel, contractor, elected or appointed official, or any other person or entity participate in or appear before a meeting of the commission or undertake any action or omission;

(2) Demand that any documents or information be provided to or generated for the commission;

(3) Direct, interfere with or participate in, the operations or management of any City department, staff, personnel, or contractor;

(4) Review, evaluate, investigate, or comment upon matters that are solely within the duties and functions of any other commissions or committees, unless directed to do so by the City Council, City Manager or staff liaison with the approval and/or at the direction of the City Manager;

(5) Review, evaluate, investigate, or comment upon individual complaints involving any City department, personnel, contractor, elected or appointed officials or others;

(6) Represent to be acting for on behalf of the City, its staff, personnel, or contractors;

(7) Commit the officers, employees, staff, or elected or appointed officials of the City to a specific position or to any course of action, and may not make referrals to City staff, except as authorized by specific sections governing the commission or if specifically directed by the City Council;

(8) Act in an oversight role of any City function, department or over any elected or appointed positions;

(9) Assert any power, authority, or privileges through the use of their title or appointed position in any context other than that which is allowed by the Redondo Beach Municipal Code.

(c) Commissioners who violate, or other fail to abide with, this section may be removed by the City Council in accordance with Title 2, Chapter 9, section 2-9.109."

SECTION 11. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 12. If any section, subsection, sentence, clause, or phrase of this ordinance 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 ordinance. The City Council hereby declares that it would have passed this ordinance 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.

SECTION 13. This ordinance shall be published by one insertion in the official newspaper of said city or published in conformance with the alternative publication requirements pursuant to Redondo Beach City Charter §9.15 and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

PASSED, APPROVED AND ADOPTED this 14th day of October, 2025.

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
Eleanor Manzano, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF REDONDO BEACH)

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. 3298-25 was duly introduced at a regular meeting of the City Council held on the 7th day of October, 2025, and was duly approved and adopted by the City Council at a regular meeting of said City Council held on the 14th day of October, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Eleanor Manzano, CMC
City Clerk

Administrative Report

F.3., **File #** PC25-1741 **Meeting Date:** 12/18/2025

ORDINANCE NO. 3301-25 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 10, SECTIONS 2-9.1002 AND 2-9.1003 PERTAINING TO THE PLANNING COMMISSION

Administrative Report

F.3., **File #** PC25-1741 **Meeting Date:** 12/18/2025

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ORDINANCE NO. 3301-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 10, SECTIONS 2-9.1002 AND 2-9.1003 PERTAINING TO THE PLANNING COMMISSION

WHEREAS, the City of Redondo Beach employs a number of Commissions that serve as advisory and decision-making bodies that provide public input and expertise to the City Council on specific areas of interest; and

WHEREAS, the role of the Commissions has evolved through the years; and

WHEREAS, several sections of the Redondo Beach Municipal Code sections related to the City's Commissions have become outdated and no longer reflect the role they play for the City; and

WHEREAS, the evolution of Commission-related ordinances has resulted in duplicative and conflicting elements that complicate operations and are in need of revisions; and

WHEREAS, the City Council desires to clearly define the role of each commission; and

WHEREAS, the City Council desires to ensure the Redondo Beach Municipal Code accurately reflects the needs served by each Commission; and

WHEREAS, the City Council desires to eliminate conflicting elements of the Commission-related ordinances; and

WHEREAS, the City Council desires to clearly define objective attendance requirements for Commissioners.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ORDAINS AS FOLLOWS:

SECTION 1. AMENDMENT OF CODE. Title 2, Chapter 9, Article 10, Section 2-9.1002 is hereby amended and shall read as follows:

"§ 2-9.1002 Appointment of members.
The Commission shall consist of seven members. Unless otherwise authorized by the City Council, one member shall be appointed from each Council district and two members shall be appointed at large."

SECTION 2. AMENDMENT OF CODE. Title 2, Chapter 9, Article 10, Section 2-9.1003 is hereby amended and shall read as follows:

"§ 2-9.1003 Powers and duties.

(a) The Commission shall have such powers and duties as prescribed for planning commissions under any law of the State, ordinance of the City, resolution of the City Council, or the Master Plan of the City. These duties include, but are not limited to, those found in Title 10 and summarized as follows:

(1) Acting as advisory agency to City Council related to subdivisions and subdivision compliance (Title 10, Chapter 1, Article 1, Section 10-1.106)

(2) Issuing decisions related to tentative maps (Title 10, Chapter 1, Article 5, Section 10-1.504)

(3) Issuing decisions related to exceptions (Title 10, Chapter1, Article 9, Section 10-1.903)

(4) Conducting hearings related to minor subdivisions (Title 10, Chapter 1, Article 10, Section 10-1.1010)

(5) Adjudicating lot line adjustments (Title 10, Chapter 1, Article 11, Section 10-1.1101)

(6) Adjudicating condominium subdivisions (Title 10, Chapter 1, Article 12, Section 10-1.1204)

(7) Conducting appeal hearings regarding density bonus determinations issued by the Community Development Director. (Title 10, Chapter 2, Article 9, Section 10-2.2107 Title 10, Chapter 5, Article 9, Section 10-5.2107)

(8) Conducting appeal hearings regarding administrative design reviews (Title 10, Chapter 2, Article 12, Section 10-2.2500; Title 10, Chapter 5, Article12, Section 10-5.2500)

(9) Conducting hearings on Planning Commission design reviews (Title 10, Chapter 2, Article 12, Section 10-2.2502; Title 10, Chapter 5, Article 12, Section 10-5.2502))

(10) Conducting hearings on zoning amendments (Title 10, Chapter 2, Article 12, Section 10-2.2504; Title 10, Chapter 5, Article 12, Section 10-5.2504)

(11) Conducting hearings on general plans, specific plans, and Coastal LUP amendments (Title 10, Chapter 2, Article 12, Section 10-2.2505; Title 10, Chapter 5, Article 12, Section 10-5.2505)

(12) Conducting hearings on conditional use permits (Title 10, Chapter 2, Article 12, Section10-2.2506; Title 10, Chapter 5, Article 12, Section 10-5.2506)

(13) Conducting appeal hearings on administrative use permits (Title 10, Chapter 2, Article 12, Section 10-2.2507)

(14) Conducting appeal hearings regarding modification decisions issued by the Community Development Director (Title 10, Chapter 2, Article 12, Section 10-2.2508, Title 10, Chapter 5, Article 12, Section 10-5.2508)

(15) Conducting hearings on variances (Title 10, Chapter 2, Article 12, Section 10-2.2510; Title 10, Chapter 5, Article 12, Section 10-5.2510)

(16) Conducting hearings on planned development reviews (Title 10, Chapter 2, Article 12, Section 10-2.2514; Title 10, Chapter 5, Article 12, Section 10-5.2514)

(17) Conducting hearings on development agreements (Title 10, Chapter 2, Article, Section 10-2-2518; Title 10, Chapter 5, Article 12, Section 10-5.2518)

(18) Conducting appeal hearings on reasonable accommodations decisions issued by the Community Development Director. (Title 10, Chapter 2, Article 12, Section 10-2-2522; Title 10, Chapter 5, Article 12, Section 10-5.2522)

(19) Conducting hearings on coastal development permits (Title 10, Chapter 5, Article 10, Section 10-5.2212)

(20) Conducting appeal hearings on coastal development permits issued by the Community Development Director. (Title 10, Chapter 5, Article 10, Section 10-5.2222)

(b) The Commission shall advise the Mayor and City Council in all matters relating to planning, zoning and the physical development of the City, and in other such matters as directed by the City Council, City Manager, or staff liaison with the approval and/or at the direction of the City Manager."

SECTION 3. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this ordinance 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 ordinance. The City Council hereby declares that it would have passed this ordinance 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.

SECTION 5. This ordinance shall be published by one insertion in the official newspaper of said city or published in conformance with the alternative publication requirements pursuant to Redondo Beach City Charter §9.15 and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

PASSED, APPROVED AND ADOPTED this 14th day of October, 2025.

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
Eleanor Manzano, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF REDONDO BEACH)

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. 3301-25 was duly introduced at a regular meeting of the City Council held on the 7th day of October, 2025, and was duly approved and adopted by the City Council at a regular meeting of said City Council held on the 14th day of October, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Eleanor Manzano, CMC
City Clerk

Administrative Report

H.1., **File #** PC25-1737 **Meeting Date:** 12/18/2025

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS

Administrative Report

H.1., **File #** PC25-1737 **Meeting Date:** 12/18/2025

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS

Administrative Report

J.1., **File #** PC25-1738 **Meeting Date:** 12/18/2025

To: **PLANNING COMMISSION**

From: SEAN SCULLY, PLANNING MANAGER

TITLE

Public hearing for consideration of an Exemption Declaration and Coastal Development Permit to permit the construction of a Mixed-Use Residential Condominium Project with 49 Units, 5 of which are affordable to very low income and 3 of which are affordable to moderate-income households, 4 stories and 45 feet in height, with 17,000 square feet of commercial uses on the ground floor, and 2 floors of subterranean parking with up to 105 parking spaces, located on five parcels (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) within a Commercial zone (C-2) 401-417 S. Pacific Coast Highway.

PROPERTY OWNER: Redondo Seaside Living, LLC
APPLICANT: Redondo Seaside Living, LLC
LOCATION: 401 - 417 S. Pacific Coast Highway
CASE NO: 2025-0074
RECOMMENDATION:

1. Open the public hearing and take testimony;
2. Close the public hearing;
3. Adopt the attached resolution by title only, waiving further reading.

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

EXECUTIVE SUMMARY:

On March 13, 2025, the City of Redondo Beach (“City”) received application materials on behalf of Wal2Wal Inc. (“Applicant”) to construct a four-story mixed-use multi-family residential condominium project at 401-417 South Pacific Coast Highway, consisting of 49 residential units, inclusive of 8

affordable units, and 17,000 square feet of ground-level commercial floor space ("Project") with 2 subterranean parking levels providing 105 parking spaces.

The five parcels that comprise the Project site are zoned C-2, which does not allow for residential development. The Applicant, however, has proposed to invoke the "Affordable Housing and High Road Jobs Act of 2022" (Government Code § 65912.100 et seq., sometimes referred to as "AB 2011"), which allows the ministerial approval of mixed-income residential development (including some mixed-use buildings) on sites currently zoned for commercial or retail uses along a "commercial corridor." Additionally, as the Project includes affordable housing units, the application also may take advantage of the benefits provided by State Density Bonus Law (Government Code § 65915, "SDBL"). The applicant also submitted an SB 330 preliminary application for the purpose of vesting rights to proceed with the rules and regulations in effect as of the date of their initial preliminary application.

The Project Description in the Background section of this Administrative Report provides a comprehensive description of the proposed Project. Also included within the Project Description section is a summary of the Project's compliance with each required objective development standard (whether local or within the provisions of state law), or through the allowed incentives, concessions, and waivers pursuant to SDBL.

Because state law requires ministerial approval of a qualifying housing development project under AB 2011, this project typically would be approved administratively by staff. However, because the project site is located in the Coastal Zone, a Coastal Development Permit (CDP) is required, which is the only required entitlement being scheduled for a public hearing. The Planning Commission's purview concerning this project is limited to the review of the requests for concessions and waivers pursuant to SDBL and the objective criteria in the City's certified Local Coastal Program. Other entitlements that would typically be required of this project, such as Design Review and a Conditional Use Permit, are superseded by state law. Furthermore, several of the local zoning development standards are also superseded state law.

BACKGROUND:

Project Location, Uses, and Zoning

The project site is located on the west side of S. Pacific Coast Highway between Pearl Street and Ruby Street, at 401, 405, 411, 413, and 417 S. Pacific Coast Highway. Figure 1 below is an aerial of the project site and surrounding land uses. Figure 2 is the zoning map of the subject property and all surrounding properties.

Figure 1 - Site Aerial

The project site is currently developed with three buildings on 401 and 405 S. Pacific Coast Highway (previous uses consist of varying commercial businesses). The parcels located at 411, 413, and 417 S. Pacific Coast Highway are vacant. The surrounding land uses north and south of the subject property along Pacific Coast Highway include a mix of small-scale office and various retail and service commercial uses and some legal non-conforming residential uses.

Figure 2 - Zoning Map

The project site encompasses five parcels, all zoned Commercial (C-2) with frontage along Pacific Coast Highway and Pearl Street. The project site is located within the City's Coastal Zone. The surrounding zoning consists of High-Density Multi-family (R-3A) to the west, Commercial (C-2) to the east across S. Pacific Coast Highway, Commercial (C-2) to the south, and Mixed-Use (MU-3) across Pearl Street along S. Pacific Coast Highway to the north.

LEGAL BACKGROUND

A number of state laws affect the processing of the proposed mixed-income, mixed-use project. Each summary discussion below clarifies how these laws apply to the project.

The Housing Accountability Act ("HAA")

The HAA (Government Code section 65589.5) prevents the city from denying or reducing the density of a housing development project, including a qualifying AB 2011 application, on the basis of subjective reasons, unless the City makes a "specific, adverse impact" finding. If the project complies with the applicable objective standards, a city's discretion is substantially limited. The City's authority here is somewhat limited by the general protections of the HAA, but more importantly, the City's authority is limited by AB 2011 itself, as described further below.

AB 2011

AB 2011 (and AB 2243, which revised AB 2011 and became effective on January 1, 2025) fundamentally changed the role of commercial zoning in housing production by mandating the ministerial approval of certain affordable housing projects and qualifying mixed-income projects located on "commercial corridors." AB 2011 overrides local zoning and prohibits subjective design review, discretionary hearings, or CEQA review for qualifying projects. Because the project site in this instance is zoned C-2, which prohibits residential uses outright (but allows retail uses), the applicant is relying upon this state law to supersede local zoning and allow this application.

Setting aside the fact that the C-2 zone prohibits residential development, a project of this scope typically would require a public hearing before the Planning Commission to consider a Conditional Use Permit, Design Review, Subdivision, and a Coastal Development Permit. Pursuant to AB 2011, however, only a Coastal Development Permit entitlement applies to this project. Moreover, the City's consideration of the CDP is limited to considering whether the proposed project complies with the objective standards in the City's certified LCP.

Site Eligibility Requirements

Site eligibility requirements under AB 2011 depend on satisfying multiple requirements.

The site must abut a commercial corridor, defined as a non-freeway street with a right-of-way between 70 and 150 feet. Pacific Coast Highway meets this definition, as the right-of-way is approximately 80 feet. The intent behind this requirement is to ensure housing is placed along well-traveled arterial routes where transit and commercial services are concentrated.

The law prohibits sites that have industrial uses or are adjacent to industrial uses or contained tenant-occupied housing within the last 10 years or that require demolition of rent-controlled, income-restricted, or other protected housing. The project site is eligible because it does not contain, nor is it adjacent to, industrial uses, nor does the site contain any housing that was tenant-occupied within the last 10 years.

After carefully reviewing all site requirements, City staff have determined that the Project site is an eligible site for AB 2011 purposes.

Affordability Requirement

To qualify for the ministerial approval process, state law requires mixed-income housing projects to reserve a specific percentage of units for lower-income households. For mixed-income "owner-occupied housing development" projects, the statute sets a clear minimum requirement:

- At least 15% of the "base units" must be offered at an affordable cost to Lower Income households.
- A "base unit" is defined as the number of units the site could support without applying any density bonuses, including those allowed under state law. (Gov. Code §65912.101(a); §65912.122(a)).
- The percentage is calculated only on the base units, not on the total units proposed after

bonuses.

The base unit calculation for the 401 - 417 S. PCH site is being calculated based on the following data:

- The lot area is 33,294 square feet (0.764 acres).
- The applied density is 35 DU/AC (MU-3 Zone).
- The resulting base density for the site is 26.74 units, rounded up to 27 units.

AB 2011 does not permit rounding the acreage to inflate the base-unit value, nor may the developer calculate affordability percentages using the total proposed units.

Utilizing the applied base density of 27 units, the AB 2011 affordability requirement is:
15% of 27 = 4.05 units, which is rounded up to 5 Lower Income (LI) units required.

As described further below, however, the applicant has proposed to provide deeper affordability and a greater percentage of deed-restricted affordable units (5 Very Low Income (VLI) units and 3 Moderate Income (MI) units). This allows the applicant to both meet the affordability requirements to use the AB 2011 process and maximize benefits under SDBL.

Development Standards

In addition to "site criteria" requirements and the affordability requirement described above, the AB 2011 process prescribes a number of specific "development standards" that should apply in this instance.

These include allowable density, building height, setbacks, the amount of commercial square footage in a mixed-use project, and parking. State law also provides that "other" local objective zoning standards shall apply. These "other" development standards are determined by identifying the closest zoning district that allows multifamily residential at the density proposed by the project. In this case staff determined that the "other" local zoning designation that applies is the City's MU-3 zone, which is located immediately north of the subject site across Pearl Avenue.

In the "Project Description" section of this Administrative Report, we have analyzed the Project against all the applied state law standards and the City's MU-3 zoning development standards. After careful review of the Project, City staff determined that the Project is in compliance with most of the applied state and local development standards and where the Project is not compliant with a specific development standard, the applicant has proposed either a concession or a waiver pursuant to SDBL.

Coastal Zone Requirements

Although AB 2011 creates a ministerial pathway for qualifying projects, AB 2011 originally was ambiguous concerning its application to projects located within the Coastal Zone. In 2024, AB 2243 clarified how AB 2011 applies to projects located within the coastal zone.

AB 2243 revises how AB 2011 applies to projects within the Coastal Zone by defining "exclusion zones" (where AB 2011 cannot be used) as:

- Coastal zones within the Coastal Commission's appeal jurisdiction,
- Coastal areas lacking a certified LCP or LUP, and
- Areas at risk of five feet of sea level rise.

This project is not located within the Coastal Commission's appeal jurisdiction, nor in an area at risk of five feet of sea level rise, and the Project is located within the City's certified LCP, meaning the project remains an eligible AB 2011 project.

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

While a Coastal Development Permit (CDP) for eligible projects located within the Coastal Zone still may be required, unlike typical CDPs, the City must issue the permit based solely on compliance with applicable objective LCP standards and as applied, AB 2011 and SDBL standards. This means the City cannot apply discretionary or subjective design review criteria from its LCP.

The City cannot rely on design compatibility, neighborhood context, aesthetic viewshed concerns, or similar subjective criteria to modify or deny the CDP for the project.

Although the LCP does not allow residential uses within the C-2 zone, AB 2011 mandates that the Project be treated as consistent related to land use for CDP purposes. The City is prohibited from treating the proposed land use as a CDP inconsistency.

Under AB 2011:

- The Commission cannot deny the project based on subjective standards.
- It cannot modify the use, density, height, design, or site layout unless an objective standard is violated and does not qualify for a SDBL concession or waiver.
- It cannot apply the LCP's zoning prohibitions because AB 2011 overrides such local rules.

Therefore, the Commission's scope is limited to verifying compliance with the applicable objective standards per Government Code § 65912.124(e), which states in part, "… A public agency with coastal development permitting authority shall approve a coastal development permit if it determines that the development is consistent with all objective standards of the local government's certified local coastal program…". Presented in a subsequent section of this Administrative Report and within the attached resolution is the proposed finding for the project.

State Density Bonus Law

As the Project applicant has agreed to include five (5) units that will be affordable to very low-income (VLI) households and three (3) units that will be made affordable to moderate income (MI) households, it qualifies for density bonuses and incentives/concessions, waivers, and parking ratio reductions, pursuant to Government Code § 65915 (SDBL).

Density Bonus Units

The following density bonus calculations are derived pursuant to SDBL and based upon the MU-3 zone density of 35 DU/AC and a total lot area of 33,294 square feet (0.764 acres), which results in a base unit count for the site of 26.74 units, rounded upward to 27 base units.

The Project proposes 5 VLI units (over 18% of the base density), which results in a density bonus of 50% under what is commonly referred to as the "Tier 1" density bonus, and 3 MI units (over 11% of the base density), which results in an additional density bonus of 35% under what is commonly referred to as the "Tier 2" density bonus.

- 27 units x 50% = 13.5, rounded upward to 14 units
- 27 units x 35% = 9.45, rounded upward to 10 units
- Total density bonus units = 24 units
- Total project units: 27 base units + 24 density bonus units = 51 units allowed

The Project proposes 49 units and therefore complies with the number of units allowed per SDBL.

Parking

Within SDBL are parking provisions (Government Code § 65915 (p)(1)) that limit the local permitting authority to the following specific residential parking standards:

- Zero to one bedroom: one onsite parking space.
- Two to three bedrooms: one and one-half onsite parking spaces.
- Four and more bedrooms: two and one-half parking spaces.

Pursuant to the SDBL parking provisions and based on the proposed bedroom size of the units, the Project is required to provide a total of 61 residential parking spaces. Below is the SDBL residential parking breakdown for the Project.

Residential:

- Zero to one bedroom: 26 units = 26 spaces
- Two to three bedrooms: 23 units = 35 spaces
- Total residential spaces: 61 spaces

The Project is proposing 61 residential spaces and 44 commercial spaces for a total of 105 parking spaces. As the Project complies with the prescribed SDBL residential parking standards, an SDBL concession for the residential parking is not required.

Concerning the commercial spaces, the project is proposing 44 commercial parking spaces. If the Project site were located within ½ mile of a "major transit stop", pursuant to AB 2097, no commercial spaces would be required. See, Gov. Code § 65863.2. In relevant part, however, state law defines the term "major transit stop" to include the "intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods." Per staff's analysis, there are no qualifying "major transit stops" within ½ mile of the Project site. Therefore, the Project is not subject to the limitations on imposing parking requirements per AB 2097.

Since SDBL does not prescribe a ***commercial*** parking standard, the applicable objective commercial parking standard for this Project is prescribed per RBMC § 10-5.1706(a)(1) "commercial uses not listed". Per RBMC § 10-5.1706(a)(1), the "commercial uses not listed" parking standard requires one space per each 250 square feet of gross floor area. The resulting RBMC commercial parking requirement is 68 parking spaces in support of the 17,000 square feet of planned commercial use. However, the applicant is requesting a concession under SDBL to allow the Project to provide only 44 commercial parking spaces. Per local commercial parking standards, the proposed Project, if approved, would be deficient by 24 commercial parking spaces.

The Project does include a "shared parking management" concept that will allow for residents to utilize the commercial parking spaces during non-business hours and the commercial uses will have access to some residential spaces during business hours as parking management services will be provided for the Project. The proposed "shared parking management" service is subject to the City's overlap parking requirements pursuant to RBMC § 10-5.1706 (d). That said, the Project does not comply with a requirement of the City's overlap parking provisions in that the Project has not provided "A minimum two week (14 day) parking utilization survey…" Since the applicant has not conducted a comprehensive commercial use and parking utilization survey as required by the City's Municipal Code, the applicant is requesting a "concession" pursuant to SDBL concerning shared parking.

With the application of the SDBL residential parking standard and the granting of the requested concessions related to the commercial parking (described further below), the Project would be compliant with parking regulations pursuant to SDBL.

Incentives, Concessions, and Waivers

As the Project proposes to include over 18% of the base units as affordable to VLI households, it qualifies for four (4) concessions, and separately, waivers from state and local development standards. As presented in the "Project Description," the following lists the specific concessions and waivers requested by the applicant.

Concessions:

1. Increase FAR for mixed-use projects (commercial and residential) from 1.5 to 2.58 (RBMC § 10-5.915(a)(2)).
2. Decrease in required commercial parking from 68 to 44 (RBMC § 10-5.1706(a)(1)).
    a. Note: A concession is not required for the residential parking as the residential parking complies with the required SDBL residential parking standard.
3. Deviate from "overlap (shared) parking requirements" (RBMC § 10-5.1706(D)(2)).

Waivers:

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

Under SDBL, a qualifying project may receive a certain number of concessions/incentives (Gov't Code § 65915(d)), and any waivers of development standards that are required to avoid physically precluding a qualifying project at the densities or with the concessions or incentives permitted by state law (Gov't Code § 65915(e)). As stated previously, the project as proposed qualifies for four concessions based on the percentage of VLI affordable units the applicant is proposing to include in the Project.

For concessions/incentives, state law provides that the City shall grant the requested concession unless the City makes one of the specific written findings, based on substantial evidence. The City bears the burden of proof for the denial of a concession/incentive. Gov't Code § 65915(d)(4). The first possible finding of denial is that the requested incentive "does not result **in identifiable and actual cost reductions**, consistent with subdivision (k), **to provide for affordable housing costs**, as defined in Section 50052.5 of the Health and Safety Code." See, Gov't Code § 65915(d)(1). Alternatively, the City may deny a requested concession if it finds that either the requested concession is "contrary to state or federal law" or the request would have a "specific, adverse impact" upon public health and safety or on any real property that is listed in the California Register of Historical Resources, and there is "no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households." The property here is not listed on the California Register of Historical Resources. Moreover, staff is not aware of any specific state or federal law that would prohibit the requested concessions. Finally, given the limited definition of "specific, adverse impact" in state law, staff is not aware of any public health and safety standard that could be used for this finding.

With respect to waivers, state law provides that a city shall not "apply any development standard that will have the **effect of physically precluding** the construction of a development meeting the criteria of subdivision (b) **at the densities or with the concessions or incentives permitted by this section**." See, Gov't Code § 65915(e). A city may only deny a requested waiver if it finds that the application of the development standard would not have the effect described above, or if it makes one of the limited findings in state law. In short, a city may apply a development standard (i.e., deny a requested waiver) if the request would have a "specific, adverse impact" upon health or safety, where there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Again, the term "specific, adverse impact" is defined in a limited way and must rely on objective, written public health and safety standards. The only other basis for denial of a waiver would be if the request "would have an adverse impact on any real property that is listed in the California Register of Historical Resources" or "be contrary to state or federal law." The property here is not listed on the California Register of Historical Resources. Moreover, staff is not aware of any specific state or federal law that would prohibit the requested waivers. Again, given the limited definition of "specific, adverse impact" in state law, staff is not aware of any public health and safety standard that could be used here to deny the requested waivers.

In summary, the Project only will be consistent with all required objective standards if the concessions/incentives and waivers are granted. Unless the Planning Commission can make one of the limited findings noted above, however, the Project will be eligible for the concessions/incentives and waivers. Staff has prepared the draft resolution to approve the requested concessions/incentives and waivers and find the project to be consistent with all applicable objective standards (with the approval of the requests under SDBL).

PROJECT DESCRIPTION

The Applicant proposes to redevelop the project site by demolishing all existing structures on site to construct a four-story, mixed-use condominium building consisting of 49 residences (including 5 affordable units reserved for very low-income households and 3 units affordable for moderate income households), with 17,000 square feet of commercial uses on the ground floor. The building will be 45 feet in height, with some projections up to 15’ - 7” above that height to allow for a stairwell and elevator penthouse. The project includes two floors of subterranean parking with up to 105 parking spaces.

The building exhibits a contemporary coastal mixed-use style with clean, simple massing and a strong horizontal emphasis. The façade is articulated with varied rooflines, recessed courtyards, projecting balconies, and alternating materials such as fiber-cement siding, plaster, and generous glazing at the ground floor. Planter boxes and balcony railings soften the upper levels, while large storefront openings at street level create an active, transparent edge along Pacific Coast Highway.

Primary vehicular access to the site will be provided from Pearl Street, with driveways oriented away from Pacific Coast Highway to reduce conflicts along the corridor. Residential and commercial pedestrian access will be either along PCH or from the interior parking garage. Landscaping will surround the perimeter of the site and will be conditioned to consist of drought-tolerant, California native plantings, reinforcing a coastal character while minimizing water use and long-term maintenance.

The project will contain two ground-floor commercial spaces and a shared amenities space intended to serve both residents of the project and members of the surrounding community. The development will provide a mix of indoor recreational areas and outdoor amenities, including approximately 3,988 square feet of roof deck space and a ground-floor pool courtyard. These outdoor uses will be designed and located so they are buffered from adjacent residential properties to the north and west through building placement, setbacks, and enhanced landscaping to limit noise and privacy impacts.

The 17,000 square feet of commercial is largely oriented towards Pacific Coast Highway with multiple storefronts and a large central courtyard all facing the highway. Some additional commercial space is also proposed behind the commercial fronting Pacific Coast Highway that is planned as gathering spaces, “we-work” and other multi-purpose uses to be available for the residents and the surrounding neighborhood.

Figure 3 - Project Rendering and Exterior Materials Pallete

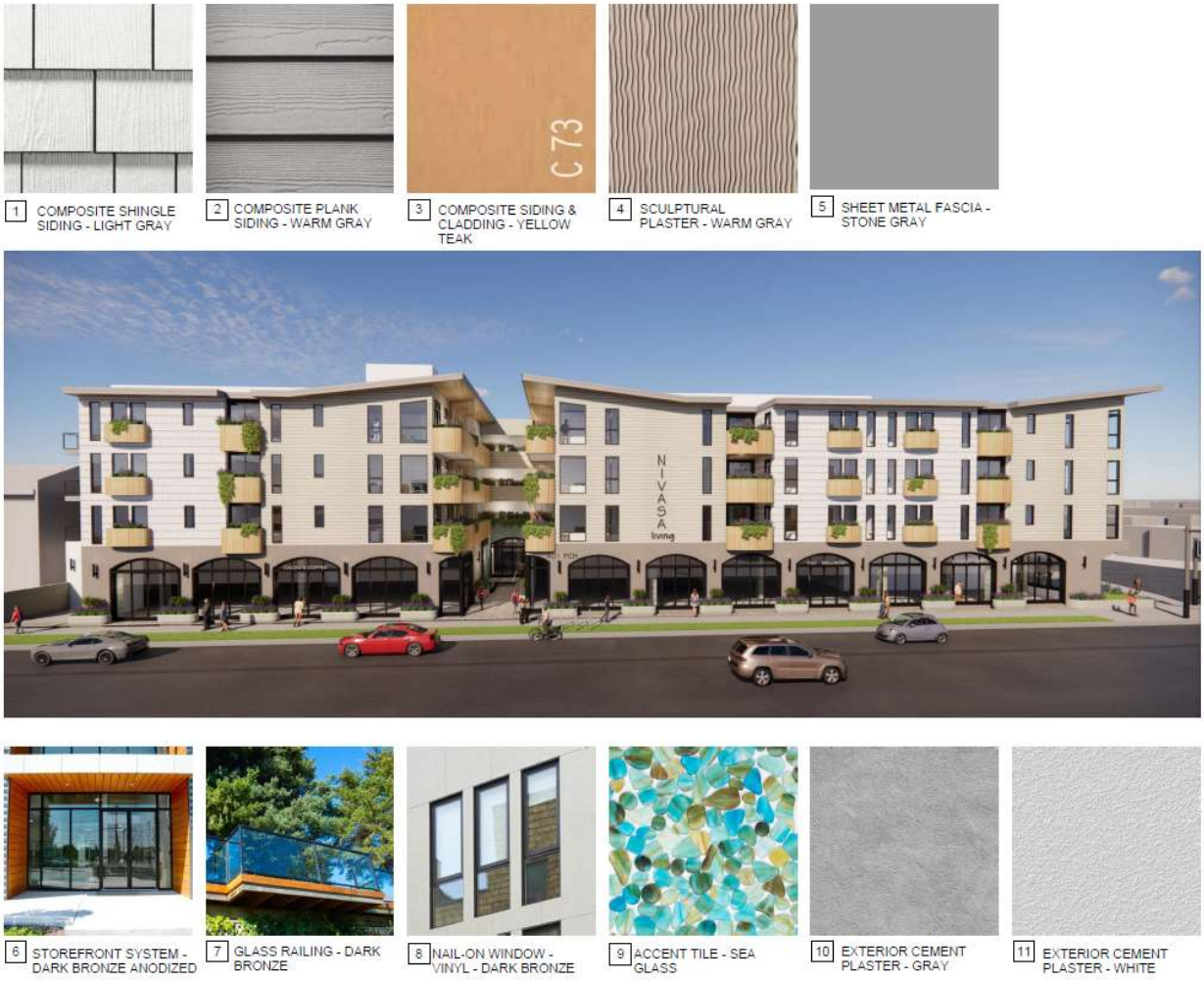

Figure 4 - Site Plan

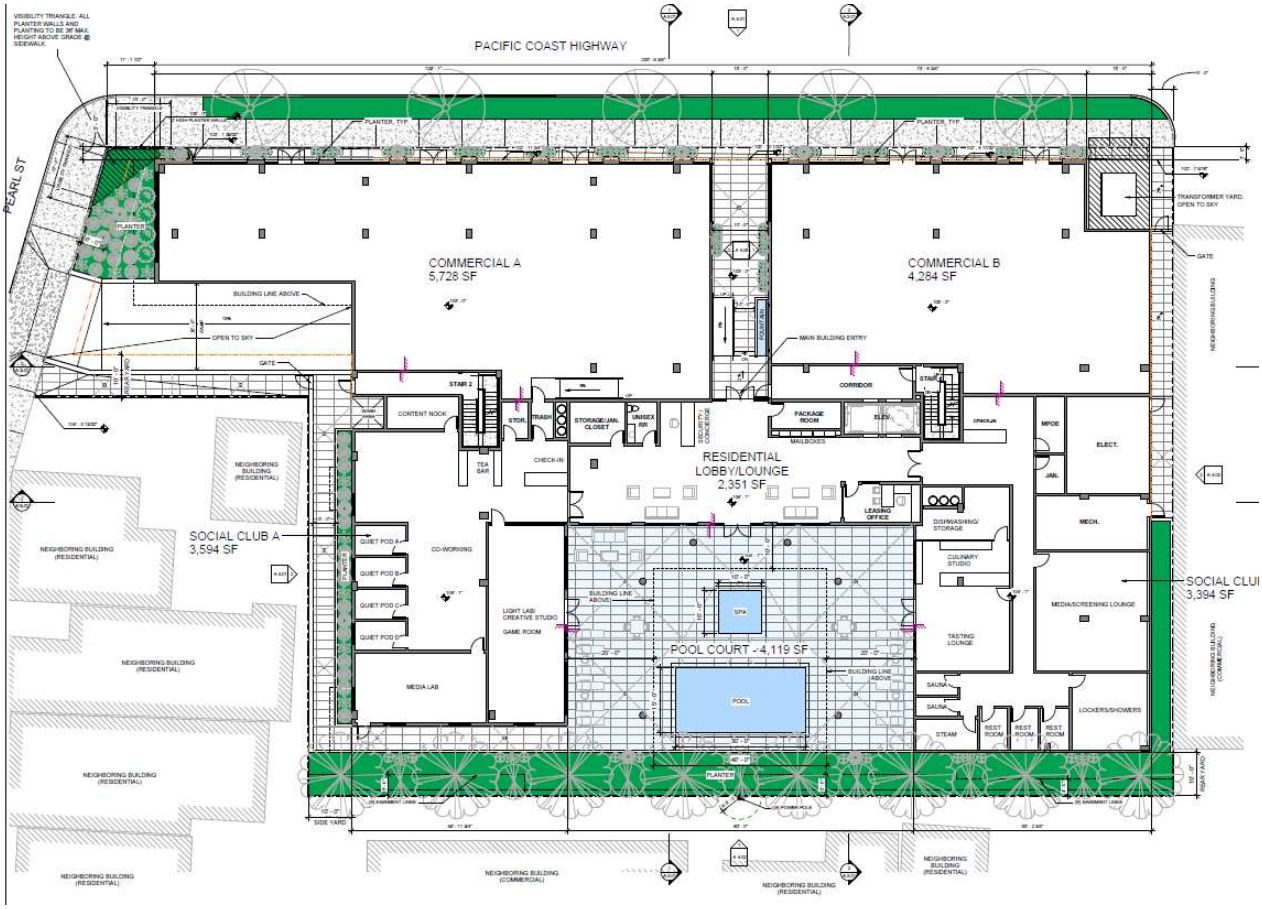

Figure 5 - West Elevation

Pursuant to state law, staff has concluded that the applied zoning for purposes of determining the allowable “use” and other applicable “objective standards” is the City’s MU-3 zone. As proposed, the project complies with the following MU-3 objective standards:

- Commercial FAR (0.3 - 0.7 required and 0.51 proposed),
- Minimum lot size (15,000 square feet required and 33,294 square feet proposed),
- Building height (45 feet required and 45 feet proposed)
- South side Interior setback (no setback required and 5 feet is provided), and
- Private storage space (19,600 cubic feet required and 19,600 cubic feet provided)

The Project relies on AB 2011 development standards for the following standards:

- Ground floor front setback (no setback is required - and 80 percent of the frontage along the commercial corridor must be within 10 feet of the street - and 3 feet is provided),
- Ground floor side (Pearl St) setback (10 foot setback is required and a 10 foot setback is provided on the ground floor)
- South Side interior setback (no setback is required and 5 feet is provided)

The Project relies upon concessions and waivers pursuant to SDBL concerning all remaining applicable objective standards. Refer to the section entitled “Incentives, Concessions, and Waivers” for the list of itemized concessions and waivers the project is requesting. As proposed, with the approval of the concessions and waivers permitted by SDBL, the Project would comply with all required State and local zoning standards.

The following table entitled “The Projects Local and State Applied Objective Development Standards Matrix” itemizes all State and local zoning standards applied to the Project and identifies the Project’s compliance. Where the Project is not compliant, the table identifies the requested concessions and waivers per SDBL.

The Projects Local and State Applied Objective Development Standards Matrix			
RBMC Coastal Zone Development Standards (MU-3 Zone and General Development Standards)	**Proposed Project**	**AB 2011/2243 Development Standards (Supersedes RBMC)**	**SDBL Requested Concession – Incentive – Waiver**
RBMC § 10-5.915(a)(2) – FAR: Max 1.5 Commercial 0.3-0.7 (Applicable)	FAR. Total 2.57 Commercial 0.51	NA	Yes, from RBMC objective standard. Concession for total FAR from 1.5 to 2.57. Commercial FAR complies.
RBMC § 10-5.915(c) - Minimum Lot Size: 15,000 sf (Applicable)	Minimum Lot Size: 33,294 sf. Complies.	NA	NA
RBMC § 10-5.915(d)(2) - Building Height: 45 feet (Not applicable, superseded by AB 2011)	45 feet for building with additional height projection of stairwell and elevator penthouse 15 feet – 7 inches above the	45 feet building height (supersedes RBMC standard)	Yes, from RBMC objective standard for height projections above permitted height. Building height complies with AB 2011 45-foot

RBMC § 10-5.1522(b)(1) – Projections above permitted height: 4 feet allowed for nonhabitable floor area and screening. (Applicable)	permitted height projections.		building height requirement. Waiver is requested for an additional height projection (above the allowed 4 feet) of 15 feet – 7 inches for non-habitable floor area for stairwell and elevator penthouse.
RBMC § 10-5.915(e)(2) - Stories: 3 stories (Applicable)	4 stories	NA	Yes, from RBMC objective standard. Waiver from 3 stories to 4 stories.
RBMC § 10-5.915(f)(1) - Setback – Front (along PCH): Minimum of 10 feet. Maximum of 15 feet (50% of frontage) (Not applicable, superseded by AB 2011)	3 feet	0 feet minimum. Ground floor must be within 10 feet for a minimum of 80% of frontage. (supersedes RBMC standard)	NA
RBMC § 10-5.915(f)(2) - Setback – Side: 10 feet on street side (Pearl Street). (Not applicable, superseded by AB 2011) No setback required on interior side lot line, unless adjacent to residential, then 20 feet is required. (Not applicable, superseded by AB 2011) RBMC § 10-5.915(f)(4) - Setback – Second Story: 18' from any property line abutting a street. (Not applicable, superseded by AB 2011) RBMC § 10-5.915(f)(5) - Setback – Third Story: Within 30' of property depth a minimum 5' from second floor building face.	Street Side (Pearl Street): 10 feet on all floors South Side (Interior): 5 feet on all floors	Street Side (supersedes RBMC standard): Ground floor – 10 feet 2nd stories – 14 feet 3rd stories – 21 feet 4th stories – 28 feet South Side (Interior): 0 feet (supersedes RBMC standard)	Yes, from AB 2011 objective standards. Waiver to allow a 10-foot setback on all stories along the northern (Pearl Street) side setback. No waiver needed for southern interior side setback.

(Not applicable, superseded by AB 2011)			
RBMC § 10-5.915(f)(3) - Setback – Rear: No setback, 20 feet if adjacent to residential. (Not applicable, superseded by AB 2011)	Rear adjacent to residential and nonresidential uses: 10 feet on ground floor and all stories above.	Rear adjacent to residential uses (supersedes RBMC standard): Ground floor – 10 feet 2nd story – 14 feet 3rd story – 21 feet 4th story – 28 feet Rear adjacent to nonresidential uses (supersedes RBMC standard): Ground floor – 15 feet 2nd story – 14 feet 3rd story – 21 feet 4th story – 28 feet	Yes, from AB 2011 standard. Waiver to allow a 10-foot setback on all stories adjacent to a residential uses.
RBMC § 10-5.1510 - Outdoor Living Space: 9,800 Square feet (Applicable)	9,800 Square feet	NA	NA
RBMC § 10-5.1514 - Private Storage Space: 19,600 Cubic Feet (Applicable)	19,600 Cubic Feet	NA	NA
RBMC § 10-5.1704/1706 – Parking: 114 spaces for residential. 68 spaces for commercial. Total spaces required: 182 (Residential required spaces not applicable, superseded by AB 2243 and SDBL. Commercial spaces required.)	Parking. 61 spaces for residential. 44 spaces for commercial. Total spaces proposed: 105	AB 2011 – No parking required, except EV and accessible spaces per local regulations. **NA in Coastal Zone.** AB 2243 – allows SDBL parking ratios and concessions for residential parking required. Commercial parking spaces required per LCP.	Yes from RBMC commercial parking requirements. SDBL Compliant with 61 residential spaces. Concession for Commercial spaces from 68 to 44. Concession from strict requirements of overlap parking requirements.

COASTAL DEVELOPMENT PERMIT

Pursuant to state law and Redondo Beach Municipal Code Section 10-5.2218, the proposed mixed-income, mixed-use, multi-family residential project requires the issuance of a Coastal Development Permit with Planning Commission approval. Government Code § 65912.124(e) contains the specific provision required of the public agency with coastal development permitting authority. AB 2011 specifically limits the City's consideration of the CDP to the following: "A public agency with coastal development permitting authority shall approve a coastal development permit if it determines that the development is consistent with all objective standards of the local government's certified local coastal

program or, for areas that are not subject to a fully certified local coastal program, the certified land use plan of that area."

Below are each of the applied State and LCP development standards demonstrating "consistency" with the City's LCP as prescribed by the governing State housing laws.

Pursuant to AB 2011, the applied zoning for purposes of determining the allowable "use" and other applicable "objective standards" is the City's MU-3 zone. As proposed, the Project complies with the following MU-3 objective standards not otherwise superseded by state law:

- Allowed use (multi-family residential and commercial required, multi-family residential and commercial proposed)
- Commercial FAR (0.3 - 0.7 required, 0.51 proposed),
- Minimum lot size (15,000 square feet required, 33,294 square feet proposed), and
- Private storage space (19,600 cubic feet required, 19,600 cubic feet provided).

The Project utilizes AB 2011 development standards concerning the following standards:

- Ground floor front (PCH) setback (no setback is required and 3 feet is provided)
- Ground floor side (Pearl St) setback (10 foot setback is required and a 10 foot setback is provided on the ground floor)
- South Side interior setback (no setback is required and 5 feet is provided

The Project has requested the approval of concessions and waivers pursuant to SDBL concerning all remaining applicable objective standards. Below are the itemized concessions and waivers the project is requesting.

Concessions:

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

Waivers:

1. Increase in number of stories from 3 to 4 (RBMC § 10-5.915(e)(2)).
2. Reduce street side yard setback (pearl street) for a corner/reverse corner

   lot from 10'-0" to 6'-0". (RBMC § 10-5.915(f)(2)(a))
3. Reduce setback along property lines abutting residential uses (starting at 2nd

   floor and above) from 7'-0" x floor number to same setbacks as ground floor for all floors (Gov't Code § 65912.123(d)(3)(A)(ii)).
4. Reduce setback along property lines abutting non-residential uses from 15'-0" to 10'-0" (Gov't Code § 65912.123(d)(3)(B)).
5. Allow stairwell and elevator penthouse projections up to 15' - 7" above the permitted 45' height limit (RBMC § 10-5.1522(b)).

As proposed and with the approval of the concessions and waivers permitted by SDBL, staff recommends that the Commission find that the project is “consistent with all objective standards” in the certified LCP and is therefore approved.

ENVIRONMENTAL STATUS

The proposed development is exempt from the California Environmental Quality Act (CEQA) because approval of the project is a ministerial action, and therefore CEQA does not apply pursuant to Public Resources Code §21080(b)(1) and CEQA Guidelines §15268. Additionally, Government Code §§65912.100 - 65912.124, establishing the AB 2011 ministerial approval process, expressly removes discretionary authority from local agencies for eligible mixed-income projects. As a result, CEQA does not apply, and the City is not required to evaluate alternatives or mitigation measures.

ATTACHMENTS

Attachment 1 - PC Resolution
Attachment 2 - Project Plans
Attachment 3 - Exemption Declaration

Administrative Report

J.1., **File #** PC25-1738 **Meeting Date:** 12/18/2025

To: **PLANNING COMMISSION**

From: SEAN SCULLY, PLANNING MANAGER

TITLE

Public hearing for consideration of an Exemption Declaration and Coastal Development Permit to permit the construction of a Mixed-Use Residential Condominium Project with 49 Units, 5 of which are affordable to very low income and 3 of which are affordable to moderate-income households, 4 stories and 45 feet in height, with 17,000 square feet of commercial uses on the ground floor, and 2 floors of subterranean parking with up to 105 parking spaces, located on five parcels (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) within a Commercial zone (C-2) 401-417 S. Pacific Coast Highway.

PROPERTY OWNER: Redondo Seaside Living, LLC
APPLICANT: Redondo Seaside Living, LLC
LOCATION: 401 - 417 S. Pacific Coast Highway
CASE NO: 2025-0074
RECOMMENDATION:

1. Open the public hearing and take testimony;
2. Close the public hearing;
3. Adopt the attached resolution by title only, waiving further reading.

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

EXECUTIVE SUMMARY:

On March 13, 2025, the City of Redondo Beach (“City”) received application materials on behalf of Wal2Wal Inc. (“Applicant”) to construct a four-story mixed-use multi-family residential condominium project at 401-417 South Pacific Coast Highway, consisting of 49 residential units, inclusive of 8

affordable units, and 17,000 square feet of ground-level commercial floor space ("Project") with 2 subterranean parking levels providing 105 parking spaces.

The five parcels that comprise the Project site are zoned C-2, which does not allow for residential development. The Applicant, however, has proposed to invoke the "Affordable Housing and High Road Jobs Act of 2022" (Government Code § 65912.100 et seq., sometimes referred to as "AB 2011"), which allows the ministerial approval of mixed-income residential development (including some mixed-use buildings) on sites currently zoned for commercial or retail uses along a "commercial corridor." Additionally, as the Project includes affordable housing units, the application also may take advantage of the benefits provided by State Density Bonus Law (Government Code § 65915, "SDBL"). The applicant also submitted an SB 330 preliminary application for the purpose of vesting rights to proceed with the rules and regulations in effect as of the date of their initial preliminary application.

The Project Description in the Background section of this Administrative Report provides a comprehensive description of the proposed Project. Also included within the Project Description section is a summary of the Project's compliance with each required objective development standard (whether local or within the provisions of state law), or through the allowed incentives, concessions, and waivers pursuant to SDBL.

Because state law requires ministerial approval of a qualifying housing development project under AB 2011, this project typically would be approved administratively by staff. However, because the project site is located in the Coastal Zone, a Coastal Development Permit (CDP) is required, which is the only required entitlement being scheduled for a public hearing. The Planning Commission's purview concerning this project is limited to the review of the requests for concessions and waivers pursuant to SDBL and the objective criteria in the City's certified Local Coastal Program. Other entitlements that would typically be required of this project, such as Design Review and a Conditional Use Permit, are superseded by state law. Furthermore, several of the local zoning development standards are also superseded state law.

BACKGROUND:

Project Location, Uses, and Zoning

The project site is located on the west side of S. Pacific Coast Highway between Pearl Street and Ruby Street, at 401, 405, 411, 413, and 417 S. Pacific Coast Highway. Figure 1 below is an aerial of the project site and surrounding land uses. Figure 2 is the zoning map of the subject property and all surrounding properties.

Figure 1 - Site Aerial

The project site is currently developed with three buildings on 401 and 405 S. Pacific Coast Highway (previous uses consist of varying commercial businesses). The parcels located at 411, 413, and 417 S. Pacific Coast Highway are vacant. The surrounding land uses north and south of the subject property along Pacific Coast Highway include a mix of small-scale office and various retail and service commercial uses and some legal non-conforming residential uses.

Figure 2 - Zoning Map

The project site encompasses five parcels, all zoned Commercial (C-2) with frontage along Pacific Coast Highway and Pearl Street. The project site is located within the City's Coastal Zone. The surrounding zoning consists of High-Density Multi-family (R-3A) to the west, Commercial (C-2) to the east across S. Pacific Coast Highway, Commercial (C-2) to the south, and Mixed-Use (MU-3) across Pearl Street along S. Pacific Coast Highway to the north.

LEGAL BACKGROUND

A number of state laws affect the processing of the proposed mixed-income, mixed-use project. Each summary discussion below clarifies how these laws apply to the project.

The Housing Accountability Act ("HAA")

The HAA (Government Code section 65589.5) prevents the city from denying or reducing the density of a housing development project, including a qualifying AB 2011 application, on the basis of subjective reasons, unless the City makes a "specific, adverse impact" finding. If the project complies with the applicable objective standards, a city's discretion is substantially limited. The City's authority here is somewhat limited by the general protections of the HAA, but more importantly, the City's authority is limited by AB 2011 itself, as described further below.

AB 2011

AB 2011 (and AB 2243, which revised AB 2011 and became effective on January 1, 2025) fundamentally changed the role of commercial zoning in housing production by mandating the ministerial approval of certain affordable housing projects and qualifying mixed-income projects located on “commercial corridors.” AB 2011 overrides local zoning and prohibits subjective design review, discretionary hearings, or CEQA review for qualifying projects. Because the project site in this instance is zoned C-2, which prohibits residential uses outright (but allows retail uses), the applicant is relying upon this state law to supersede local zoning and allow this application.

Setting aside the fact that the C-2 zone prohibits residential development, a project of this scope typically would require a public hearing before the Planning Commission to consider a Conditional Use Permit, Design Review, Subdivision, and a Coastal Development Permit. Pursuant to AB 2011, however, only a Coastal Development Permit entitlement applies to this project. Moreover, the City’s consideration of the CDP is limited to considering whether the proposed project complies with the objective standards in the City’s certified LCP.

Site Eligibility Requirements

Site eligibility requirements under AB 2011 depend on satisfying multiple requirements.

The site must abut a commercial corridor, defined as a non-freeway street with a right-of-way between 70 and 150 feet. Pacific Coast Highway meets this definition, as the right-of-way is approximately 80 feet. The intent behind this requirement is to ensure housing is placed along well-traveled arterial routes where transit and commercial services are concentrated.

The law prohibits sites that have industrial uses or are adjacent to industrial uses or contained tenant-occupied housing within the last 10 years or that require demolition of rent-controlled, income-restricted, or other protected housing. The project site is eligible because it does not contain, nor is it adjacent to, industrial uses, nor does the site contain any housing that was tenant-occupied within the last 10 years.

After carefully reviewing all site requirements, City staff have determined that the Project site is an eligible site for AB 2011 purposes.

Affordability Requirement

To qualify for the ministerial approval process, state law requires mixed-income housing projects to reserve a specific percentage of units for lower-income households. For mixed-income “owner-occupied housing development” projects, the statute sets a clear minimum requirement:

- At least 15% of the “base units” must be offered at an affordable cost to Lower Income households.
- A “base unit” is defined as the number of units the site could support without applying any density bonuses, including those allowed under state law. (Gov. Code §65912.101(a); §65912.122(a)).
- The percentage is calculated only on the base units, not on the total units proposed after

bonuses.

The base unit calculation for the 401 - 417 S. PCH site is being calculated based on the following data:

- The lot area is 33,294 square feet (0.764 acres).
- The applied density is 35 DU/AC (MU-3 Zone).
- The resulting base density for the site is 26.74 units, rounded up to 27 units.

AB 2011 does not permit rounding the acreage to inflate the base-unit value, nor may the developer calculate affordability percentages using the total proposed units.

Utilizing the applied base density of 27 units, the AB 2011 affordability requirement is:
15% of 27 = 4.05 units, which is rounded up to 5 Lower Income (LI) units required.

As described further below, however, the applicant has proposed to provide deeper affordability and a greater percentage of deed-restricted affordable units (5 Very Low Income (VLI) units and 3 Moderate Income (MI) units). This allows the applicant to both meet the affordability requirements to use the AB 2011 process and maximize benefits under SDBL.

Development Standards

In addition to "site criteria" requirements and the affordability requirement described above, the AB 2011 process prescribes a number of specific "development standards" that should apply in this instance.

These include allowable density, building height, setbacks, the amount of commercial square footage in a mixed-use project, and parking. State law also provides that "other" local objective zoning standards shall apply. These "other" development standards are determined by identifying the closest zoning district that allows multifamily residential at the density proposed by the project. In this case staff determined that the "other" local zoning designation that applies is the City's MU-3 zone, which is located immediately north of the subject site across Pearl Avenue.

In the "Project Description" section of this Administrative Report, we have analyzed the Project against all the applied state law standards and the City's MU-3 zoning development standards. After careful review of the Project, City staff determined that the Project is in compliance with most of the applied state and local development standards and where the Project is not compliant with a specific development standard, the applicant has proposed either a concession or a waiver pursuant to SDBL.

Coastal Zone Requirements

Although AB 2011 creates a ministerial pathway for qualifying projects, AB 2011 originally was ambiguous concerning its application to projects located within the Coastal Zone. In 2024, AB 2243 clarified how AB 2011 applies to projects located within the coastal zone.

AB 2243 revises how AB 2011 applies to projects within the Coastal Zone by defining "exclusion zones" (where AB 2011 cannot be used) as:

- Coastal zones within the Coastal Commission's appeal jurisdiction,
- Coastal areas lacking a certified LCP or LUP, and
- Areas at risk of five feet of sea level rise.

This project is not located within the Coastal Commission's appeal jurisdiction, nor in an area at risk of five feet of sea level rise, and the Project is located within the City's certified LCP, meaning the project remains an eligible AB 2011 project.

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

While a Coastal Development Permit (CDP) for eligible projects located within the Coastal Zone still may be required, unlike typical CDPs, the City must issue the permit based solely on compliance with applicable objective LCP standards and as applied, AB 2011 and SDBL standards. This means the City cannot apply discretionary or subjective design review criteria from its LCP.

The City cannot rely on design compatibility, neighborhood context, aesthetic viewshed concerns, or similar subjective criteria to modify or deny the CDP for the project.

Although the LCP does not allow residential uses within the C-2 zone, AB 2011 mandates that the Project be treated as consistent related to land use for CDP purposes. The City is prohibited from treating the proposed land use as a CDP inconsistency.

Under AB 2011:

- The Commission cannot deny the project based on subjective standards.
- It cannot modify the use, density, height, design, or site layout unless an objective standard is violated and does not qualify for a SDBL concession or waiver.
- It cannot apply the LCP's zoning prohibitions because AB 2011 overrides such local rules.

Therefore, the Commission's scope is limited to verifying compliance with the applicable objective standards per Government Code § 65912.124(e), which states in part, "… A public agency with coastal development permitting authority shall approve a coastal development permit if it determines that the development is consistent with all objective standards of the local government's certified local coastal program…". Presented in a subsequent section of this Administrative Report and within the attached resolution is the proposed finding for the project.

State Density Bonus Law

As the Project applicant has agreed to include five (5) units that will be affordable to very low-income (VLI) households and three (3) units that will be made affordable to moderate income (MI) households, it qualifies for density bonuses and incentives/concessions, waivers, and parking ratio reductions, pursuant to Government Code § 65915 (SDBL).

Density Bonus Units

The following density bonus calculations are derived pursuant to SDBL and based upon the MU-3 zone density of 35 DU/AC and a total lot area of 33,294 square feet (0.764 acres), which results in a base unit count for the site of 26.74 units, rounded upward to 27 base units.

The Project proposes 5 VLI units (over 18% of the base density), which results in a density bonus of 50% under what is commonly referred to as the "Tier 1" density bonus, and 3 MI units (over 11% of the base density), which results in an additional density bonus of 35% under what is commonly referred to as the "Tier 2" density bonus.

- 27 units x 50% = 13.5, rounded upward to 14 units
- 27 units x 35% = 9.45, rounded upward to 10 units
- Total density bonus units = 24 units
- Total project units: 27 base units + 24 density bonus units = 51 units allowed

The Project proposes 49 units and therefore complies with the number of units allowed per SDBL.

Parking

Within SDBL are parking provisions (Government Code § 65915 (p)(1)) that limit the local permitting authority to the following specific residential parking standards:

- Zero to one bedroom: one onsite parking space.
- Two to three bedrooms: one and one-half onsite parking spaces.
- Four and more bedrooms: two and one-half parking spaces.

Pursuant to the SDBL parking provisions and based on the proposed bedroom size of the units, the Project is required to provide a total of 61 residential parking spaces. Below is the SDBL residential parking breakdown for the Project.

Residential:

- Zero to one bedroom: 26 units = 26 spaces
- Two to three bedrooms: 23 units = 35 spaces
- Total residential spaces: 61 spaces

The Project is proposing 61 residential spaces and 44 commercial spaces for a total of 105 parking spaces. As the Project complies with the prescribed SDBL residential parking standards, an SDBL concession for the residential parking is not required.

Concerning the commercial spaces, the project is proposing 44 commercial parking spaces. If the Project site were located within ½ mile of a "major transit stop", pursuant to AB 2097, no commercial spaces would be required. See, Gov. Code § 65863.2. In relevant part, however, state law defines the term "major transit stop" to include the "intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods." Per staff's analysis, there are no qualifying "major transit stops" within ½ mile of the Project site. Therefore, the Project is not subject to the limitations on imposing parking requirements per AB 2097.

Since SDBL does not prescribe a ***commercial*** parking standard, the applicable objective commercial parking standard for this Project is prescribed per RBMC § 10-5.1706(a)(1) "commercial uses not listed". Per RBMC § 10-5.1706(a)(1), the "commercial uses not listed" parking standard requires one space per each 250 square feet of gross floor area. The resulting RBMC commercial parking requirement is 68 parking spaces in support of the 17,000 square feet of planned commercial use. However, the applicant is requesting a concession under SDBL to allow the Project to provide only 44 commercial parking spaces. Per local commercial parking standards, the proposed Project, if approved, would be deficient by 24 commercial parking spaces.

The Project does include a "shared parking management" concept that will allow for residents to utilize the commercial parking spaces during non-business hours and the commercial uses will have access to some residential spaces during business hours as parking management services will be provided for the Project. The proposed "shared parking management" service is subject to the City's overlap parking requirements pursuant to RBMC § 10-5.1706 (d). That said, the Project does not comply with a requirement of the City's overlap parking provisions in that the Project has not provided "A minimum two week (14 day) parking utilization survey…" Since the applicant has not conducted a comprehensive commercial use and parking utilization survey as required by the City's Municipal Code, the applicant is requesting a "concession" pursuant to SDBL concerning shared parking.

With the application of the SDBL residential parking standard and the granting of the requested concessions related to the commercial parking (described further below), the Project would be compliant with parking regulations pursuant to SDBL.

Incentives, Concessions, and Waivers

As the Project proposes to include over 18% of the base units as affordable to VLI households, it qualifies for four (4) concessions, and separately, waivers from state and local development standards. As presented in the "Project Description," the following lists the specific concessions and waivers requested by the applicant.

Concessions:

1. Increase FAR for mixed-use projects (commercial and residential) from 1.5 to 2.58 (RBMC § 10-5.915(a)(2)).
2. Decrease in required commercial parking from 68 to 44 (RBMC § 10-5.1706(a)(1)).
    a. Note: A concession is not required for the residential parking as the residential parking complies with the required SDBL residential parking standard.
3. Deviate from "overlap (shared) parking requirements" (RBMC § 10-5.1706(D)(2)).

Waivers:

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

Under SDBL, a qualifying project may receive a certain number of concessions/incentives (Gov't Code § 65915(d)), and any waivers of development standards that are required to avoid physically precluding a qualifying project at the densities or with the concessions or incentives permitted by state law (Gov't Code § 65915(e)). As stated previously, the project as proposed qualifies for four concessions based on the percentage of VLI affordable units the applicant is proposing to include in the Project.

For concessions/incentives, state law provides that the City shall grant the requested concession unless the City makes one of the specific written findings, based on substantial evidence. The City bears the burden of proof for the denial of a concession/incentive. Gov't Code § 65915(d)(4). The first possible finding of denial is that the requested incentive "does not result **in identifiable and actual cost reductions**, consistent with subdivision (k), **to provide for affordable housing costs**, as defined in Section 50052.5 of the Health and Safety Code." See, Gov't Code § 65915(d)(1). Alternatively, the City may deny a requested concession if it finds that either the requested concession is "contrary to state or federal law" or the request would have a "specific, adverse impact" upon public health and safety or on any real property that is listed in the California Register of Historical Resources, and there is "no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households." The property here is not listed on the California Register of Historical Resources. Moreover, staff is not aware of any specific state or federal law that would prohibit the requested concessions. Finally, given the limited definition of "specific, adverse impact" in state law, staff is not aware of any public health and safety standard that could be used for this finding.

With respect to waivers, state law provides that a city shall not "apply any development standard that will have the **effect of physically precluding** the construction of a development meeting the criteria of subdivision (b) **at the densities or with the concessions or incentives permitted by this section**." See, Gov't Code § 65915(e). A city may only deny a requested waiver if it finds that the application of the development standard would not have the effect described above, or if it makes one of the limited findings in state law. In short, a city may apply a development standard (i.e., deny a requested waiver) if the request would have a "specific, adverse impact" upon health or safety, where there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Again, the term "specific, adverse impact" is defined in a limited way and must rely on objective, written public health and safety standards. The only other basis for denial of a waiver would be if the request "would have an adverse impact on any real property that is listed in the California Register of Historical Resources" or "be contrary to state or federal law." The property here is not listed on the California Register of Historical Resources. Moreover, staff is not aware of any specific state or federal law that would prohibit the requested waivers. Again, given the limited definition of "specific, adverse impact" in state law, staff is not aware of any public health and safety standard that could be used here to deny the requested waivers.

In summary, the Project only will be consistent with all required objective standards if the concessions/incentives and waivers are granted. Unless the Planning Commission can make one of the limited findings noted above, however, the Project will be eligible for the concessions/incentives and waivers. Staff has prepared the draft resolution to approve the requested concessions/incentives and waivers and find the project to be consistent with all applicable objective standards (with the approval of the requests under SDBL).

PROJECT DESCRIPTION

The Applicant proposes to redevelop the project site by demolishing all existing structures on site to construct a four-story, mixed-use condominium building consisting of 49 residences (including 5 affordable units reserved for very low-income households and 3 units affordable for moderate income households), with 17,000 square feet of commercial uses on the ground floor. The building will be 45 feet in height, with some projections up to 15' - 7" above that height to allow for a stairwell and elevator penthouse. The project includes two floors of subterranean parking with up to 105 parking spaces.

The building exhibits a contemporary coastal mixed-use style with clean, simple massing and a strong horizontal emphasis. The façade is articulated with varied rooflines, recessed courtyards, projecting balconies, and alternating materials such as fiber-cement siding, plaster, and generous glazing at the ground floor. Planter boxes and balcony railings soften the upper levels, while large storefront openings at street level create an active, transparent edge along Pacific Coast Highway.

Primary vehicular access to the site will be provided from Pearl Street, with driveways oriented away from Pacific Coast Highway to reduce conflicts along the corridor. Residential and commercial pedestrian access will be either along PCH or from the interior parking garage. Landscaping will surround the perimeter of the site and will be conditioned to consist of drought-tolerant, California native plantings, reinforcing a coastal character while minimizing water use and long-term maintenance.

The project will contain two ground-floor commercial spaces and a shared amenities space intended to serve both residents of the project and members of the surrounding community. The development will provide a mix of indoor recreational areas and outdoor amenities, including approximately 3,988 square feet of roof deck space and a ground-floor pool courtyard. These outdoor uses will be designed and located so they are buffered from adjacent residential properties to the north and west through building placement, setbacks, and enhanced landscaping to limit noise and privacy impacts.

The 17,000 square feet of commercial is largely oriented towards Pacific Coast Highway with multiple storefronts and a large central courtyard all facing the highway. Some additional commercial space is also proposed behind the commercial fronting Pacific Coast Highway that is planned as gathering spaces, "we-work" and other multi-purpose uses to be available for the residents and the surrounding neighborhood.

Figure 3 - Project Rendering and Exterior Materials Pallete

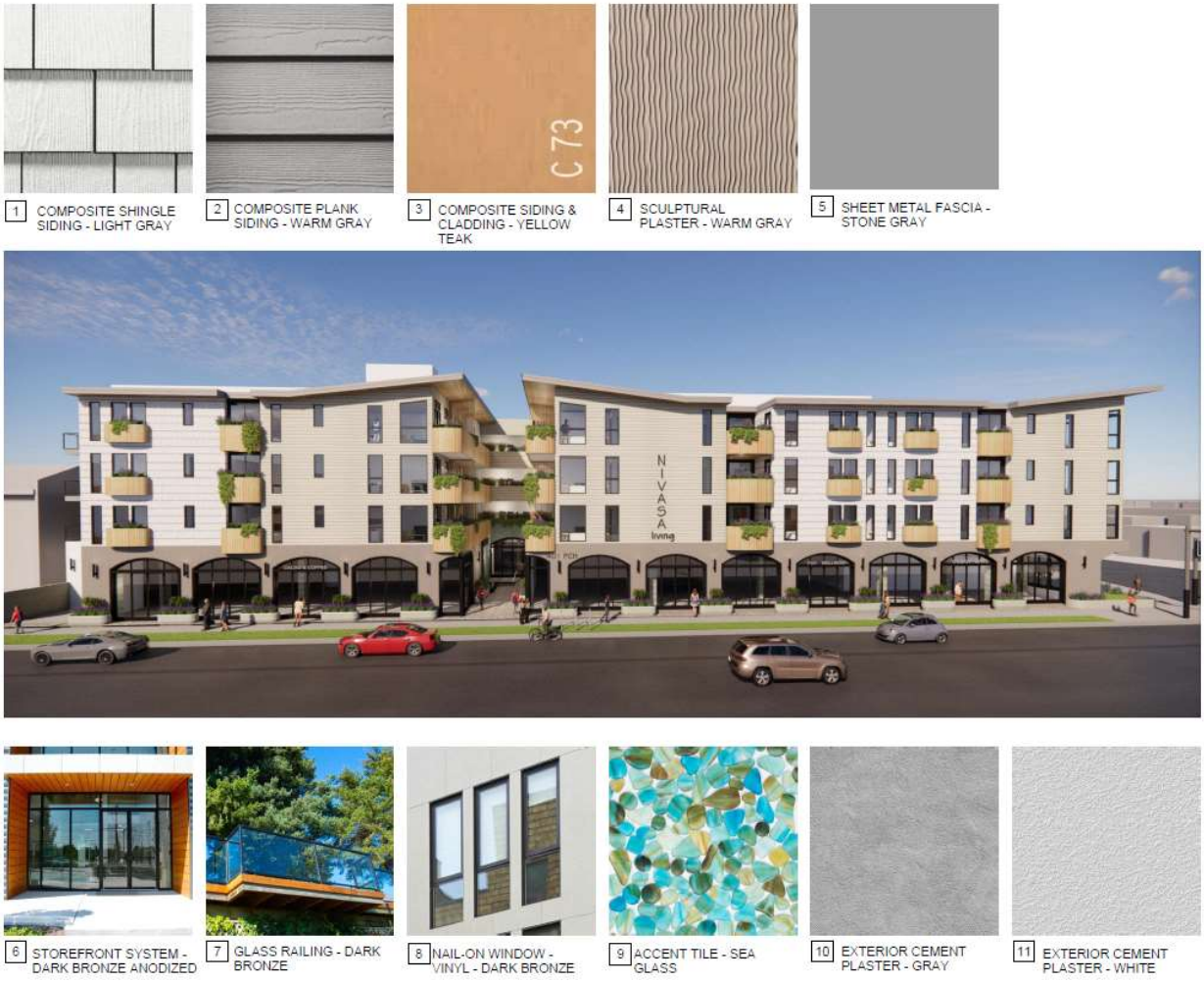

Figure 4 - Site Plan

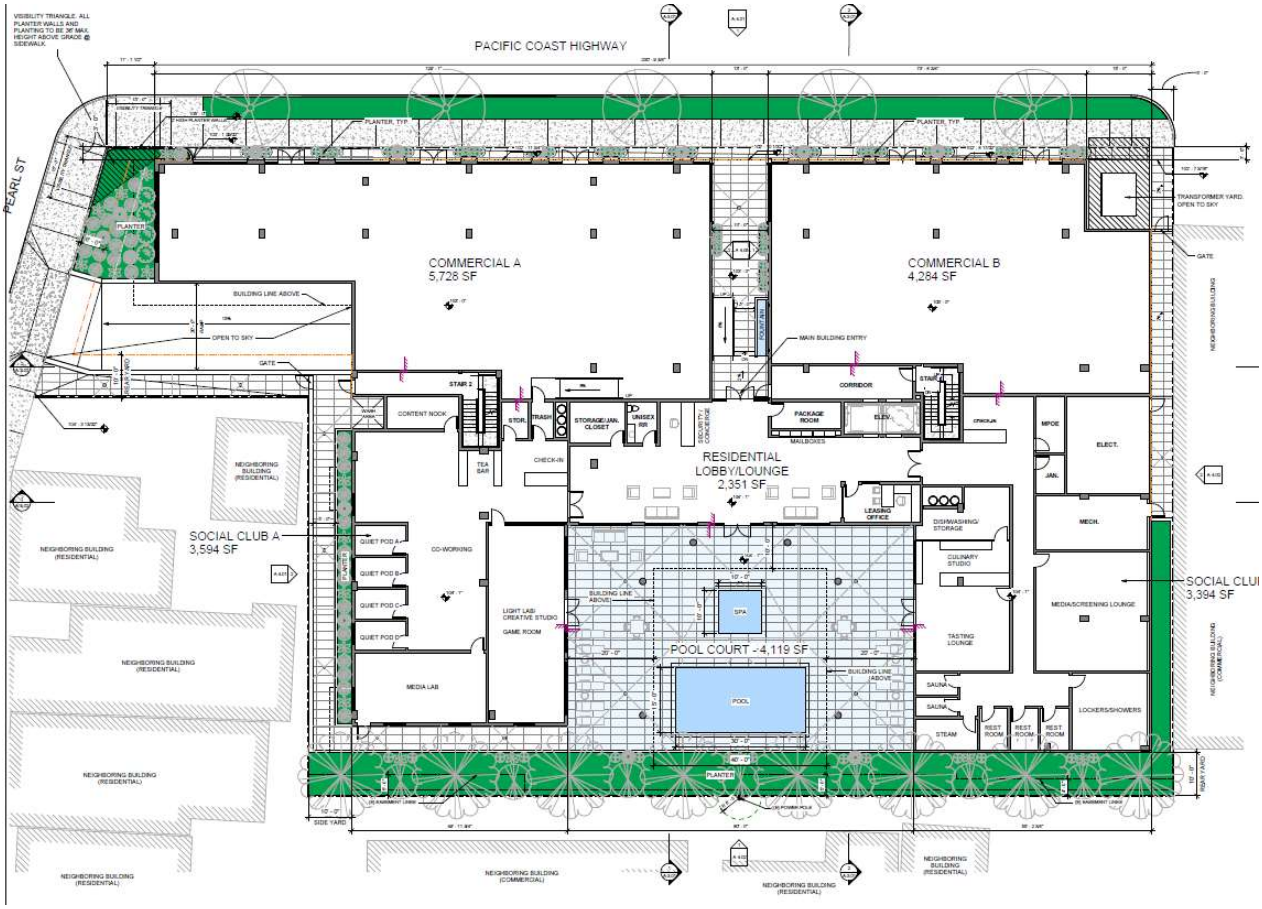

Figure 5 - West Elevation

Pursuant to state law, staff has concluded that the applied zoning for purposes of determining the allowable “use” and other applicable “objective standards” is the City’s MU-3 zone. As proposed, the project complies with the following MU-3 objective standards:

- Commercial FAR (0.3 - 0.7 required and 0.51 proposed),
- Minimum lot size (15,000 square feet required and 33,294 square feet proposed),
- Building height (45 feet required and 45 feet proposed)
- South side Interior setback (no setback required and 5 feet is provided), and
- Private storage space (19,600 cubic feet required and 19,600 cubic feet provided)

The Project relies on AB 2011 development standards for the following standards:

- Ground floor front setback (no setback is required - and 80 percent of the frontage along the commercial corridor must be within 10 feet of the street - and 3 feet is provided),
- Ground floor side (Pearl St) setback (10 foot setback is required and a 10 foot setback is provided on the ground floor)
- South Side interior setback (no setback is required and 5 feet is provided)

The Project relies upon concessions and waivers pursuant to SDBL concerning all remaining applicable objective standards. Refer to the section entitled “Incentives, Concessions, and Waivers” for the list of itemized concessions and waivers the project is requesting. As proposed, with the approval of the concessions and waivers permitted by SDBL, the Project would comply with all required State and local zoning standards.

The following table entitled “The Projects Local and State Applied Objective Development Standards Matrix” itemizes all State and local zoning standards applied to the Project and identifies the Project’s compliance. Where the Project is not compliant, the table identifies the requested concessions and waivers per SDBL.

The Projects Local and State Applied Objective Development Standards Matrix			
RBMC Coastal Zone Development Standards (MU-3 Zone and General Development Standards)	**Proposed Project**	**AB 2011/2243 Development Standards (Supersedes RBMC)**	**SDBL Requested Concession – Incentive – Waiver**
RBMC § 10-5.915(a)(2) – FAR: Max 1.5 Commercial 0.3-0.7 (Applicable)	FAR. Total 2.57 Commercial 0.51	NA	Yes, from RBMC objective standard. Concession for total FAR from 1.5 to 2.57. Commercial FAR complies.
RBMC § 10-5.915(c) - Minimum Lot Size: 15,000 sf (Applicable)	Minimum Lot Size: 33,294 sf. Complies.	NA	NA
RBMC § 10-5.915(d)(2) - Building Height: 45 feet (Not applicable, superseded by AB 2011)	45 feet for building with additional height projection of stairwell and elevator penthouse 15 feet – 7 inches above the	45 feet building height (supersedes RBMC standard)	Yes, from RBMC objective standard for height projections above permitted height. Building height complies with AB 2011 45-foot

RBMC § 10-5.1522(b)(1) – Projections above permitted height: 4 feet allowed for nonhabitable floor area and screening. (Applicable)	permitted height projections.		building height requirement. Waiver is requested for an additional height projection (above the allowed 4 feet) of 15 feet – 7 inches for non-habitable floor area for stairwell and elevator penthouse.
RBMC § 10-5.915(e)(2) - Stories: 3 stories (Applicable)	4 stories	NA	Yes, from RBMC objective standard. Waiver from 3 stories to 4 stories.
RBMC § 10-5.915(f)(1) - Setback – Front (along PCH): Minimum of 10 feet. Maximum of 15 feet (50% of frontage) (Not applicable, superseded by AB 2011)	3 feet	0 feet minimum. Ground floor must be within 10 feet for a minimum of 80% of frontage. (supersedes RBMC standard)	NA
RBMC § 10-5.915(f)(2) - Setback – Side: 10 feet on street side (Pearl Street). (Not applicable, superseded by AB 2011) No setback required on interior side lot line, unless adjacent to residential, then 20 feet is required. (Not applicable, superseded by AB 2011) RBMC § 10-5.915(f)(4) - Setback – Second Story: 18' from any property line abutting a street. (Not applicable, superseded by AB 2011) RBMC § 10-5.915(f)(5) - Setback – Third Story: Within 30' of property depth a minimum 5' from second floor building face.	Street Side (Pearl Street): 10 feet on all floors South Side (Interior): 5 feet on all floors	Street Side (supersedes RBMC standard): Ground floor – 10 feet 2nd stories – 14 feet 3rd stories – 21 feet 4th stories – 28 feet South Side (Interior): 0 feet (supersedes RBMC standard)	Yes, from AB 2011 objective standards. Waiver to allow a 10-foot setback on all stories along the northern (Pearl Street) side setback. No waiver needed for southern interior side setback.

(Not applicable, superseded by AB 2011)			
RBMC § 10-5.915(f)(3) - Setback – Rear: No setback, 20 feet if adjacent to residential. (Not applicable, superseded by AB 2011)	Rear adjacent to residential and nonresidential uses: 10 feet on ground floor and all stories above.	Rear adjacent to residential uses (supersedes RBMC standard): Ground floor – 10 feet 2nd story – 14 feet 3rd story – 21 feet 4th story – 28 feet Rear adjacent to nonresidential uses (supersedes RBMC standard): Ground floor – 15 feet 2nd story – 14 feet 3rd story – 21 feet 4th story – 28 feet	Yes, from AB 2011 standard. Waiver to allow a 10-foot setback on all stories adjacent to a residential uses.
RBMC § 10-5.1510 - Outdoor Living Space: 9,800 Square feet (Applicable)	9,800 Square feet	NA	NA
RBMC § 10-5.1514 - Private Storage Space: 19,600 Cubic Feet (Applicable)	19,600 Cubic Feet	NA	NA
RBMC § 10-5.1704/1706 – Parking: 114 spaces for residential. 68 spaces for commercial. Total spaces required: 182 (Residential required spaces not applicable, superseded by AB 2243 and SDBL. Commercial spaces required.)	Parking. 61 spaces for residential. 44 spaces for commercial. Total spaces proposed: 105	AB 2011 – No parking required, except EV and accessible spaces per local regulations. **NA in Coastal Zone.** AB 2243 – allows SDBL parking ratios and concessions for residential parking required. Commercial parking spaces required per LCP.	Yes from RBMC commercial parking requirements. SDBL Compliant with 61 residential spaces. Concession for Commercial spaces from 68 to 44. Concession from strict requirements of overlap parking requirements.

COASTAL DEVELOPMENT PERMIT

Pursuant to state law and Redondo Beach Municipal Code Section 10-5.2218, the proposed mixed-income, mixed-use, multi-family residential project requires the issuance of a Coastal Development Permit with Planning Commission approval. Government Code § 65912.124(e) contains the specific provision required of the public agency with coastal development permitting authority. AB 2011 specifically limits the City's consideration of the CDP to the following: "A public agency with coastal development permitting authority shall approve a coastal development permit if it determines that the development is consistent with all objective standards of the local government's certified local coastal

program or, for areas that are not subject to a fully certified local coastal program, the certified land use plan of that area."

Below are each of the applied State and LCP development standards demonstrating "consistency" with the City's LCP as prescribed by the governing State housing laws.

Pursuant to AB 2011, the applied zoning for purposes of determining the allowable "use" and other applicable "objective standards" is the City's MU-3 zone. As proposed, the Project complies with the following MU-3 objective standards not otherwise superseded by state law:

- Allowed use (multi-family residential and commercial required, multi-family residential and commercial proposed)
- Commercial FAR (0.3 - 0.7 required, 0.51 proposed),
- Minimum lot size (15,000 square feet required, 33,294 square feet proposed), and
- Private storage space (19,600 cubic feet required, 19,600 cubic feet provided).

The Project utilizes AB 2011 development standards concerning the following standards:

- Ground floor front (PCH) setback (no setback is required and 3 feet is provided)
- Ground floor side (Pearl St) setback (10 foot setback is required and a 10 foot setback is provided on the ground floor)
- South Side interior setback (no setback is required and 5 feet is provided

The Project has requested the approval of concessions and waivers pursuant to SDBL concerning all remaining applicable objective standards. Below are the itemized concessions and waivers the project is requesting.

Concessions:

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

Waivers:

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

As proposed and with the approval of the concessions and waivers permitted by SDBL, staff recommends that the Commission find that the project is “consistent with all objective standards” in the certified LCP and is therefore approved.

ENVIRONMENTAL STATUS

The proposed development is exempt from the California Environmental Quality Act (CEQA) because approval of the project is a ministerial action, and therefore CEQA does not apply pursuant to Public Resources Code §21080(b)(1) and CEQA Guidelines §15268. Additionally, Government Code §§65912.100 - 65912.124, establishing the AB 2011 ministerial approval process, expressly removes discretionary authority from local agencies for eligible mixed-income projects. As a result, CEQA does not apply, and the City is not required to evaluate alternatives or mitigation measures.

ATTACHMENTS

Attachment 1 - PC Resolution
Attachment 2 - Project Plans
Attachment 3 - Exemption Declaration

RESOLUTION NO. 2025-12-PCR-13

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, the Project will only be consistent with all required objective standards if the concessions/incentives and waivers are granted; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to local ordinance by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 100 feet of the exterior boundaries of the subject property; and

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

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

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

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

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

Concessions:

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

Waivers:

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

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

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

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

2. Existing public sidewalks and pedestrian routes along Pacific Coast Highway and Pearl Street shall be maintained or reconstructed to City standards. No encroachment or obstruction of public access shall occur except as allowed by City encroachment permits and temporary construction traffic control plans.

3. The Project shall not block, gate, or otherwise restrict any existing recorded public access easement or dedicated public right-of-way to the shoreline or coastal recreational areas. Any existing easement or accessway shall remain open and available for public use to at least the same extent as pre-project conditions.

4. During construction, public access along the adjacent sidewalks and streets shall be maintained to the maximum extent feasible. When temporary closures are unavoidable, alternative pedestrian routes shall be clearly signed and provided in accordance with City standards.

5. The Project shall not proceed to building permit issuance until the associated Administrative Design Review Permit and Use Permit for the Project are administratively approved by the Planning Division under its delegated authority. Those permits are processed and approved by staff as separate, concurrent approvals that, together with this Coastal Development Permit, constitute the complete local authorization for the Project. Any substantial change to the Project required through the Administrative Design Review Permit or Use Permit that materially alters the building envelope, site layout, or intensity of use as approved by this Coastal Development Permit shall require review for consistency with this Coastal Development Permit and, if necessary, an amendment to this Coastal Development Permit.

6. That the Project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Building Department, Public Works Department, Engineering Department, and Fire Department.

7. That the Project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.

8. The applicant and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences. Failure to maintain the subject property may result in reconsideration of this approval by the Planning Commission.

9. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.

10. Color and material samples shall be submitted for review and approval by the Planning Division prior to the issuance of Building Permits.

11. Details of the proposed fencing/walls, retaining walls, property line walls and all outdoor lighting shall be submitted to and reviewed and approved by the Planning and Building Divisions prior to the issuance of building permits. Outdoor lighting must be shielded to ensure no direct glare is visible from adjacent properties and the adjacent public rights of ways. Lighting along pedestrian pathways is limited to a height of 2 feet and all security lighting is required to be on motion detectors.

12. During the demolition and construction process, the applicant shall not place any portable toilets within 15 feet of a property line that is adjacent to residential uses.

13. The applicant shall comply with all demolition requirements including a pest certificate or statements from an extermination company stating the structures are free from roaches and rodents.

14. To minimize noise during all phases of construction the following is required:

    - The demolition, earthmoving, and ground impacting operations shall not occur in the same phase/concurrently.
    - Demolition, earthmoving, and ground-impacting operations shall occur only within the permitted construction hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, 9:00 a.m. and 5:00 p.m. on Saturday, and with no work permitted on Sunday or holidays.
    - Select demolition and construction methods with low vibration levels.
    - The construction contractor shall implement the use of sound blankets on the perimeter of the proposed Project's property line. The sound blanket shall be at least 10 feet high, and capable of blocking 20 dBA of construction noise. The blankets shall be placed such that the line-of-sight between the ground level construction and adjacent sensitive land uses is blocked. A construction noise study, that includes an analysis of the demolition work, is required to be reviewed and approved by the Planning Division prior to the issuance of any permits.
    - The construction contractor shall implement the use of residential-grade mufflers on all construction equipment.

15. Conduct a focused acoustical analysis of the subject property for noise impacts from the ambient traffic noise exceeding State Exterior Noise Guidelines prior to submittal of final architectural drawings. Provide sound attenuation and other measures as determined necessary by the acoustical analysis prior to issuance of building permits.

16. All future air conditioning units and plumbing mechanical equipment shall be reviewed and approved by the Planning and Building Division to ensure no impacts due to noise result from the placement of said units and that the equipment locations comply with the Zoning Ordinance and Building Code.

17. The site shall be fully fenced prior to the start of construction.

18. All on-site litter and debris shall be collected daily during construction.

19. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, and no work shall occur on Sunday and holidays.

20. The Planning Division shall be authorized to approve minor changes.

21. Prior to or concurrently with the recordation of the final map or issuance of the first building permit, whichever comes first, the Applicant shall execute and record an Affordable Housing Agreement in a form approved by the City Attorney, restricting the sale or lease of the 8 deed restricted units in accordance with the requirements of Government Code Section 65915.

22. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, this approval and the Planning Commission's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

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

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

resolution in which to file the appeal.

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

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

_____
Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2025-12-PCR-13 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 18th day of December, 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

_____
Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

_____
City Attorney's Office

VIEW OF PCH ELEVATION

NIVASA LIVING MIXED-USE

401-417 PACIFIC COAST HIGHWAY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN REVIEW SET
DECEMBER 3, 2025

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dfh architects
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NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN REVIEW SET
DECEMBER 3, 2025

COVER SHEET

Scale:

By: Author

Project No:
2518

Page No:
T-0.0

VIEW OF PCH ELEVATION

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INTERSECTION OF PCH & PEARL

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NIVASA LIVING MIXED-USE
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INTERSECTION OF PCH & PEARL

LOOKING NORTH ALONG PCH

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VIEW OF MAIN ENTRY COURT ALONG PCH

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NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
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LOOKING SOUTH ALONG PCH

LOOKING SOUTH AT INTERSECTION OF PCH & PEARL

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NIVASA LIVING MIXED-USE
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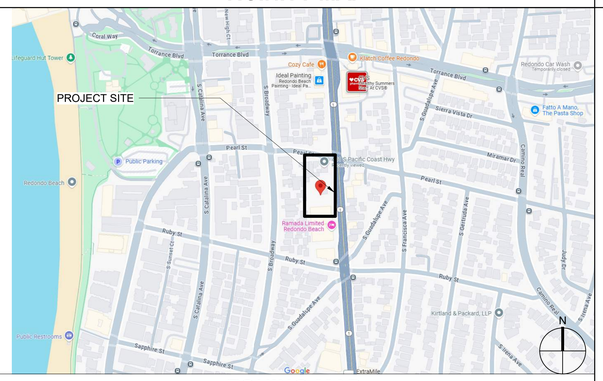
ABBREVIATIONS

A/C	AIR CONDITIONING	MTL.	METAL
A.C.	ASPHALTIC CONCRETE PAVING	N	NORTH
A.D.	AREA DRAIN	(N)	NEW
A.F.F.	ABOVE FINISH FLOOR	N.I.C.	NOT IN CONTRACT
ALUM.	ALUMINUM	NO.	NUMBER
B.B.	BREAD BOARD	N.T.S.	NOT TO SCALE
BD.	BOARD	O.C.	ON CENTER
BLDG.	BUILDING	OPNG.	OPENING
BLKG.	BLOCKING	OPP.	OPPOSITE
BOT.	BOTTOM	P.A.	PLANTING AREA
C.L.	CENTER LINE	P.C.	PRE-CAST CONCRETE
CLG.	CEILING	P.P.	POWER POLE
CLR.	CLEAR	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	P.L.	PROPERTY LINE
		PLYWD.	PLYWOOD
COL.	COLUMN	PLMB.	PLUMBING
CONC.	CONCRETE	PR.	PAIR.
CONC. BLK.	CONCRETE BLOCK	PT.	PAINT
CONST.	CONSTRUCTION	R.	RISER
CONT.	CONTINUOUS	R.A.	RETURN AIR
DIA.	DIAMETER	RAD.	RADIUS
DIM.	DIMENSION	R.D.	ROOF DRAIN
DN.	DOWN	RECP.	RECEPTACLE
D.S.	DOWN SPOUT	REF.	REFRIGERATOR
DTL.	DETAIL	REINF.	REINFORCED
DWG.	DRAWING	REQ'D.	REQUIRED
(E)	EXISTING	REV.	REVISION
ELEC.	ELECTRIC	RF.	ROOF
E.V.	ELECTRIC VEHICLE	RM.	ROOM
ELEV.	ELEVATION	R.O.	ROUGH OPENING
EQ.	EQUAL	S.A.	SUPPLY AIR
EQIUP.	EQUIPMENT	S.C.	SOLID CORE
EXIST.	EXISTING	S.D.	STORM DRAIN
EXT.	EXTERIOR	S.F.	SQUARE FEET
F.F.	FINISH FLOOR	SHTG.	SHEATHING
F.G.	FINISH GRADE	SHT. MTL.	SHEET METAL
FIN.	FINISH	SIM.	SIMILAR
FLR.	FLOOR	S/S	STAINLESS STEEL
F.O.C.	FACE OF CONCRETE	STL.	STEEL
F.O.M.	FACE OF MASONRY	STR.	STRUCTURAL
F.O.S.	FACE OF STUD	SUBFLR.	SUB-FLOOR
FP.	FIREPLACE	SUSP.	SUSPENDED
FT.	FEET	T.	TREAD
FTG.	FOOTING	T & G	TONGUE AND GROOVE
G.	GAS	THK.	THICK
GA.	GAUGE	T.O.	TOP OF
GALV.	GALVANIZE	TYP.	TYPICAL
GL.	GLASS	U.G.	UNDERGROUND
GYP.	GYPSUM	U.O.N.	UNLESS OTHERWISE NOTED
H.B.	HOSE BIBB	U.N.O.	UNLESS NOTED OTHERWISE
H.C.	HOLLOW CORE	UNF.	UNFINISHED
HD.	HEAD	W.	WATER
HT.	HEIGHT	W/	WITH
H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING	W.C.	WATER CLOSET
		WD.	WOOD
H.W.	HOT WATER	W.H.	WATER HEATER
INT.	INTERIOR	W.I.	WROUGHT IRON
LAV.	LAVATORY	W/O	WITHOUT
LT.	LIGHT	W.O.	WHERE OCCURS
MAX.	MAXIMUM	W.P.	WATER PROOF
M/C	MEDICINE CABINET	W.W.M.	WELDED WIRE MESH
MECH.	MECHANICAL		
MFGR.	MANUFACTURER		
MIN.	MINIMUM		

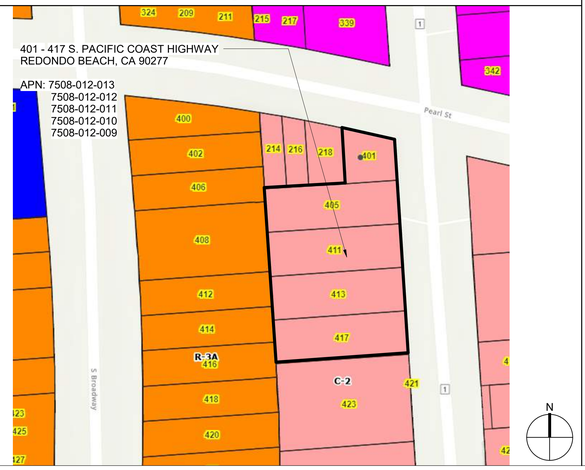
SYMBOLS LEGEND

SYMBOL	DESCRIPTION
( )	EXISTING CONDITION
+461.0' T.O.P.	NEW OR REQUIRED POINT ELEVATION LOCATION
(+461.0') T.O.P.	EXISTING POINT ELEVATION LOCATION
268	EXISTING CONTOUR LINE
320	NEW CONTOUR LINE
	MATCH LINE, SHADED PORTION SIDE SHOWN
	LEVEL LINE, CONTROL POINT OR DATUM
	PROPERTY LINE, BOUNDARY LINES
	CENTER LINE, EXTERIOR ELEVATION LINES
	OUTLINE OF OBJECTS ABOVE, FIXTURES N.I.C.
	OUTLINE OF HIDDEN OBJECTS BELOW
	EXISTING CONSTRUCTION TO BE REMOVED
	BUILDING SECTION REFERENCE DRAWING NUMBER
1 A-1 SIM	DETAIL NUMBER REFERENCE DRAWING NUMBER
	WALL SECTION OR ELEVATION NUMBER REFERENCE DRAWING NUMBER
1t	DOOR NUMBER
EW9	WALL/FLOOR REFERENCE
A	WINDOW NUMBER
A A	MATERIAL REFERENCE COLOR REFERENCE
12	EQUIPMENT NUMBER
1	REVISION
N	PROJECT NORTH (MAGNETIC NORTH ARROW ON PLOT SITE PLAN ONLY)
0 0	REFERENCE GRIDS
DIM.	DIMENSION TO FACE OF FINISH/CLEAR/MINIMUM
DIM.	DIMENSION TO FACE OF STUD, C/L OF CONCRETE, CMU U.N.O.

VICINITY MAP



ZONING MAP



CODES REGULATIONS, PERMITS, & STANDARDS

THI PROJECT SHALL COMPLY WITH THE FOLLOWING:

PART 1: 2025 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 CALIFORNIA CODE OF REGULATIONS (C.C.R)
PART 2: 2025 CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R. (2024 INTERNATIONAL BUILDING CODE, VOLUMES 1-2 OF THE INTERNATIONAL CODE COUNCIL WITH CALIFORNIA AMENDMENTS)
PART 3: 2025 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R. (2023 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)
PART 4: 2025 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R. (2024 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAMPO)
PART 5: 2025 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R. (2024 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAMPO)
PART 6: 2025 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.
PART 7: 2025 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, TITLE 24 C.C.R.
PART 9: 2025 CALIFORNIA FIRE CODE, TITLE 24 C.C.R. (2024 INTERNATIONAL FIRE CODE)
PART 11: 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24 C.C.R. (CALGREEN)
PART 12: 2025 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24 C.C.R.
NFPA 13: 2010 STANDARDS FOR THE INSTALLATION OF SPRINKLER SYSTEMS
NFPA 24: 2010 STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
NFPA 72: 2010 NATIONAL FIRE ALARM AND SIGNALING CODE
FAIR HOUSING ACT DESIGN MANUAL 1998 (FHADM) WITH ANSI A117.1-2003, "FAIR HOUSING ACT SAFE HARBOR"
AMERICANS WITH DISABILITIES ACT OF 2010.

ALL WORK SHALL COMPLY WITH THE FOLLOWING CITY OF REDONDO BEACH REGULATIONS, CODES AND AUTHORITIES:

A. BUILDING & SAFETY DEPT.
B. PLANNING & ZONING DEPT.
C. FIRE DEPT.
D. PUBLIC WORKS DEPT.
E. ENGINEERING DEPT.
F. RECREATION & PARKS DEPT.

UNIT MIX (SEE T-1.04)

RENTABLE AREA SCHEDULE BY NUMBER

2ND FLOOR

Number	NAME	Unit Type	COUNT	AREA
201	UNIT B.1	2 BED	1	1343 SF
202	UNIT A.1	1 BED	1	912 SF
203	UNIT A.2	1 BED	1	791 SF
204	UNIT A.3	1 BED	1	806 SF
205	UNIT A.3	1 BED	1	806 SF
206	UNIT A.3	1 BED	1	806 SF
207	UNIT A.4	1 BED	1	843 SF
208	UNIT B.2	2 BED	1	1259 SF
209	UNIT A.5	1 BED	1	853 SF
210	UNIT A.6	1 BED	1	873 SF
211	UNIT B.4	2 BED	1	1345 SF
212	UNIT C.1	3 BED	1	1713 SF
213	UNIT B.3	2 BED	1	1253 SF
214	UNIT B.5	2 BED	1	1271 SF
215	UNIT A.7	1 BED	1	1010 SF
216	UNIT A.8	1 BED	1	941 SF
217	UNIT C.2	3 BED	1	1768 SF
			17	18593 SF

RENTABLE AREA SCHEDULE BY NUMBER

3RD FLOOR

Number	NAME	Unit Type	COUNT	AREA
301	UNIT B.1	2 BED	1	1343 SF
302	UNIT A.1	1 BED	1	912 SF
303	UNIT A.2	1 BED	1	791 SF
304	UNIT A.3	1 BED	1	806 SF
305	UNIT A.3	1 BED	1	806 SF
306	UNIT C.3	3 BED	1	1748 SF
307	UNIT B.2	2 BED	1	1256 SF
308	UNIT A.5	1 BED	1	853 SF
309	UNIT A.6	1 BED	1	873 SF
310	UNIT B.4	2 BED	1	1345 SF
311	UNIT C.1	3 BED	1	1713 SF
312	UNIT B.3	2 BED	1	1253 SF
313	UNIT B.5	2 BED	1	1271 SF
314	UNIT A.7	1 BED	1	1010 SF
315	UNIT A.8	1 BED	1	941 SF
316	UNIT C.2	3 BED	1	1768 SF
			16	18690 SF

RENTABLE AREA SCHEDULE BY NUMBER

4TH FLOOR

Number	NAME	Unit Type	COUNT	AREA
401	UNIT B.1	2 BED	1	1343 SF
402	UNIT A.1	1 BED	1	912 SF
403	UNIT A.2	1 BED	1	791 SF
404	UNIT A.3	1 BED	1	806 SF
405	UNIT A.3	1 BED	1	806 SF
406	UNIT C.3	3 BED	1	1748 SF
407	UNIT B.2	2 BED	1	1256 SF
408	UNIT A.5	1 BED	1	853 SF
409	UNIT A.6	1 BED	1	873 SF
410	UNIT B.4	2 BED	1	1345 SF
411	UNIT C.1	3 BED	1	1713 SF
412	UNIT B.3	2 BED	1	1253 SF
413	UNIT B.5	2 BED	1	1271 SF
414	UNIT A.7	1 BED	1	1010 SF
415	UNIT A.8	1 BED	1	941 SF
416	UNIT C.2	3 BED	1	1768 SF
			16	18690 SF
GRAND TOTAL:			49	55972 SF

1 BED = 26 UNITS
2 BED = 15 UNITS
3 BED = 8 UNITS
49 UNITS TOTAL

PROJECT DIRECTORY

OWNER
REDONDO SEASIDE LIVING LLC
2701 190TH ST, #201
REDONDO BEACH, CA 90278
ATTN: SEEMA DHIR

ARCHITECT
DFH ARCHITECTS, LLP
1544 20TH ST.
SANTA MONICA, CA 90404
(310) 394-4045
ATTN: JAMES FISCHER

LANDSCAPE ARCHITECT
ROOTLINES LLC
LOS ANGELES, CA
(310)874-4620

CIVIL ENGINEER
G&G STRUCTURES, INC.
24702 NARBONNE AVE.
LOMITA, CA 90717
(310) 294-8111

PROJECT SUMMARY

MIXED-USE, MIXED-INCOME STATE DENSITY BONUS PROJECT PER AB2011 & AB1287
100% PRIVATELY FUNDED

ADDRESS: 401 - 417 PACIFIC COAST HIGHWAY
REDONDO BEACH, CA 90277

APN: 7508-012-009 THRU 7508-012-009 (5 LOTS)

LEGAL DESCRIPTION: LOTS 14 THRU 21 & PORTIONS OF LOTS 22 & 23, BLOCK 166, TOWNSITE OF REDONDO BEACH, M.R. 39-1-17.

PROJECT DESCRIPTION 4-STORY, (49) MIXED INCOME RENTAL DWELLING UNITS W/ GROUND FLOOR COMMERCIAL & RESIDENTIAL AMENITY SPACES. 2-LEVELS SUBTERRANEAN PARKING

LOT AREA: 33,294 SF

ZONE DESIGNATION: C-2 COMMERCIAL
MU-3 MIXED-USE PER SECTION 65913.122(J)(1) FOR ASSESSING APPLICABLE DEVELOPMENT STANDARDS (LOCAL COASTAL PLAN)

DEDICATIONS: NONE

DENSITY BONUS: AB1287

CONSTRUCTION TYPE: TYPE I-A (LEVELS P1, P2, 1ST FLOOR)
TYPE III-A (FLOORS 2-4)

PROPOSED OCCUPANCY: M MERCANTILE
A-2 ASSEMBLY
A-3 ASSEMBLY
R-2 RESIDENTIAL
S-2 STORAGE

DENSITY / FLOOR AREA (FAR)

DENSITY:

MU-3 BASE RBMC: 1,245 SF OF LOT AREA PER DWELLING UNIT,
N.T.E. 35 UNIT/ACRE
33,294 SF / 1,245 = 26.7 = 27 UNITS

DENSITY BONUS : 77.5%
27 X .5 = 13.5 = 14 UNITS
27 X .275 = 7.4 = 8 UNITS
BASE = 27 UNITS
TOTAL = 49 UNITS ALLOWED

AFFORDABLE UNITS: 15% VERY LOW INCOME (VLI): 27 X .15 = 4.05 = 5 UNITS
8% MODERATE INCOME (MI): 27 X .08 = 2.16 = 3 UNITS

PROVIDED UNITS: 41 UNITS (MARKET RATE)
5 UNITS (15% VERY LOW INCOME)
3 UNITS (8% MODERATE INCOME)
49 UNIT TOTAL

FLOOR AREA (FAR) (SEE T-1.02):

BASE RBMC: 1.5 33,294 X 1.5 = 49,941 SF ALLOWED

COMMERCIAL: MIN = 0.3 (9,989 SF) MAX = 0.7 (23,305 SF) ALLOWED

PROVIDED: RESIDENTIAL = 68,422 SF / 2.06 FAR
COMMERCIAL = 17,000 SF / 0.51 FAR
TOTAL = 85,422 SF / 2.57 FAR

HEIGHT (SEE A3.01-A4.04)

MU-3 BASE RBMC: 45FT / 3-STORIES

DB INCENTIVE: + 1-STORY

PROVIDED: 45FT / 4-STORIES

OUTDOOR LIVING SPACE (SEE T-1.03)

REQUIRED: 200SF / DU = 49 X 200 = 9,800 SF

PRIVATE 5' X 10' MIN + 50% OPEN TO SKY
7' x 10' = 150% AREA BONUS
10' X 15' = 200% AREA BONUS

OUTDOOR 15 ' X 15' MIN ROOF DECK @ 15% OF AREA
20' X 20' / 20% LANDSCAPE @ 100% OF AREA BUT LIMITED TO 50% OF REQUIRED OUTDOOR LIVING SPACE = 4,900 SF MAX

INDOOR 20' X 20' / ADJACENT TO OUTDOOR AREA @ 100% OF AREA BUT LIMITED TO 25% OF REQUIRED OUTDOOR LIVING SPACE = 2,450 SF MAX

PROVIDED:
PRIVATE = 3,349 SF
INDOOR = 1,193 SF
OUTDOOR = 4,160 SF (4,900 SF MAX)
PUBLIC ROOF DECK = 598 SF
TOTAL = 9,800 SF

SETBACKS

	BASE PER AB2011	DB INCENTIVE	PROVIDED
FRONT (PCH)	0' / 10' MAX	-	3' (NONE REQ'D PER GOV'T CODE § 65912.123(d)(1)(A))
SIDE STREET (PEARL)	0' / 10' MAX	-	6' (NONE REQ'D PER AB 2011)
SIDE NORTH	1ST = 10'	-	10'
	2ND = 14'	10'	10'
	3RD = 21'	10'	10'
	4TH = 28'	10'	10'
SIDE SOUTH	0'	-	5' (NONE REQ'D PER GOV'T CODE § 65912.123(d)(2))
REAR (RES)	1ST = 10'	-	10'
	2ND = 14'	10'	10'
	3RD = 21'	10'	10'
	4TH = 28'	10'	10'
REAR (COMM)	15'	10'	10'

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T-0.02	RENDERING
T-0.03	RENDERING
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T-0.05	RENDERING
T-0.06	RENDERING
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T-1.02	ZONING FLOOR AREA DIAGRAMS
T-1.03	OPEN SPACE FLOOR AREA DIAGRAMS
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C2.0	EARTHWORK DIAGRAM PLAN + SECTIONS
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L1.1	PRELIMINARY LANDSCAPE PLAN
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DB INCENTIVES & WAIVERS

INCENTIVES

1. INCENTIVE TO ALLOW AN INCREASE THE FLOOR AREA RATIO (FAR) FROM 1.5 (AS PERMITTED BY RBMC 10-5.915(A)) TO 2.58
2. INCENTIVE TO RBMC 10-5.1706 TO ALLOW FOR A DECREASE TO THE REQUIRED NONRESIDENTIAL PARKING (1:250 SF) FROM 68 SPACES TO 44 SPACES.
3. INCENTIVE TO RBMC 10-5.1706(D)(2) TO ALLOW FOR A SHARED PARKING PROGRAM THAT DIFFERS FROM THE REQUIREMENTS OF THE CITY'S OVERLAP (SHARED) PARKING REQUIREMENTS.

WAIVERS

1. WAIVER TO RBMC 10-5.915(E) TO INCREASE THE NUMBER OF STORIES FROM THREE (3) TO FOUR (4);
2. WAIVER TO RBMC 10-5.1522(B) TO ALLOW FOR PROJECTIONS ABOVE THE PERMITTED HEIGHT (STAIRWELL AND ELEVATOR PENTHOUSE) BY A MAXIMUM OF 15'-7" ABOVE THE PERMITTED 45' HEIGHT LIMIT;
3. WAIVER TO RBMC 10-5.915(F)(2)(A) TO REDUCE THE SIDE YARD SETBACK-STREET SIDE (PEARL STREET) OF A CORNER OR REVERSE CORNER LOT FROM 10 FEET TO 6 FEET;
4. WAIVER TO GOVERNMENT CODE SECTION 65912.123(D)(3)(A)(II) TO REDUCE THE SETBACK ALONG PROPERTY LINES (PORTION OF REAR YARD) THAT ABUT A PROPERTY THAT CONTAINS A RESIDENTIAL USE STARTING AT THE SECOND FLOOR AND EACH SUBSEQUENT FLOOR IN AN AMOUNT EQUAL TO SEVEN FEET MULTIPLIED BY THE FLOOR NUMBER;
5. WAIVER TO GOVERNMENT CODE SECTION 65912.123(D)(3)(B) TO REDUCE THE SETBACK ALONG PROPERTY LINES (PORTION OF REAR YARD) THAT ABUT A PROPERTY THAT DOES NOT CONTAINS A RESIDENTIAL USE FROM 15 FEET REQUIRED TO 10 FEET

PARKING

REQUIRED PER GOV. CODE §65915(p)

RESIDENTIAL: 0-1 BR = 1 PARKING SPACE
2-3 BR = 1.5 PARKING SPACES
4 OR MORE BR - 2 PARKING SPACES

1 BED = 26 UNITS = 26 SPACES
2/3 BED = 23 UNITS = 35 SPACES
TOTAL = 61 SPACES

REQUIRED PER RBMC §10-5.1706

COMMERCIAL: 1 / 250SF = 17,000 / 250 = 68 SPACES

PROVIDED:

RESIDENTIAL: 61 (2 ACCESSIBLE, 32 EV(1 w/ ACCESS AISLE))
(IN ADDITION TO PROVIDED PARKING, A BEACH SHUTTLE SERVICE WILL BE PROVIDED TO RESIDENTS.)

COMMERCIAL: 44 (2 ACCESSIBLE, 8 EV)
(VALET PARKING WILL BE PROVIDED FOR SPECIAL EVENTS AND GATHERINGS)
TOTAL: 105 (4 ACCESSIBLE, 28 EV)

EV REQUIRED PER CALIFORNIA GREEN BUILDING CODE

COMMERCIAL

TABLE 5.106.5.3.1: 8 EV CAPABLE, 2 EVCS (EV CAPABLE W/ EVSE)	**TOTAL COMM=**	**8**
RESIDENTIAL, 20 UNITS OR MORE		
4.106.4.2.2(1): 40% OF TOTAL PARKING SPACES TO BE EV READY	61x.4=24.4=	25
4.106.4.2.2(2): 10% PARKING SPACES TO BE EV READY W/ CHARGERS	61x.1=6.1=	7
- 50% OF CHARGERS SHALL HAVE J1772 CONNECTORS	7x.5=3.5=	4
4.106.4.2.2.1.1(3): 1 IN EVERY 25 OF EV READY SPACES W/ CHARGERS SHALL HAVE AN ACCESS AISLE	7/25 = .28=	1
	TOTAL RES =	**32**

ACCESSIBLE REQUIRED PER CALIFORNIA BUILDING CODE

COMMERCIAL

TABLE 11B-208.2: 2 PARKING SPACES	**TOTAL COMM=**	**2**
RESIDENTIAL		
1109A.4: 2% OF (ASSIGNED) PARKING SPACES	61x.02 = 1.22=	2
	TOTAL RES =	**2**

TRASH & STORAGE

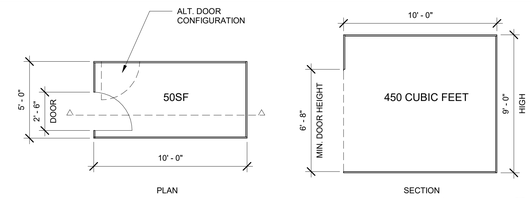
TRASH
REQUIRED: 12CF / DU = 12 X 49 = 588 CF @ MIN. OF (2) LOCATIONS

RECYCLING
REQUIRED: MIN. 48" X 54" X 72" 2 BINS/20 UNITS OR FRACTION THEREOF = 49 UNITS = 6 BINS

STORAGE
REQUIRED: 400CF / DU = 49 X 400 = 19,600 CF (9,800 SF MIN LOCATED IN PARKING GARAGE)

*PROVIDED: 49 STORAGE LOCKERS @ 400 CF MIN. = 49 X 400 = 19,600 CF
TOTAL = **19,600 CF** ≥ 19,600 CF

*STORAGE FOR ALL UNITS LOCATED ON PARKING LEVELS P1 & P2.
SEE SHEETS A-2.01 & A-2.02



TYP. STORAGE UNIT DETAIL SCALE: 1/4" = 1'-0" (1)

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DECEMBER 3, 2025

PROJECT DATA - ZONING

Scale: As indicated
By: Author
Project No: 2518
Page No: T-1.01

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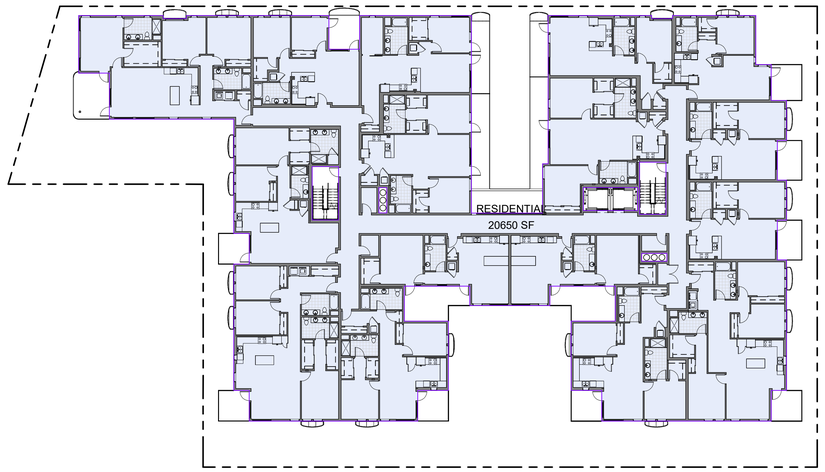
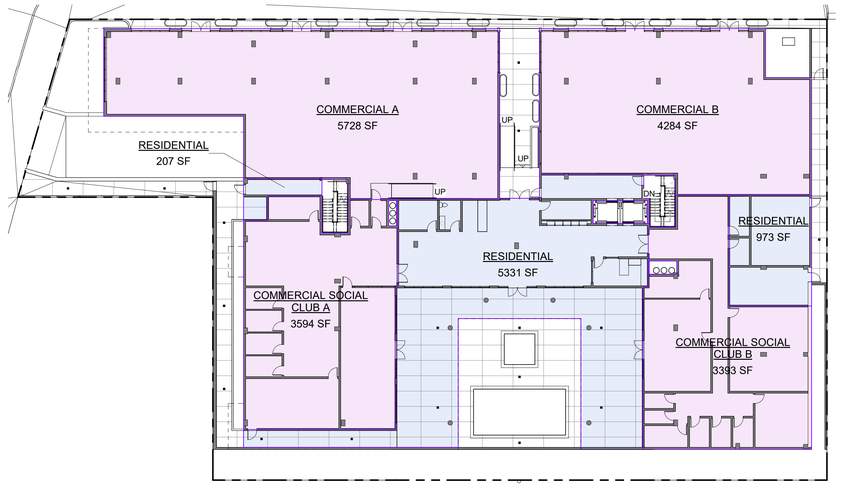
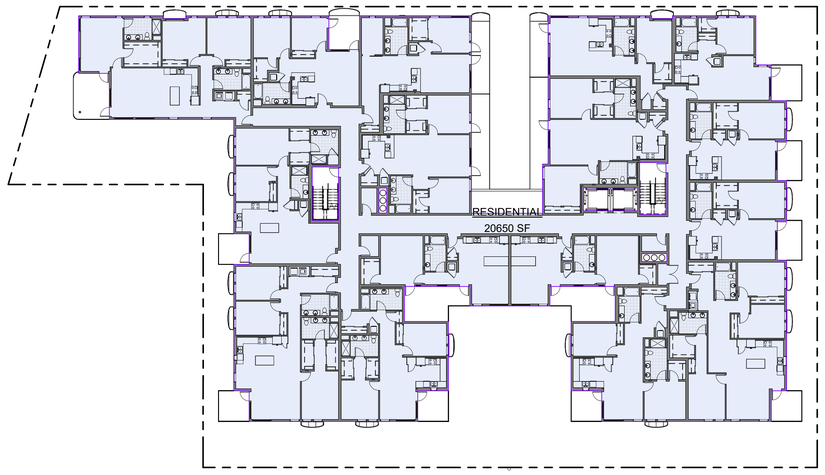


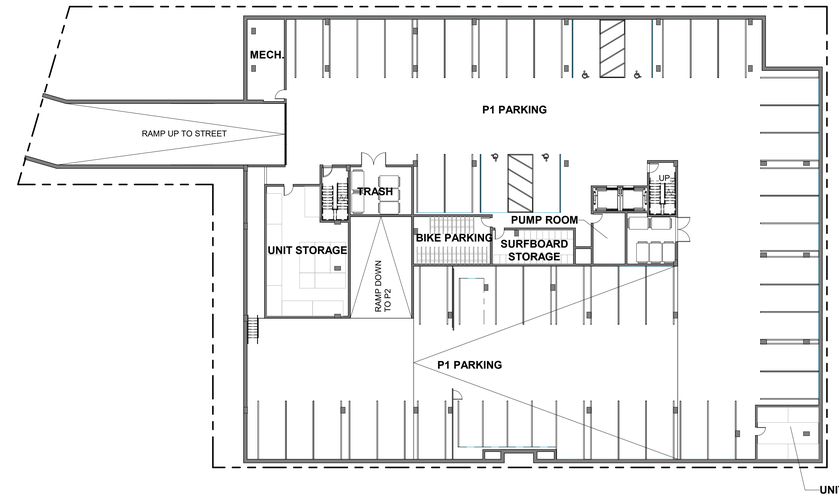
4TH FLOOR SCALE: 1" = 20'-0" 6



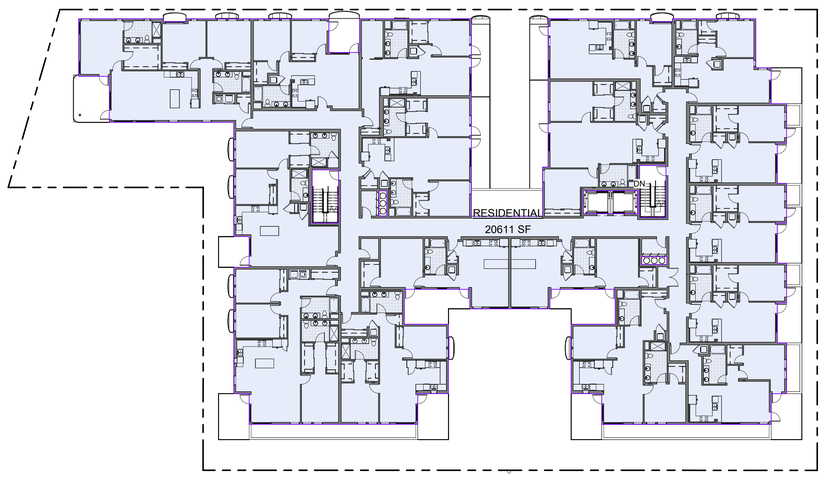
1ST FLOOR / GROUND LEVEL SCALE: 1" = 20'-0" 3



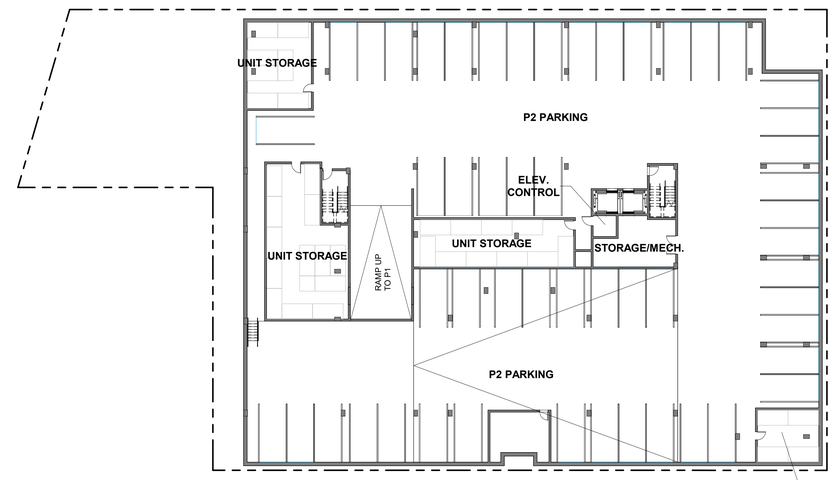
3RD FLOOR SCALE: 1" = 20'-0" 5



LEVEL P1 SCALE: 1" = 20'-0" 2



2ND FLOOR SCALE: 1" = 20'-0" 4



LEVEL P2 SCALE: 1" = 20'-0" 1

FLOOR AREA CALCULATION

AREA SCHEDULE (F.A.R.)

LEVEL	Name	AREA
1ST FLOOR / GROUND LEVEL	COMMERCIAL A	5728 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL B	4284 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL SOCIAL CLUB A	3594 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL SOCIAL CLUB B	3393 SF
		17000 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	5331 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	207 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	973 SF
		6511 SF
2ND FLOOR	RESIDENTIAL	20611 SF
		20611 SF
3RD FLOOR	RESIDENTIAL	20650 SF
		20650 SF
4TH FLOOR	RESIDENTIAL	20650 SF
		20650 SF

TOTAL: COMMERCIAL: 17,000 SF
RESIDENTIAL: 68,422 SF
85,422 SF

GROSS FLOOR AREA PER RBMC: In calculating gross floor area, all horizontal dimensions shall be taken from the exterior faces of walls, including covered enclosed porches, but not including the area of inner courts or shaft enclosures

MIXED USE ZONES: Gross floor area shall mean the floor area of the ground floor and any additional stories of all buildings on the lot including accessory buildings. The gross floor area shall include mezzanines, and lofts. Gross floor area shall not include decks, balconies, attics, basement where the finished first floor above the basement (or the roof of the basement where there is no first floor above) is no more than two feet above the existing grade or finished grade, whichever is lower, within the front 40 feet of the lot, or basements not located within the front 40 feet of the lot. Gross floor area shall not include any area used exclusively for vehicle parking and loading, enclosed vertical shafts, or elevators

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ZONING FLOOR AREA DIAGRAMS

Scale: 1" = 20'-0"
By: Author
Project No: 2518
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OPEN SPACE CALCULATION

REQUIRED: 200SF / DU = 49 X 200 = 9,800 SF

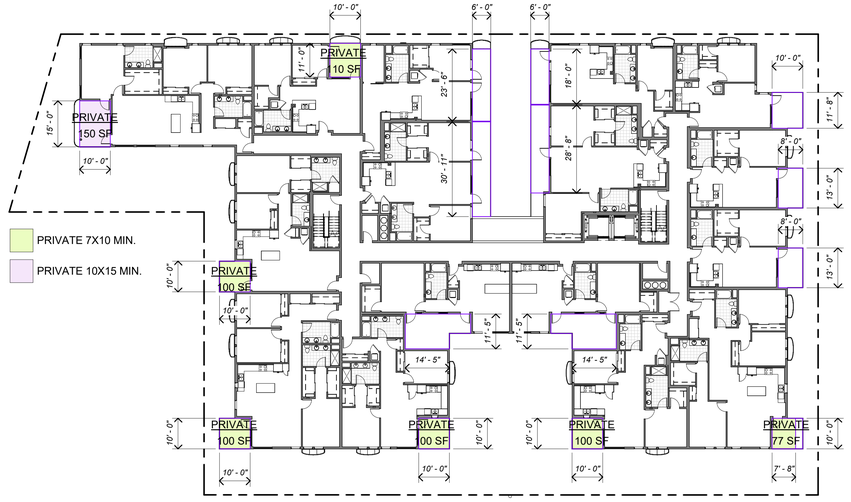
PRIVATE 5' X 10' MIN + 50% OPEN TO SKY
7' x 10' = 150% AREA BONUS
10' X 15' = 200% AREA BONUS

OUTDOOR 15 ' X 15' MIN ROOF DECK @ 15% OF AREA
20' X 20' / 20% LANDSCAPE @ 100% OF AREA BUT LIMITED TO 50% OF REQUIRED OUTDOOR LIVING SPACE = 4,900 SF MAX

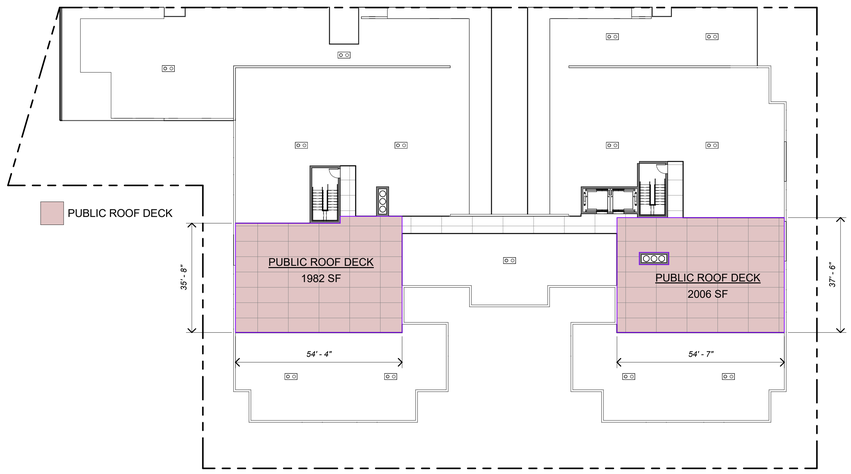
INDOOR 20' X 20' / ADJACENT TO OUTDOOR AREA @ 100% OF AREA BUT LIMITED TO 25% OF REQUIRED OUTDOOR LIVING SPACE = 2,450 SF MAX

PROVIDED:
PRIVATE = 3,349 SF
INDOOR = 1,193 SF
OUTDOOR = 4,160 SF (4,900 SF MAX)
PUBLIC ROOF DECK = 598 SF
TOTAL = 9,800 SF

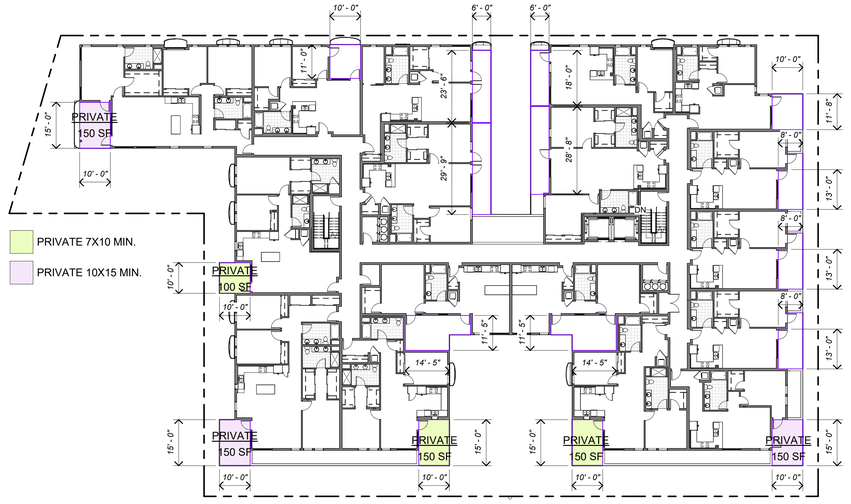
OPEN SPACE PROVIDED - BY TYPE			
TYPE	AREA		
PRIVATE 7X10 MIN.	1574 SF	+ (150%) =	2,349 SF
PRIVATE 10X15 MIN.	750 SF	+ (200%) =	1,500 SF
PUBLIC EXTERIOR COURT	4160 SF	=	4,160 SF
PUBLIC INDOOR	1193 SF	=	1,193 SF
PUBLIC ROOF DECK	3988 SF	@ (15%) =	598 SF
		TOTAL =	**9,800 SF**



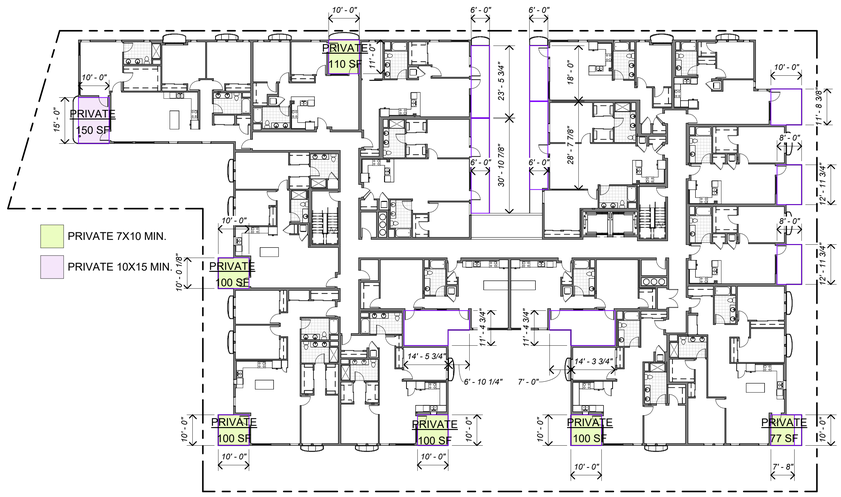
3RD FLOOR SCALE: 1" = 20'-0" 3



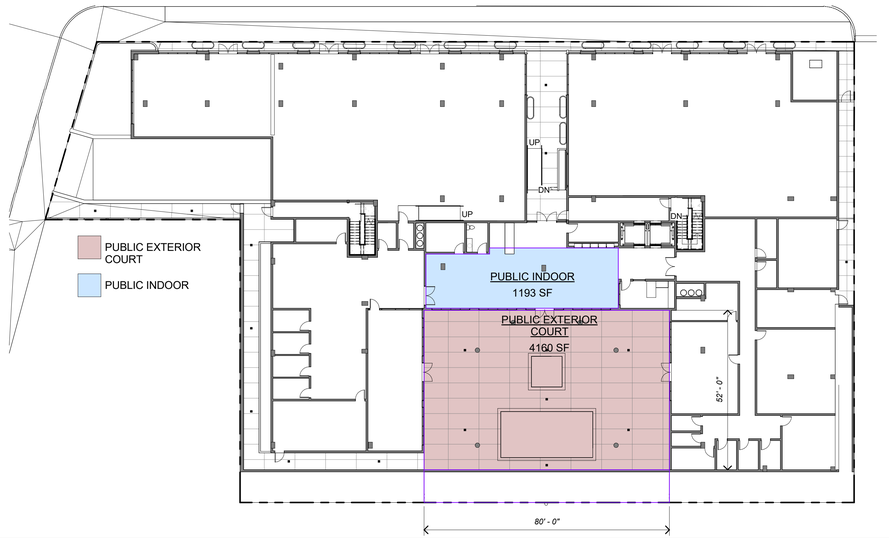
ROOF LEVEL SCALE: 1" = 20'-0" 5



2ND FLOOR SCALE: 1" = 20'-0" 2



4TH FLOOR SCALE: 1" = 20'-0" 4



1ST FLOOR / GROUND LEVEL SCALE: 1" = 20'-0" 1

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OPEN SPACE FLOOR AREA DIAGRAMS

Scale: As indicated
By: Author
Project No: 2518
Page No: T-1.03

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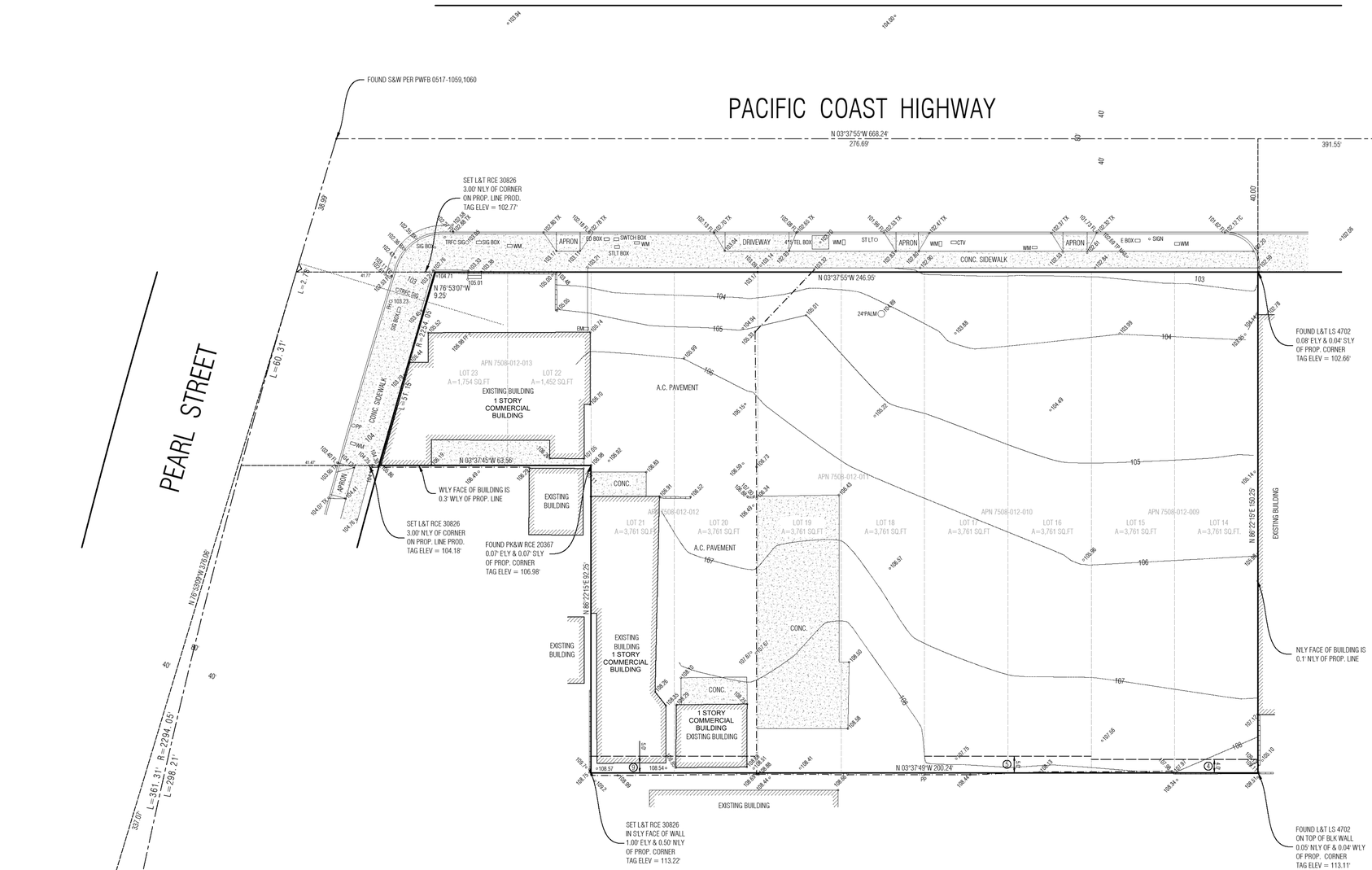

NOTE:
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

④ ITEM #4 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED: IN BOOK 19098, PAGE 275, OF OFFICIAL RECORDS. AFFECTS: REAR 4 FEET OF LOTS 14 AND 15
⑤ ITEM #5 - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS, POLE LINES AND CONDUITS RECORDED: IN BOOK 19177, PAGE 28, OF OFFICIAL RECORDS. AFFECTS: REAR 5 FEET OF LOTS 16 AND 17
⑨ ITEM #9 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED: IN BOOK 19097, PAGE 277, OF OFFICIAL RECORDS. AFFECTS: WESTERLY 5 OF LOTS 20 AND 21

PROGRESSIVE TITLE COMPANY
ORDER NO. 4330121-02408
DATED MAY 4, 2021

SCALE 1" = 16'

DENN ENGINEERS
3914 DEL AMO BLVD, SUITE 921
TORRANCE, CA 90503 (310) 542-9433

SURVEY AND TOPOGRAPHY

FOR
DARREN CHEHRAZI
RE/MAX-ESTATE PROPERTIES
1720 S. ELENA AVENUE
REDONDO BEACH, CA 90277
PHONE 310-930-6789

JOB ADDRESS
401 THRU 417 S. PACIFIC COAST HWY
REDONDO BEACH, CA 90277

LEGAL DESCRIPTION
LOTS 14 THRU 21 & PORTIONS OF LOTS 22 & 23, BLOCK 166
TOWNSITE OF REDONDO BEACH
M.R. 39-1-17
APN 7508-012-013/012/011/010/009

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT

REGISTERED PROFESSIONAL ENGINEER GARY J. ROEHL No. 30826 CIVIL STATE OF CALIFORNIA

GARY J. ROEHL R.C.E. 30826

DRAWN BY KW CHECK BY XX

DRAWN ON JUNE 14, 2021

REVISIONS:
REVISED NORTHWEST CORNER SEPTEMBER 30, 2021

LEGEND

EXISTING BUILDING	BRICK
CONCRETE	WOOD DECK
+106.76	EXISTING ELEVATION
100	EXISTING CONTOUR
	BLOCK WALL
X	EXISTING FENCE

BCR	BEGINNING OF CURB RETURN
C/L	CENTERLINE
C.L.F	CHAIN LINK
ELY	EASTERLY
EM	ELECTRIC METER
FD	FOUND
FE	FENCE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
NLY	NORTHERLY
PC	PROPERTY CORNER / PROP. CORNER
PL, P/L	PROPERTY LINE / PROP. LINE
PP	POWER POLE
PPT	PARAPET
S&W	SPIKE AND WASHER
SLY	SOUTHERLY
SPK	SPIKE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STK	STAKE / STAKE & TAG
ST/LT / LT	STREET LIGHT / LIGHT
TC	TOP OF CURB
TW	TOP OF WALL / T.O.W.
TX / BX	TOP OF / BOTTOM OF DRIVEWAY APRON
WLY	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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SHEET 1 OF 1

JOB NO. 21-247

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EXISTING SITE SURVEY

Scale:

By: Author

Project No: 2518

Page No: A-1.01

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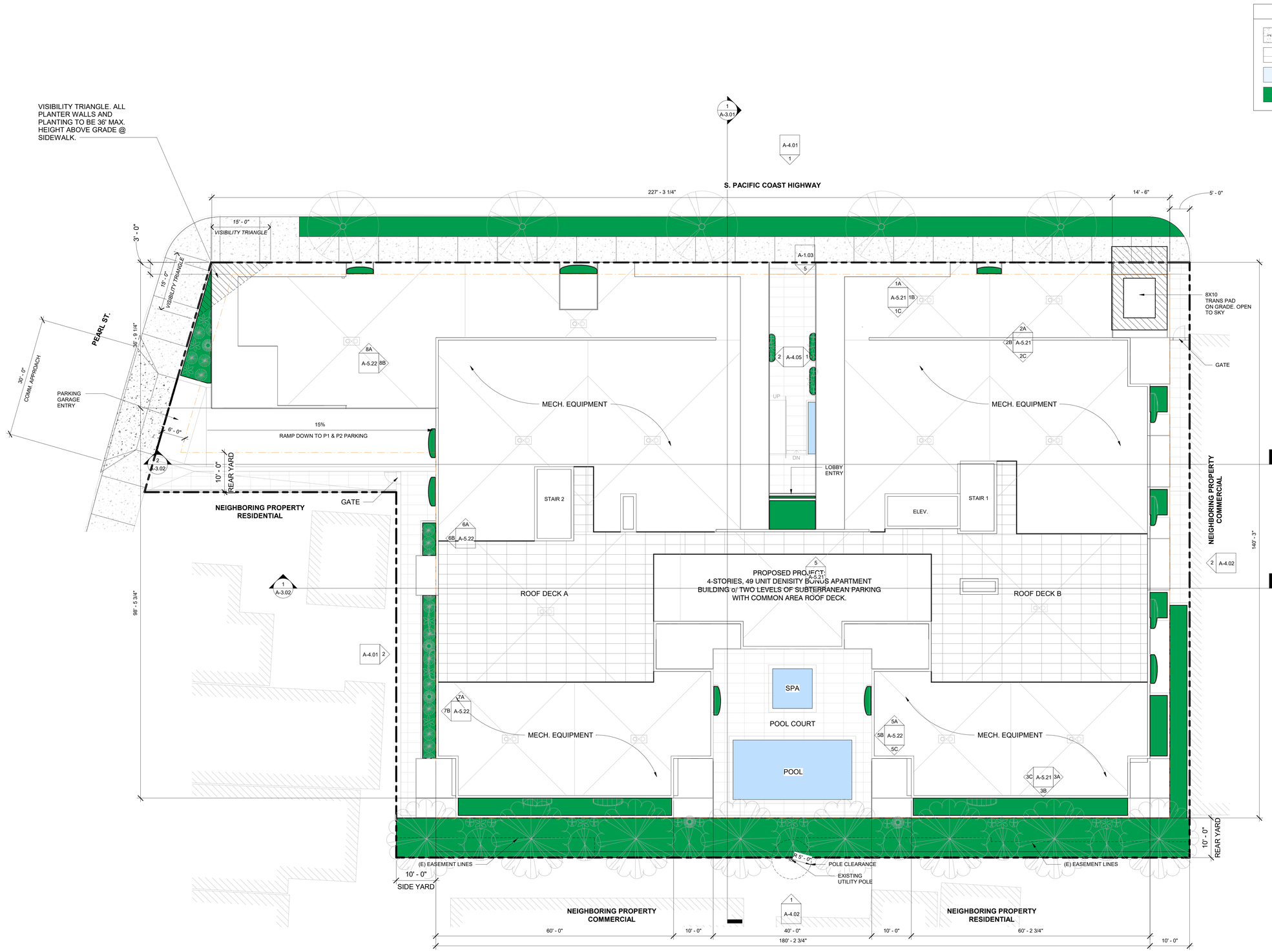

PROPOSED SITE PLAN SCALE: 1" = 10'-0" 1

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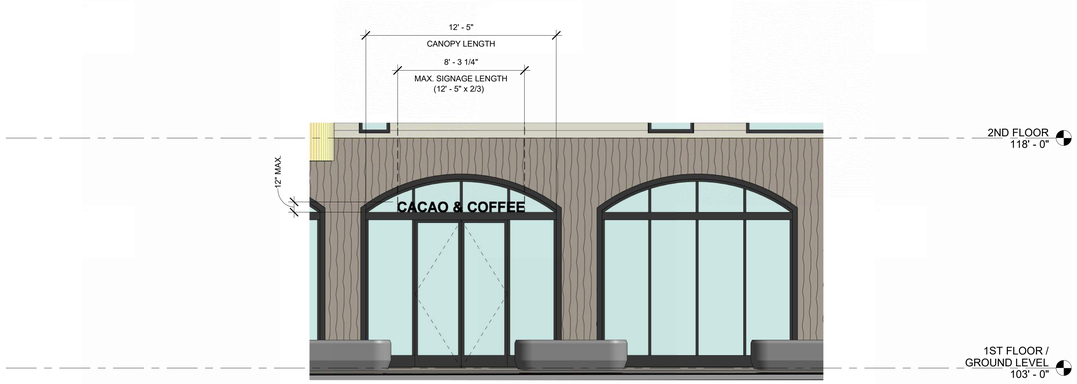
DECEMBER 3, 2025

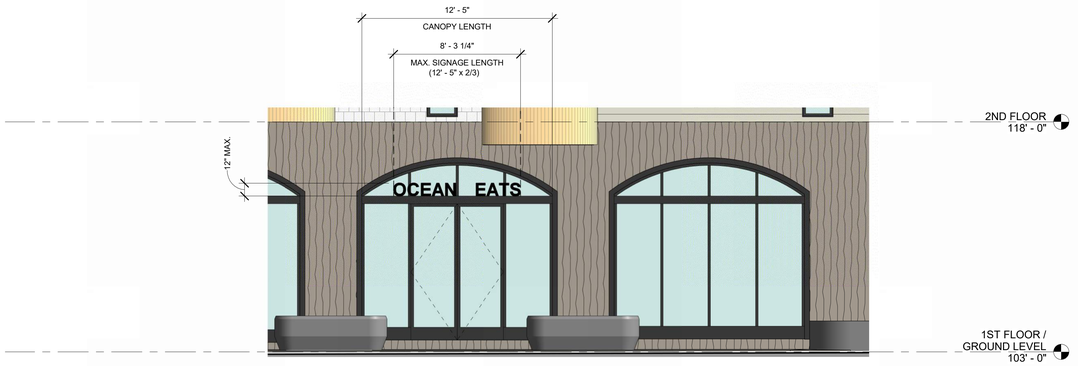
PROPOSED SITE PLAN

Scale: As indicated
By: Author
Project No: 2518
Page No: A-1.02



COMMERCIAL C - SIGNAGE | SCALE: 1/4" = 1'-0" | 4

COMMERCIAL B - SIGNAGE | SCALE: 1/4" = 1'-0" | 3



COMMERCIAL A - SIGNAGE | SCALE: 1/4" = 1'-0" | 2

COMMERCIAL CANOPY SIGNS

- SIGNS PRINTED ON, PAINTED ON, OR ATTACHED ONTO A CANOPY OR AWNING SHALL NOT EXCEED TWO-THIRDS OF THE LENGTH OF THE CANOPY OR AWNING AND SHALL CONSIST OF NO MORE THAN ONE LINE OF LETTERING NOT EXCEEDING 12 INCHES IN HEIGHT, AND SHALL BE LOCATED ON THE VALANCE OF SUCH CANOPY OR AWNING.
- IN ADDITION TO LETTERING, AN IDENTIFICATION EMBLEM, INSIGNIA, OR OTHER SIMILAR FEATURE NOT EXCEEDING AN AREA OF FOUR SQUARE FEET MAY BE PRINTED ON, PAINTED ON, OR ATTACHED ONTO ANY OTHER PORTION OF THE CANOPY OR AWNING.

RESIDENTIAL SIGNS

- ONE WALL SIGN PER STREET FRONTAGE AND/OR ONE MONUMENT SIGN PER STREET FRONTAGE, TOTALING NO MORE THAN 32 SQUARE FEET.

SIGN 1 = 43 SF
SIGN 2 = 9 SF
TOTAL = 52 SF < 1,203 SF

RESIDENTIAL - SIGNAGE | SCALE: 1/4" = 1'-0" | 1

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SIGNAGE PLAN

Scale: As indicated
By: Author
Project No: 2518
Page No: A-1.03

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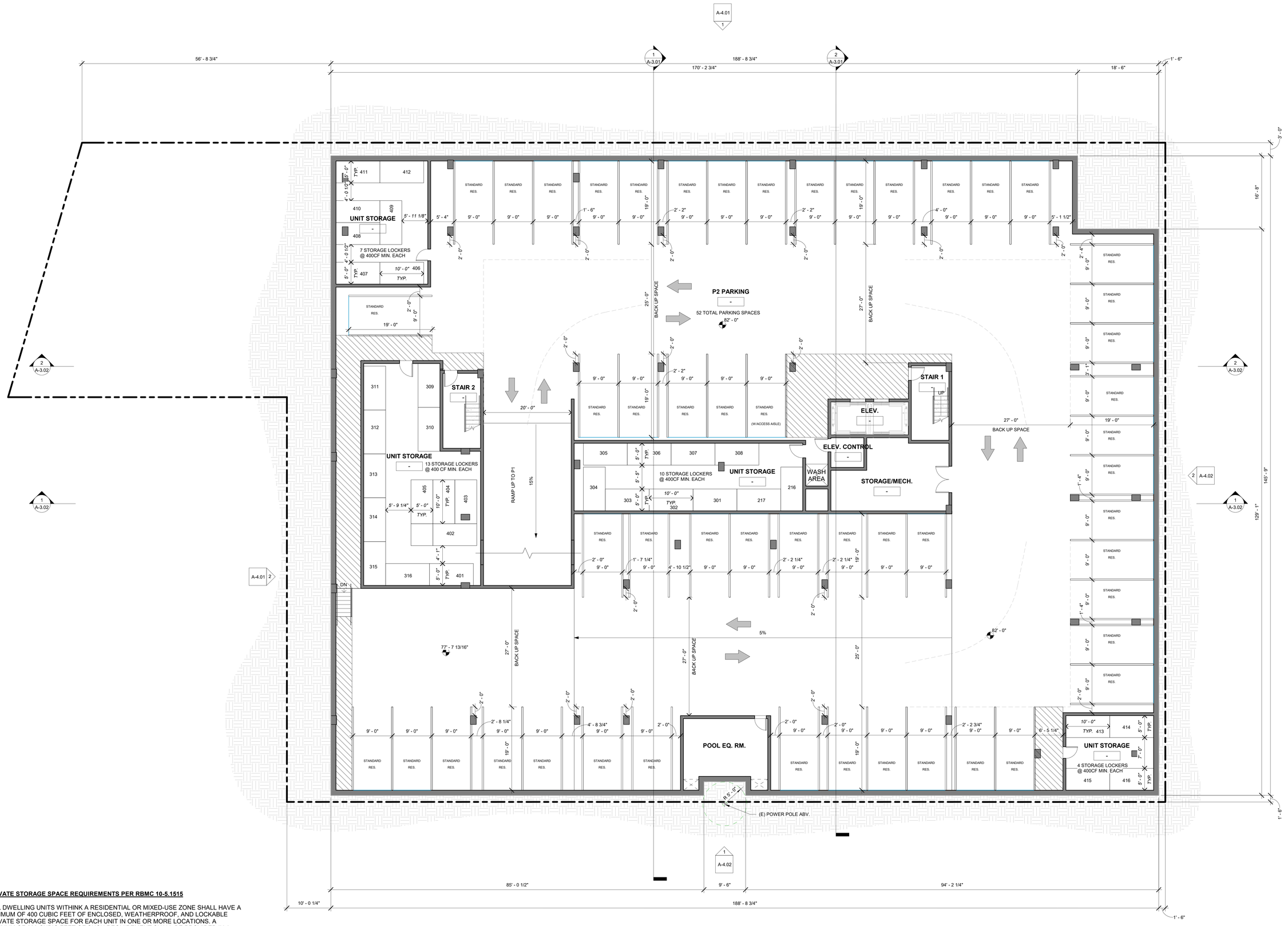

PRIVATE STORAGE SPACE REQUIREMENTS PER RBMC 10-5.1515

-ALL DWELLING UNITS WITHINK A RESIDENTIAL OR MIXED-USE ZONE SHALL HAVE A MINIMUM OF 400 CUBIC FEET OF ENCLOSED, WEATHERPROOF, AND LOCKABLE PRIVATE STORAGE SPACE FOR EACH UNIT IN ONE OR MORE LOCATIONS. A MINIMUM OF 200 CUBIC FEET OF SUCH REQUIREMENT SHALL BE PROVIDED IN A SINGLE LOCATION WITHIN INDIVIDUAL STORAGE LOCKERS, CABINETS, OR CLOSETS. SUCH A SPACE SHALL HAVE A MINIMUM HORIZONTAL SURFACE AREA OF 25 SQUARE FEET AND A MINIMUM INTERIOR DIMENSION OF 42". THE SPACE, IF A WALK-IN TYPE SHALL HAVE A MINIMUM CLEAR ACCESS OPENING OF 30 INCHES BY 6 FEET-8 INCHES.

PARKING LEVEL P2 | SCALE: 1/8" = 1'-0" | 1

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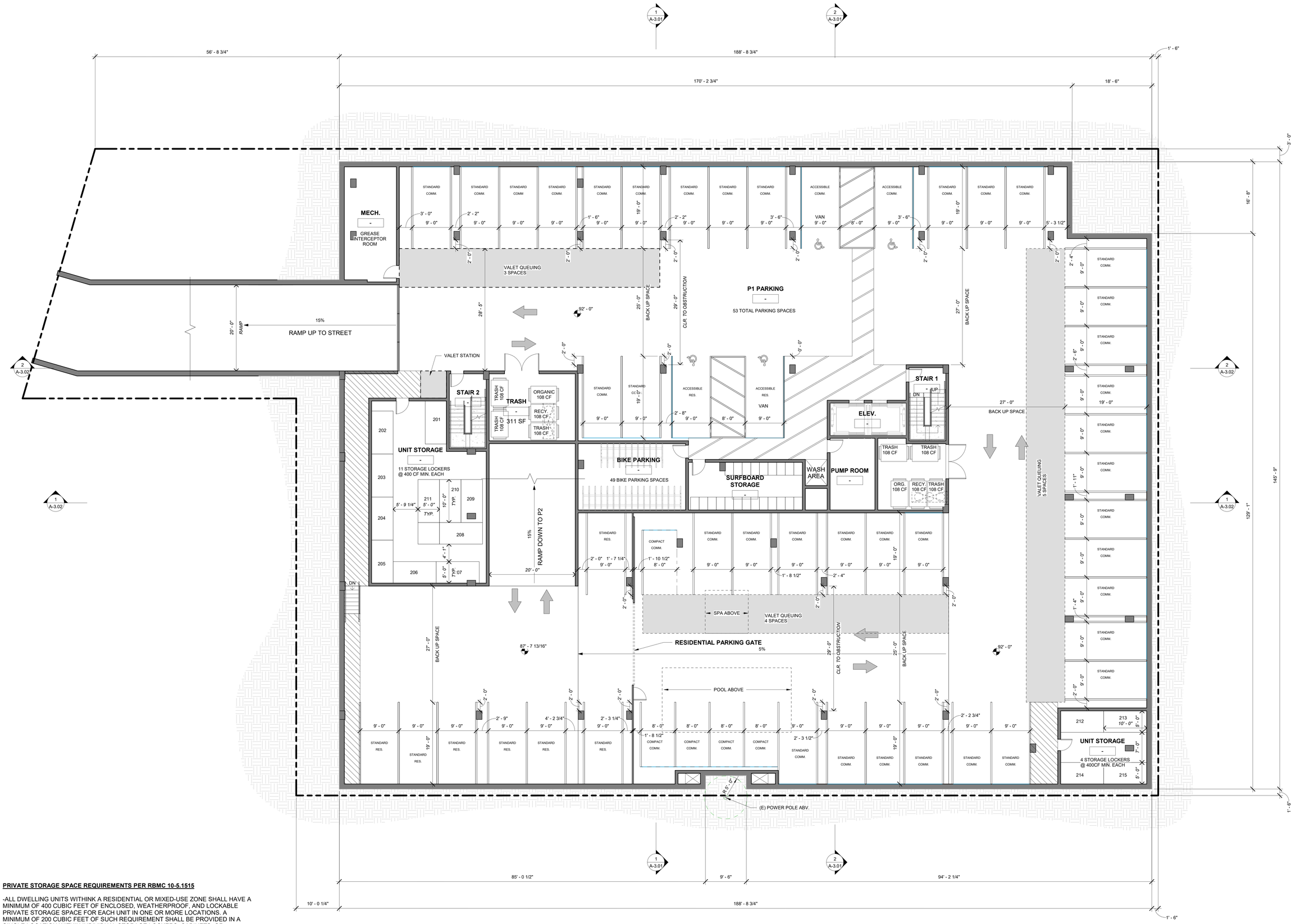
LEVEL P2 PLAN

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
Page No: A-2.01



PRIVATE STORAGE SPACE REQUIREMENTS PER RBMC 10-5.1515

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PARKING LEVEL P1 — SCALE: 1/8" = 1'-0" — 1

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LEVEL P1 PLAN

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
Page No: A-2.02

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VISIBILITY TRIANGLE. ALL PLANTER WALLS AND PLANTING TO BE 36" MAX. HEIGHT ABOVE GRADE @ SIDEWALK.

PACIFIC COAST HIGHWAY

PEARL ST

PLANTER, TYP.

TRANSFORMER YARD. OPEN TO SKY

GATE

NEIGHBORING BUILDING

COMMERCIAL A
5,728 SF

COMMERCIAL B
4,284 SF

BUILDING LINE ABOVE

OPEN TO SKY

GATE

REAR YARD

MAIN BUILDING ENTRY

FOUNTAIN

STAIR 2

STAIR 1

CORRIDOR

WASH AREA

CONTENT NOOK

STOR.

TRASH

STORAGE/JAN. CLOSET

UNISEX RR

SECURITY / CONCIERGE

PACKAGE ROOM

ELEV.

MAILBOXES

CHECK-IN

MPOE

ELECT.

JAN.

TEA BAR

RESIDENTIAL LOBBY/LOUNGE
2,351 SF

LEASING OFFICE

DISHWASHING/ STORAGE

MECH.

CULINARY STUDIO

NEIGHBORING BUILDING (RESIDENTIAL)

SOCIAL CLUB A
3,594 SF

QUIET POD A

QUIET POD B

QUIET POD C

QUIET POD D

CO-WORKING

LIGHT LAB/ CREATIVE STUDIO

GAME ROOM

MEDIA LAB

SPA

POOL COURT - 4,119 SF

POOL

BUILDING LINE ABOVE

TASTING LOUNGE

SOCIAL CLUB B
3,394 SF

MEDIA/SCREENING LOUNGE

SAUNA

SAUNA

STEAM

REST ROOM

REST ROOM

REST ROOM

LOCKERS/SHOWERS

NEIGHBORING BUILDING (COMMERCIAL)

NEIGHBORING BUILDING (RESIDENTIAL)

NEIGHBORING BUILDING (COMMERCIAL)

NEIGHBORING BUILDING (RESIDENTIAL)

NEIGHBORING BUILDING (RESIDENTIAL)

(E) EASEMENT LINES

(E) POWER POLE

(E) EASEMENT LINES

PLANTER

11' - 1 1/2" | 129' - 1" | 230' - 9 3/4" | 13' - 0" | 73' - 8 3/4" | 15' - 0" | 5' - 0"

49' - 11 3/4" | 80' - 0" | 55' - 2 3/4"

10' - 0" SIDE YARD | 10' - 0" REAR YARD

1ST FLOOR / GROUND LEVEL

SCALE: 1/8" = 1'-0"

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REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN REVIEW SET
DECEMBER 3, 2025

1ST FLOOR / GROUND LEVEL PLAN

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
Page No: A-2.03

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ADMINISTRATIVE DESIGN REVIEW SET
DECEMBER 3, 2025

2ND FLOOR PLAN

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
Page No: A-2.04

2ND FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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3RD FLOOR PLAN — SCALE: 1/8" = 1'-0" — 1

N

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3RD FLOOR PLAN

Scale: 1/8" = 1'-0"
By: Author
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4TH FLOOR — SCALE: 1/8" = 1'-0" (1)

12/4/2025 12:27:04 PM

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DECEMBER 3, 2025

4TH FLOOR PLAN

Scale: 1/8" = 1'-0"
By: Author
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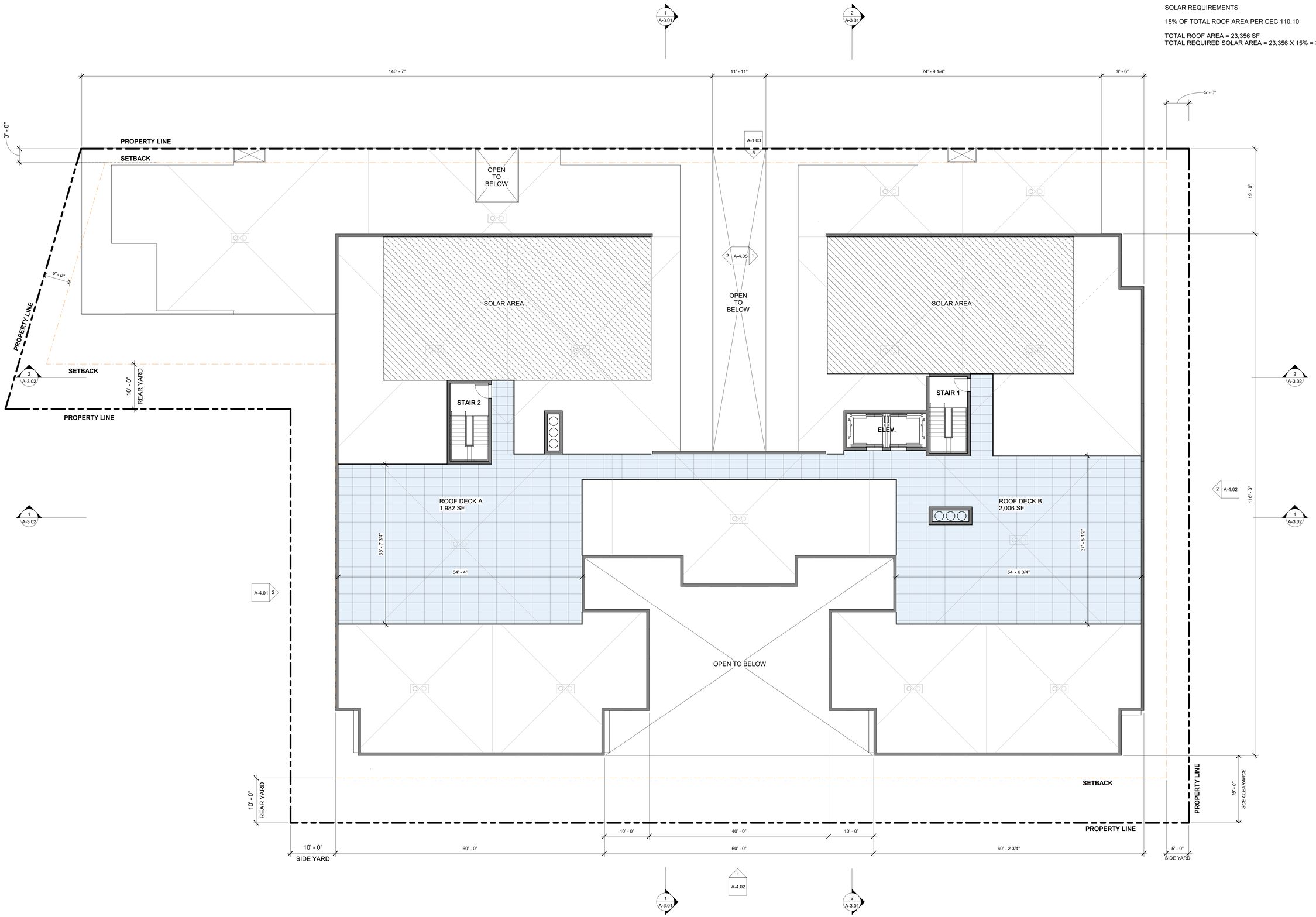
Page No: A-2.06

SOLAR REQUIREMENTS

15% OF TOTAL ROOF AREA PER CEC 110.10

TOTAL ROOF AREA = 23,356 SF
TOTAL REQUIRED SOLAR AREA = 23,356 X 15% = **3,504 SF**



ROOF PLAN SCALE: 1/8" = 1'-0" 1

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DECEMBER 3, 2025

ROOF PLAN

Scale: 1/8" = 1'-0"
By: Author
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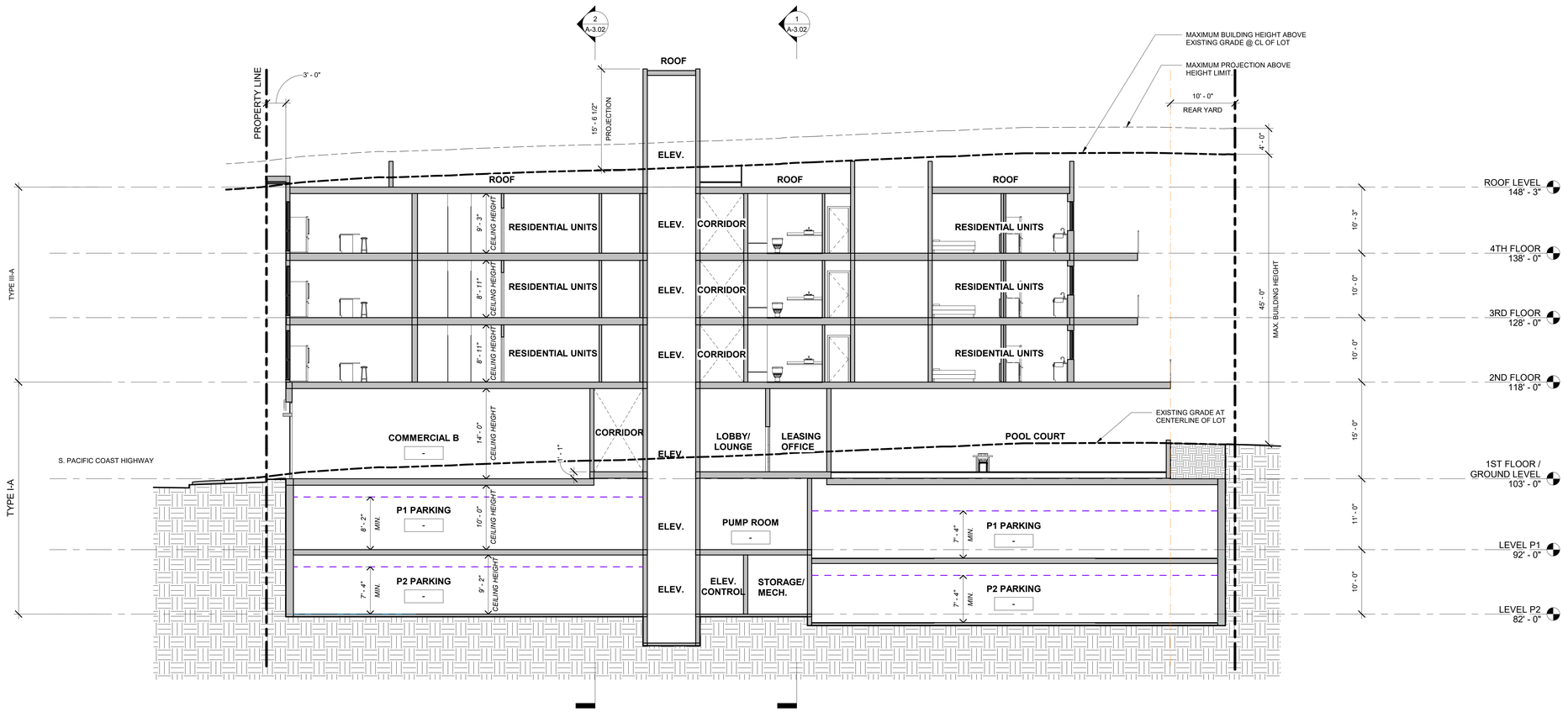
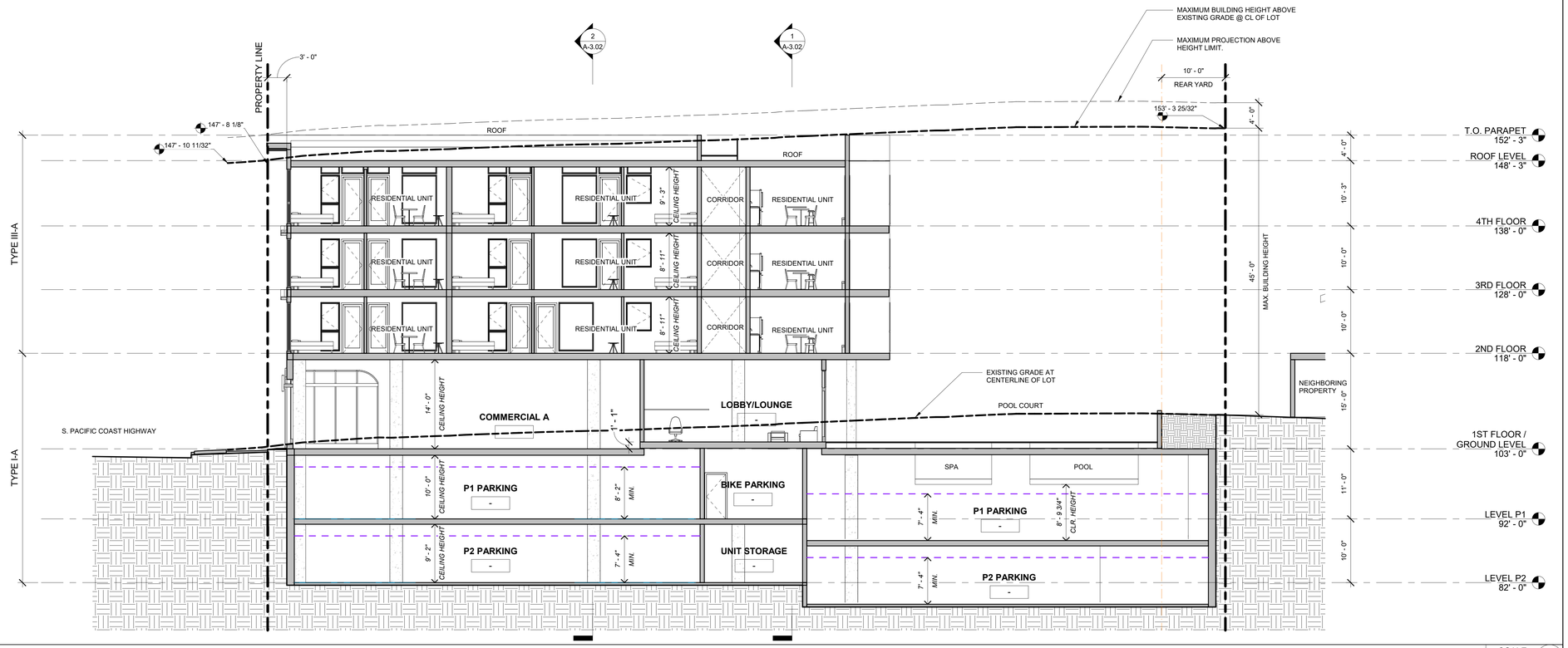


SECTION B | SCALE: 1/8" = 1'-0" | 2



SECTION A | SCALE: 1/8" = 1'-0" | 1

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ADMINISTRATIVE DESIGN REVIEW SET
DECEMBER 3, 2025

BUILDING SECTIONS

Scale: 1/8" = 1'-0"
By: Author
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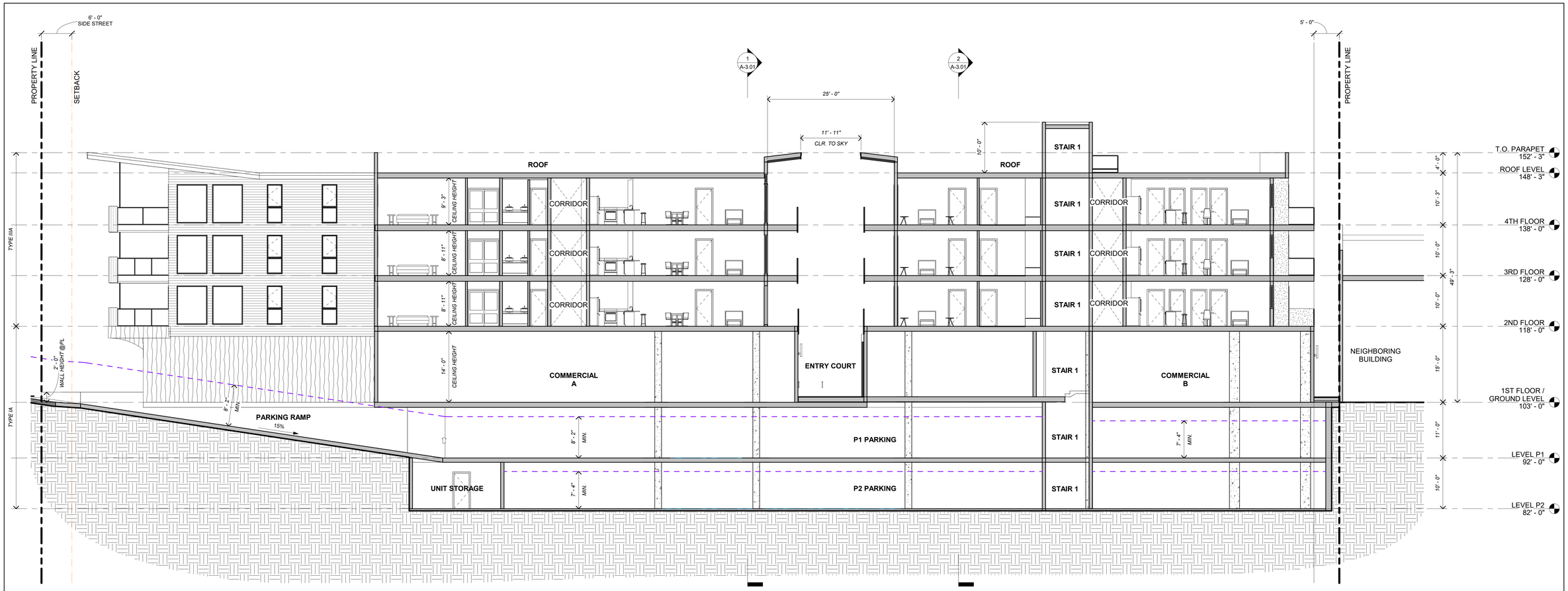
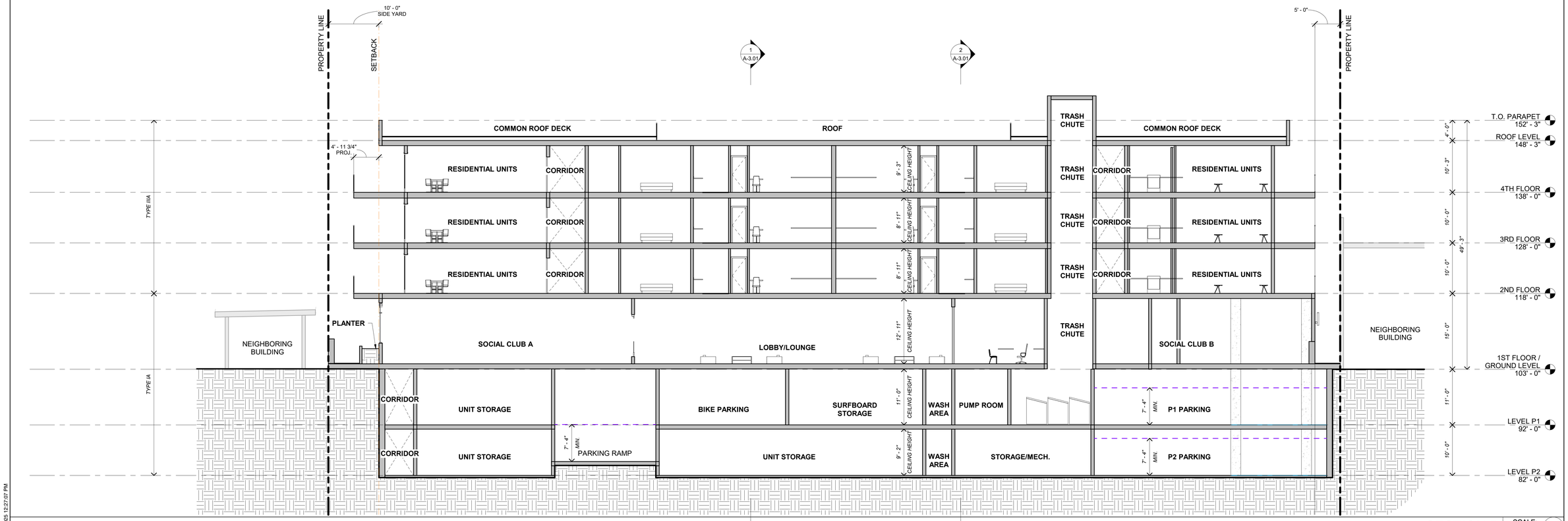


SECTION C SCALE: 1/8" = 1'-0" 2



SECTION D SCALE: 1/8" = 1'-0" 1

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ADMINISTRATIVE DESIGN REVIEW SET
DECEMBER 3, 2025

BUILDING SECTIONS

Scale: 1/8" = 1'-0"
By: Author
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PEARL STREET/WEST ELEVATION SCALE: 1/8" = 1'-0" 2

PACIFIC COAST HIGHWAY/NORTH ELEVATION SCALE: 1/8" = 1'-0" 1

MATERIAL LEGEND (SEE A-4.04 FOR MATERIAL REFERENCES)

1	- COMPOSITE SHINGLE SIDING - LIGHT GRAY
2	- 5/8" X 6" HORIZONTAL COMPOSITE PLANK SIDING - DARK GRAY
3	- COMPOSITE SIDING & CLADDING - YELLOW TEAK
4	- EXTERIOR CEMENT PLASTER W/ SCULPTURAL WAVE FINISH - DARK GRAY
5	- SHEET METAL FASCIA - STONE GRAY
6	- STOREFRONT SYSTEM - DARK BRONZE ANODIZED
7	- GLASS RAILING - DARK BRONZE
8	- NAIL-ON WINDOW - VINYL - DARK BRONZE
9	- ACCENT TILE - SEA GLASS
10	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - GRAY
11	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - WHITE

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ADMINISTRATIVE REVIEW SET
DECEMBER 3, 2025

EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
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EAST ELEVATION — SCALE: 1/8" = 1'-0" (2)

MATERIAL LEGEND (SEE A-4.04 FOR MATERIAL REFERENCES)

1	- COMPOSITE SHINGLE SIDING - LIGHT GRAY
2	- 5/8" X 6" HORIZONTAL COMPOSITE PLANK SIDING - DARK GRAY
3	- COMPOSITE SIDING & CLADDING - YELLOW TEAK
4	- EXTERIOR CEMENT PLASTER W/ SCULPTURAL WAVE FINISH - DARK GRAY
5	- SHEET METAL FASCIA - STONE GRAY
6	- STOREFRONT SYSTEM - DARK BRONZE ANODIZED
7	- GLASS RAILING - DARK BRONZE
8	- NAIL-ON WINDOW - VINYL - DARK BRONZE
9	- ACCENT TILE - SEA GLASS
10	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - GRAY
11	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - WHITE

SOUTH ELEVATION — SCALE: 1/8" = 1'-0" (1)

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ADMINISTRATIVE REVIEW SET
DECEMBER 3, 2025

EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
By: Author
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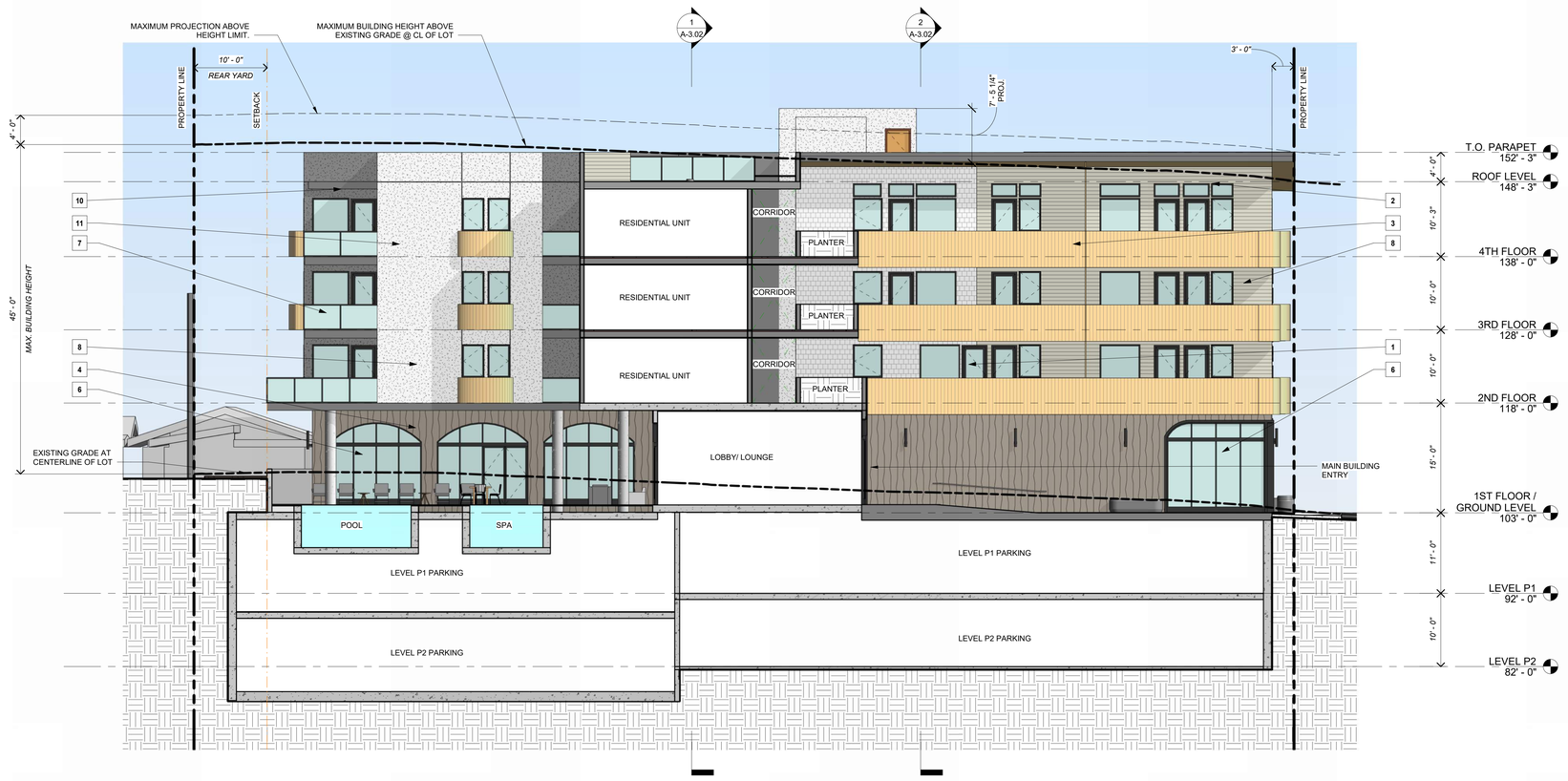

COURTYARD ELEVATION - WEST SCALE: 1/8" = 1'-0" 2

MATERIAL LEGEND (SEE A-4.04 FOR MATERIAL REFERENCES)

1	- COMPOSITE SHINGLE SIDING - LIGHT GRAY
2	- 5/8" X 6" HORIZONTAL COMPOSITE PLANK SIDING - DARK GRAY
3	- COMPOSITE SIDING & CLADDING - YELLOW TEAK
4	- EXTERIOR CEMENT PLASTER W/ SCULPTURAL WAVE FINISH - DARK GRAY
5	- SHEET METAL FASCIA - STONE GRAY
6	- STOREFRONT SYSTEM - DARK BRONZE ANODIZED
7	- GLASS RAILING - DARK BRONZE
8	- NAIL-ON WINDOW - VINYL - DARK BRONZE
9	- ACCENT TILE - SEA GLASS
10	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - GRAY
11	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - WHITE

COURTYARD ELEVATION - EAST SCALE: 1/8" = 1'-0" 1

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ADMINISTRATIVE DESIGN REVIEW SET
DECEMBER 3, 2025

EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
By: Author
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1 COMPOSITE SHINGLE SIDING - LIGHT GRAY

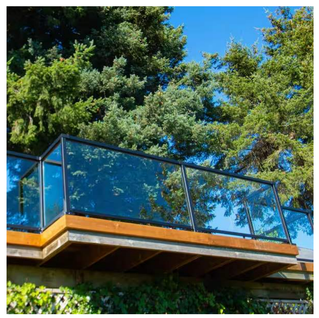
2 COMPOSITE PLANK SIDING - WARM GRAY

3 COMPOSITE SIDING & CLADDING - YELLOW TEAK

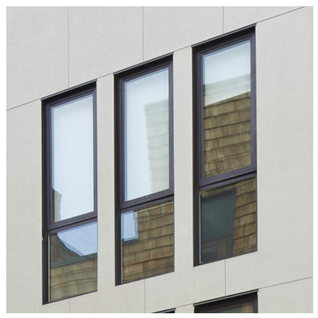
4 SCULPTURAL PLASTER - WARM GRAY

5 SHEET METAL FASCIA - STONE GRAY

6 STOREFRONT SYSTEM - DARK BRONZE ANODIZED

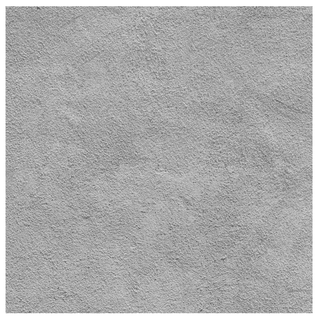


7 GLASS RAILING - DARK BRONZE

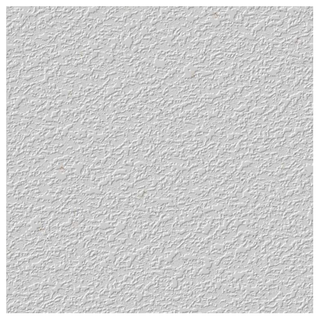


8 NAIL-ON WINDOW - VINYL - DARK BRONZE

9 ACCENT TILE - SEA GLASS



10 EXTERIOR CEMENT PLASTER - GRAY



11 EXTERIOR CEMENT PLASTER - WHITE

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ADMINISTRATIVE DESIGN REVIEW SET
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EXTERIOR MATERIALS PALLETE

Scale:

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GOVERNING CODES:

1. THE DESIGN COMPLIES TO THE 2022 EDITION OF THE STATE OF CALIFORNIA BUILDING CODE AND AMENDMENTS BY THE LOCAL JURISDICTION.

DRAWING NOTES:

1. TYPICAL DETAILS SHALL BE USED WHERE NO SPECIFIC DETAIL OR SECTION IS REFERENCED. ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL, U.N.O.

2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL SPECIFICATIONS. DIMENSIONS FOR CONSTRUCTION SHALL NOT BE SCALED FROM THE DRAWINGS. PRINTED DIMENSIONS HAVE PRECEDENCE OVER SCALED DRAWINGS AND LARGE SCALE OVER SMALL SCALE.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS AND/OR SPECIFICATIONS, DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. THE CONTRACTOR SHALL ALLOW REASONABLE TIME FOR THE ENGINEER OF RECORD TO RESOLVE CONFLICTS AND/OR MAKE REVISIONS TO THE DRAWINGS AND/OR SPECIFICATIONS. REVISIONS TO THE DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE BUILDING OFFICIAL.

5. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

6. THE STAMPED SET OF DRAWINGS AND SPECIFICATIONS SHALL BE KEPT AT THE JOB SITE AND SHALL BE AVAILABLE TO THE AUTHORIZED REPRESENTATIVES OF THE BUILDING AND SAFETY DEPARTMENT. THERE SHALL BE NO DEVIATION FROM THE APPROVED PLANS AND SPECIFICATIONS WITHOUT AN APPROVED CHANGE ORDER.

7. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CLARIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

8. THE CONTRACTOR SHALL COORDINATE ALL STRUCTURAL WORK WITH THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER CONSULTANT DRAWINGS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.

9. REFER TO ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND OTHER CONSULTANT'S DRAWINGS FOR DETAILS, CONDITIONS, PITS, TRENCHES, DEPRESSIONS, ROOF AND FLOOR OPENINGS, SLEEVE, ITEMS TO BE EMBEDDED OR ATTACHED TO STRUCTURAL ELEMENTS, ETC., NOT SHOWN ON STRUCTURAL DRAWINGS.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR METHODS OF CONSTRUCTION, WORKMANSHIP, AND JOB SAFETY. WORKMANSHIP AND MATERIALS INCLUDING FALSE WORK, BRACING, AND OTHER TEMPORARY ITEMS SHALL CONFORM TO THE GOVERNING CODES AND JOB SAFETY REQUIREMENTS PER OSHA STANDARDS. THE CONTRACTOR SHALL SUPERVISE/DIRECT ALL WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.

2. CONSTRUCTION, INSPECTION AND PHYSICAL TESTING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING CODES.

3. CONSTRUCTION LOADING SHALL NOT EXCEED THE DESIGN LIVE LOAD UNLESS SPECIAL SHORING IS PROVIDED. ALLOWABLE LOADS SHALL BE REDUCED IN AREAS WHERE THE STRUCTURE HAS NOT ATTAINED ITS FULL DESIGN STRENGTH.

4. CONTRACTOR SHALL PROVIDE A COPY OF SHORING PLANS TO THE ENGINEER FOR APPROVAL, A PERMIT MAY BE REQUIRED BY THE GOVERNMENT AGENCY.

5. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES WHICH ARE FURNISHED BY THE ENGINEER WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT WARRANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

6. PROVIDE PLAN AND PROFILES OF DRIVEWAY AT BOUNDARY LINES AND CENTERLINE. PROFILES SHALL BEGIN AT THE CENTERLINE OF THE STREET AND TERMINATE AT THE BACK WALL OF THE GARAGE. MAXIMUM ANGLE OF APPROACH SHALL BE 15°. RAMP BREAKOVER MAXIMUM ANGLE SHALL BE 6°. MAXIMUM ANGLE OF DEPARTURE SHALL BE 8°. ONLY ONE DRIVEWAY ALLOWED PER RESIDENTIAL PROPERTY.

LEGAL DESCRIPTION:

(5 LOTS)
ASSESSOR PARCEL: 7508-012-009 THRU -013
LOT AREA = 33,294 SQ. FT.

PROPERTY OWNER

DFH ARCHITECTS
1544 20TH ST,
SANTA MONICA, CA 90404
310-394-4045

CIVIL ENGINEERING

G&G STRUCTURES, INC.
24702 NARBONNE AVE.
LOMITA, CA 90717
TEL: (310) 294-8111
ENGINEER@GGSTRUCTURES.COM

ARCHITECT

DFH ARCHITECTS
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SANTA MONICA, CA 90404
310-394-4045

DIGALERT

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

SHEET INDEX

SHEET #	SHEET DESCRIPTION
C0.1	GENERAL NOTES & DETAILS
C1.0	DRAINAGE PLAN
C2.0	EARTHWORK DIAGRAM PLAN + SECTIONS
C3.0	EROSION CONTROL PLAN

CITY OF REDONDO BEACH
ENGINEER DIVISION NOTES

A. MYLAR COPY OF THE RECORDED TRACT MAP/PARCEL MAP SHALL BE SUBMITTED TO THE CITY ENGINEER, PRIOR TO REQUESTING FINAL BUILDING INSPECTION.

B. RECORDED COPY OF THE REQUIRED COVENANT/EASEMENT/DEED/DEED RESTRICTION SHALL BE SUBMITTED TO THE CITY ENGINEER, PRIOR TO REQUESTING FINAL BUILDING INSPECTION.

C. ALL EASEMENTS, OIL WELLS, SUBSTRUCTURES, SUPERSTRUCTURES, LANDSCAPE, HARDSCAPE, UTILITY POLES, UTILITY BOXES, UTILITY VENTS, UTILITY VAULTS, UTILITY CABINETS, UTILITY OVERHEAD LINES AND WATER HYDRANTS ARE SHOWN ON THIS SITE PLAN.

D. CONTRACTOR, AT ITS SOLE COST, SHALL ENSURE THAT PERMITTED WORK WILL NOT CREATE POTENTIAL FLOODING OF NEIGHBORING IMPROVEMENTS, NOR WILL IT ALTER THE EXISTING COURSE OF WATER FLOW.

E. CONTRACTOR SHALL NOTIFY CITY ENGINEERING DIVISION 48 HOURS PRIOR TO COMMENCING ANY WORK IN PUBLIC RIGHT OF WAY.

F. WORK IN PUBLIC RIGHT OF WAY, SHALL COMPLY WITH THE LATEST EDITION OF APWA STANDARD PLAN AND SPECIFICATIONS, AND SHALL BE EXECUTED TO THE SATISFACTION OF CITY ENGINEER AND/OR HIS REPRESENTATIVE.

G. WORK IN PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY LICENSED CONTRACTORS. CONTRACTORS AND SUBCONTRACTORS SHALL POSSESS VAUID REDONDO BEACH BUSINESS LICENSES.

H. CONTRACTOR SHALL MAINTAIN CONSTRUCTION PERMITS AND AN APPROVED SET OF PLANS ON SITE AT ALL TIME. CONTRACTOR SHALL SURRENDER ALL REQUIRED CONSTRUCTION DOCUMENTS TO THE CITY ENGINEER AND/OR HIS REPRESENTATIVE UPON DEMAND.

I. PRIOR TO ISSUANCE OF THE BUILDING/ENGINEERING PERMIT, CONTRACTOR MUST PROVIDE PROOF OF INSURANCE. CONTRACTOR SHALL MAINTAIN ON CITY FILES APPROVED ONE MILLION DOLLAR GENERAL LIABILITY NAMING THE CITY ADDITIONAL INSURED, WITH 30-DAY CANCELLATION NOTICE. THE INSURANCE POLICY SHALL STATE "THE CITY OF REDONDO BEACH, ITS OFFICERS, ELECTED OFFICIALS, ATTORNEYS, EMPLOYEES, MEMBERS OF BOARDS AND COMMISSIONS, AGENTS AND VOLUNTEERS ARE HEREBY NAMED ADDITIONAL INSURED." THE CERTIFICATE OF INSURANCE MUST STATE THAT THE INSURANCE IS "PRIMARY" AND NOT THE CANCELLATION CLAUSE SHALL STATE "SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT."

J. CONTRACTOR SHALL REPLACE AT ITS SOLE COST, DAMAGED SIDEWALK, DRIVEWAYS, CURB, GUTTER AND PAVEMENT TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

K. CONSTRUCT NEW RESIDENTIAL CONCRETE DRIVEWAY TYPE _____ WHERE NOTED ON SITE PLAN. NEW CONCRETE SHALL BE CLASS 520-C-2500.

L. CONSTRUCT NEW CONCRETE SIDEWALK WHERE NOTED ON SITE PLAN. NEW SIDEWALK SHALL MATCH EXISTING. NEW CONCRETE SHALL BE CLASS 520-C-2500.

M. CONSTRUCT NEW CONCRETE CURB AND GUTTER WHERE NOTED ON SITE PLAN. NEW CURB SHALL HAVE FACE HEIGHT OF 6 INCHES OR MATCH EXISTING. NEW GUTTER SHALL BE 12 INCHES WIDE OR MATCH EXISTING. NEW CONCRETE SHALL BE CLASS 520-C-2500.

N. CONSTRUCT NEW FULL-DEPTH ASPHALT CONCRETE PAVEMENT WHERE NOTED ON SITE NEW ASPHALTIC CONCRETE SHALL BE CLASS D1-PG-64-10.

O. CONSTRUCT NEW CONCRETE CURB RAMP WITH ADJACENT 3-FOOT MINIMUM ASPHALTIC CONCRETE PAVEMENT, WHERE NOTED ON SITE PLAN. NEW CONCRETE SHALL BE CLASS 520-C-2500. NEW ASPHALTIC CONCRETE SHALL BE CLASS D1-PG-64-10.

P. NEW SEWER LATERAL SHALL BE CONNECTED TO MAIN SEWER LINE WITHIN PROPERTY FRONTAGE. SEWER LATERAL SHALL BE PERPENDICULAR TO MAIN SEWER LINE. MINIMUM SHEET 1 OF 2 SEWER LATERAL DIAMETER SHALL BE 4-INCH. NO CONNECTION TO EXISTING SEWER IS ALLOWED UNLESS THE EXISTING SEWER MEETS THE CURRENT CODE REQUIREMENTS AND THE APPROVAL OF THE BUILDING DIVISION. QUALITY/QUANTITY OF SEWAGE CONSTITUENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE WASTEWATER ORDINANCE OF THE SANITATION DISTRICTS OF LOS ANGELES COUNTY. PROVIDE 6-INCH CLEAN-OUT IMMEDIATELY BEHIND SIDEWALK. ENCASE CLEAN-OUT IN CONCRETE BOX MARKED "S" OR "SEWER". DESIGN SHALL BE PERFORMED BY A REGISTERED CIVIL ENGINEER.

Q. NEW PUBLIC OR QUASI-PUBLIC UTILITY FACILITIES SHALL BE LOCATED IN PUBLIC PARKWAY (THE LANDSCAPED ARES BETWEEN THE CURB AND THE SIDEWALK OF THE CITY'S RIGHT OF WAY LINE), OUTSIDE OF CURB RAMPS, DRIVEWAYS AND SIDEWALK, UNLESS OTHERWISE NOTED ON SITE PLAN.

R. TRAFFIC DELINEATION SHALL BE EXECUTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD) AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

S. COMMERCIAL VEHICLES TRANSPORTING SOIL, EQUIPMENT OR CONSTRUCTION MATERIALS, AND HAVING UNLADEN WEIGHT AS DEFINED IN SECTION 660 OF CVC OF 6,000 POUNDS OR MORE OR HAVING MANUFACTURER'S GROSS WEIGHT RATING AS DEFINED IN SECTION 390 OF CVC OF 10,000 POUNDS OR MORE SHALL USE DESIGNATED TRUCK ROUTE TO COMMUTE TO PROJECT ANY COMMERCIAL VEHICLE HAVING A FULLY LADEN WEIGHT OF 20,000 POUNDS OR MORE SHALL NOT USE CONDITIONAL TRUCK ROUTE.

T. PUBLIC WORKS INSPECTOR SHALL INSPECT ALL STREET IMPROVEMENTS; ALL SEWER SYSTEMS INCLUDING ALL PIPING, TRENCHING, BACKFILLING AND SEWER EJECTOR; ALL STORM DRAIN SYSTEMS INCLUDING ALL PIPING, TRENCHING, BACKFILLING, CATCH BASINS, SUMP PUMPS AND OIL/WATER SEPARATOR. FIRST INSPECTION SHALL TAKE PLACE AFTER FORMS ARE IN PLACE FOR SIDEWALKS, DRIVEWAYS, ETC. OR AT THE TIME OF CONSTRUCTING THE SEWER LINE SECOND INSPECTION SHALL TAKE PLACE WHILE SIDEWALKS, DRIVEWAYS, ETC. ARE BEING POURED AND FINISHED OR AT THE TIME OF BACKFILLING. BACKFILLING, COMPACTION AND TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. FINAL INSPECTION WILL BE MADE AFTER CITY BUILDING DIVISION HAS MADE THEIR FINAL INSPECTION. AT THAT TIME, IF ALL WORK PERTAINING TO PUBLIC RIGHT OF WAY IS IN GOOD ORDER, THE PERMIT DEPOSITS WILL BE RELEASED, LESS ANY AND ALL CHARGES.

U. CONTRACTOR SHALL ARRANGE FOR PUBLIC WORKS INSPECTION 24 HOURS IN ADVANCE. CONTRACTOR SHALL CONTACT THE ENGINEERING SERVICES DIVISION AT (310) 937-6653 BEFORE 3:00 P.M. FOR ALL INSPECTION REQUESTS. CALLS RECEIVED AFTER 3:00 P.M SHALL NOT BE SCHEDULED FOR NEXT BUSINESS DAY INSPECTION.

V. CONTRACTOR SHALL SUBMIT COMPACTION REPORTS AND CONCRETE/ASPHALT CLASS CERTIFICATES TO ENGINEERING SERVICES DIVISION PRIOR TO REQUESTING FINAL INSPECTION.

W. DUST CONTROL SHALL BE ENFORCED TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION.

X. NOISE CONTROL SHALL BE ENFORCED TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION. ACTUAL CONSTRUCTION ACTIVITIES IN PUBLIC RIGHT OF WAY MAY OCCUR FROM 7:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY. NO WORK IN PUBLIC RIGHT OF WAY SHALL OCCUR ON SATURDAYS WITHOUT PRIOR AUTHORIZATION FROM THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. AUTHORIZED WORK ON SATURDAYS SHALL OCCUR FROM 9:00 A.M. TO 5:00 P.M. NO WORK IN PUBLIC RIGHT OF WAY SHALL OCCUR ON SUNDAYS OR NATIONAL HOLIDAYS.

Y. PUBLIC RIGHT OF WAY SHALL BE KEPT CLEAR AND CLEAN TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION. NO STORAGE OF DEBRIS, MATERIALS OR EQUIPMENT SHALL BE ALLOWED ON PUBLIC RIGHT OF WAY WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. SUCH CONSENT SHALL BE RENEWED DAILY. IF CITY CREWS ARE CALLED UPON TO PERFORM WORK OF CONTRACTOR, REGARDING CITY RIGHT OF WAY, CONTRACTOR SHALL BE CHARGED FOR ALL EXPENSES INCURRED BY CITY CREWS.

Z. CONTRACTOR SHALL LOCATE AND PROTECT IN PLACE EXISTING UTILITIES AT ITS SOLE COST. CONTRACTOR SHALL REPAIR, AT ITS COST AND TO THE SATISFACTION OF THE CITY ENGINEER, HIS REPRESENTATIVE AND/OR TO THE UTILITY COMPANIES, ANY DAMAGE INFLICTED BY CONTRACTOR ON EXISTING UTILITIES.

AA. CONTRACTOR SHALL LOCATE AND PROTECT IN PLACE EXISTING SURVEY POINTS AT ITS SOLE CONTRACTOR SHALL RE-ESTABUSH DAMAGED SURVEY POINTS, AT ITS SOLE COST, AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

BB. CONTRACTOR SHALL REPLACE AT ITS SOLE COST, REMOVED/DAMAGED TREES/LANDSCAPING WITHIN PUBLIC RIGHT OF WAY, TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

REVISION

G&G STRUCTURES, INC.
CIVIL & STRUCTURAL ENGINEERING
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sheet description
GENERAL NOTES + DETAILS

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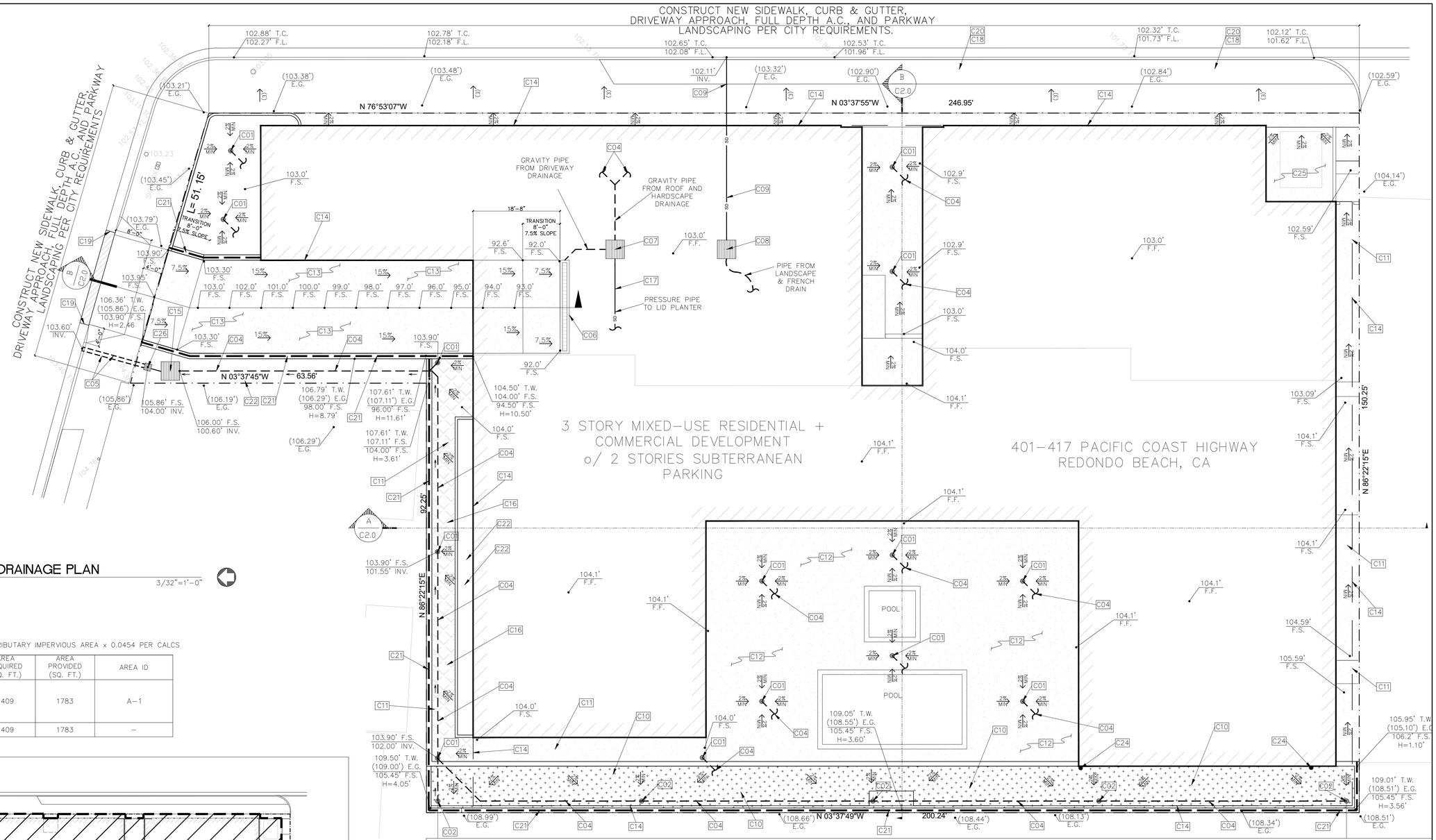
PRIVATE RESIDENCE
401-417 S PACIFIC COAST HWY
REDONDO BEACH, CA 90277

date: 09/08/2025
scale: NONE
drawn by: M.A.
job no.: 25-146
sheet:
C0.1

CONSTRUCT NEW SIDEWALK, CURB & GUTTER,
DRIVEWAY APPROACH, FULL DEPTH A.C., AND PARKWAY
LANDSCAPING PER CITY REQUIREMENTS.

CONSTRUCT NEW SIDEWALK, CURB & GUTTER,
DRIVEWAY APPROACH, FULL DEPTH A.C., AND PARKWAY
LANDSCAPING PER CITY REQUIREMENTS



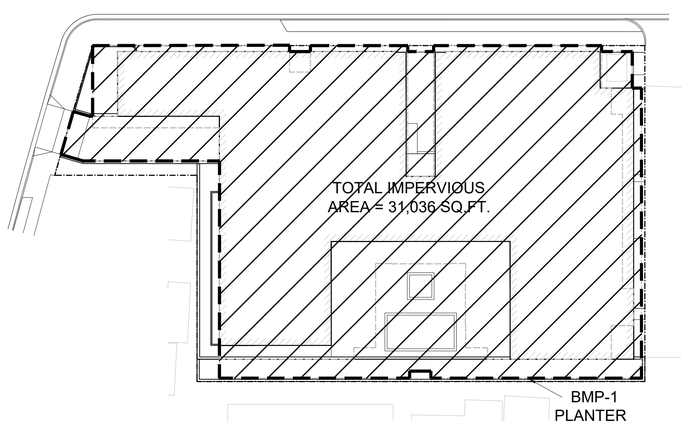
DRAINAGE PLAN

3/32"=1'-0"

PLANTER BOX CALCULATIONS

TRIBUTARY IMPERVIOUS AREA x 0.0454 PER CALCS

BMP DEVICE	IMPERVIOUS AREAS (SQ. FT.)	AREA REQUIRED (SQ. FT.)	AREA PROVIDED (SQ. FT.)	AREA ID
BMP-1	31036	1409	1783	A-1
TOTAL	31036	1409	1783	-



IMPERVIOUS AREA TO LID DEVICES

PLAN NOTES

1. FOR RET. WALLS DETAILS SEE STRUCTURAL SECTIONS & DETAILS
2. SEE SHEET C0.1 FOR GENERAL NOTES & DETAILS.
3. SEE ARCH. DWG'S. FOR OTHER INFORMATION NOT SHOWN.

DRIVEWAY APPROACH NOTES

1. DRIVEWAYS SHALL BE 4" THICK CONCRETE.
2. WEAKENED PLANE JOINTS SHALL BE INSTALLED AT BOTH SIDE OF A DRIVEWAY AND AT APPROXIMATELY 10' INTERVALS.
3. USE 6" BASE MATERIAL UNDER DRIVEWAY.

GRADING NOTES

C01 4"ø AREA DRAIN, SEE PLUMBING PLANS FOR ADDITIONAL INFO.
C02 4"ø OVERFLOW AREA DRAIN TO SUMP PUMP
C03 4"ø PVC SCH.40 DRAIN PIPE TO OVERFLOW SUMP PUMP.
C04 4"ø PVC SCH.40 DRAIN PIPE TO SUMP PUMP FOR LID DEVICE. SEE PLUMBING PLANS FOR ADDITIONAL INFO.
C05 (2) 3"ø CAST IRON PIPE.
C06 TRENCH DRAIN, SEE PLUMBING PLANS FOR ADDITIONAL INFO.
C07 SUMP PUMP #1: CONC SUMP PUMP BASIN, INSTALL (2) PUMP W/ DUPLEX CONTROL & AUDIBLE HIGH WATER ALARM TO CONDUCT ROOF, HARDSCAPE & DRIVEWAY DRAINAGE TO LID PLANTER
C08 SUMP PUMP #2: CONC SUMP PUMP BASIN, INSTALL (2) PUMP W/ DUPLEX CONTROL & AUDIBLE HIGH WATER ALARM FOR FRENCH DRAINS & PLANTER AREA DRAINS
C09 4" ø PVC SCH. 80 PRESSURE PIPE ±100'-0" LONG
C10 LID DEVICE (RAISED PLANTER) FOR STORM DRAINAGE @ GROUND FLOOR
C11 CONCRETE WALKWAY.
C12 CONCRETE PATIO.
C13 CONCRETE DRIVEWAY PER ARCH PLANS
C14 TEMPORARY SHORING BY OTHERS
C15 SUMP PUMP #3: CONC SUMP PUMP BASIN, INSTALL (2) PUMP W/ DUPLEX CONTROL & AUDIBLE HIGH WATER ALARM FOR LID DEVICE OVERFLOW
C16 PERMEABLE WALKWAY
C17 4" ø PVC SCH. 80 PRESSURE PIPE PER PLUMBING PLANS
C18 PROVIDE PARKWAY LANDSCAPING & IRRIGATION PLAN FOR PARK'S DEPT. REVIEW & APPROVAL PRIOR TO ENGINEERING PLAN CHECK APPROVAL.
C19 CONSTRUCT NEW A.C. PAVEMENT. NEW A.C. THICKNESS SHALL BE 1" THICKER THA THE EXISTING A.C. THICKNESS.
C20 LANDSCAPING & IRRIGATION BY OTHERS, PER CITY OF URBAN FORESTRY MANAGER'S APPROVAL, CONTACT ALBERTO ALEJANDRE, URBAN FORESTRY MANAGER AT (310) 318-0687 EXT 4545 FOR MORE INFORMATION
C21 RETAINING WALL PER STRUCTURAL PLANS.
C22 LANDSCAPE PER ARCH. DWG'S
C23 NOT USED
C24 DOWNSPOUT PER ARCH. PLANS
C25 (N) SCE TRANSFORMER PAD BY OTHERS
C26 24"x24" CATCH BASIN PER DETAIL

PLAN LEGEND:

- FG 600.00 — PROPOSED ELEVATIONS
- FG (600.00) — EXISITING ELEVATIONS
- 2% — SHEET FLOW DIRECTION.
- DS — DOWN SPOUT PER ARCH PLANS
- PRESSURE PIPE
- DRAIN PVC PIPE
- CATCH BASIN
- CONCRETE HARDSCAPE
- LANDSCAPE
- LID PLANTER AREA

B.C. BOTTOM OF CURB
B.W. BOTTOM OF WALL
B.D. BOTTOM OF PIPE DRAIN (FROM DOWNSPOUT)
B.C.R BEGINNING OF CURB RETURN
E.G. EXISTING GRADE
F.L. FLOW LINE
F.S. FINISH SLAB
F.G. FINISH GRADE
F.SW. FINISH SWALE
G.B. GRADE BRAKE
T.O.W. TOP OF WALL
T.C. TOP OF CURB
T.G. TOP OF GRADE
T.SL. TOP OF SLAB
T.S. TOP OF STEP
T.X. BOTTOM OF APRON
T.O.P. TOP OF PIT

REVISION

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sheet description
DRAINAGE PLAN

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PRIVATE RESIDENCE
401-417 S PACIFIC COAST HWY
REDONDO BEACH, CA 90277

date:	09/08/2025
scale:	PER PLAN
drawn by:	M.A.
job no.:	25-146
sheet:	C1.0

EARTHWORK PLAN LEGEND:

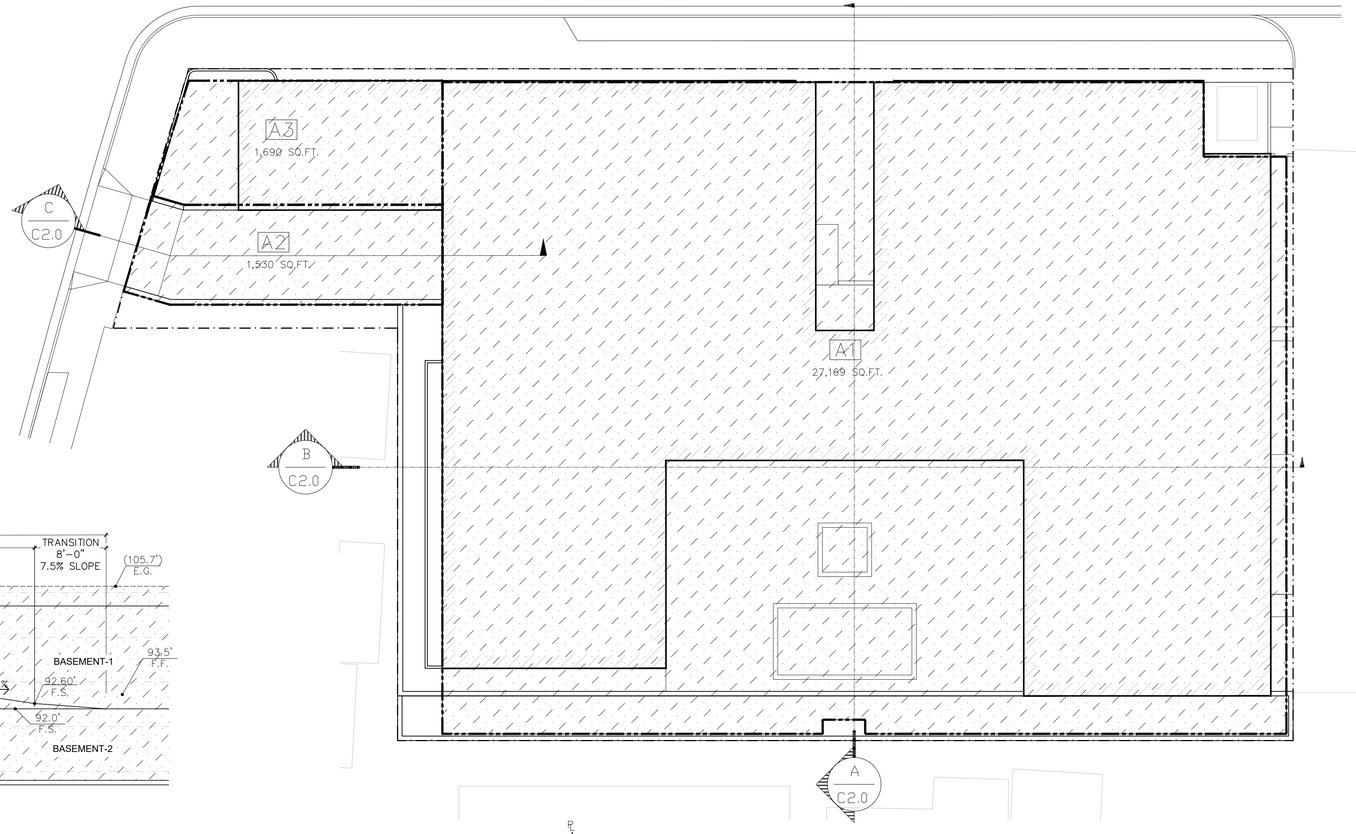
CUT

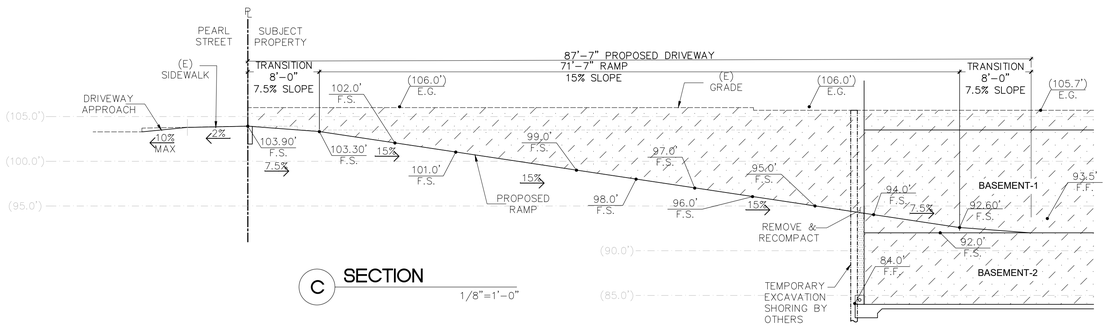
AREA ID	AVERAGE HEIGHT	PLAN AREA [SF]		VOLUME [CYD]		REMARKS
		CUT	FILL	CUT	FILL	
A1	24.10	27169	0	24251	0	BASEMENT
A2	7.40	1530	0	419	0	DRIVEWAY
A3	2.40	1690	0	150	0	FIRST FLOOR
OVERALL CUT & FILL				24820	0	
OVERALL TOTAL EXPORT [CYD]				24820		
OVERALL COMBINED (CUT & FILL) [CYD]				24820		

CYD= CUBIC YARDS
SF= SQUARE FEET
FT= FEET

* AVERAGE HEIGHT CALCULATED FROM SPOT ELEVATIONS @ 4 CORNERS.

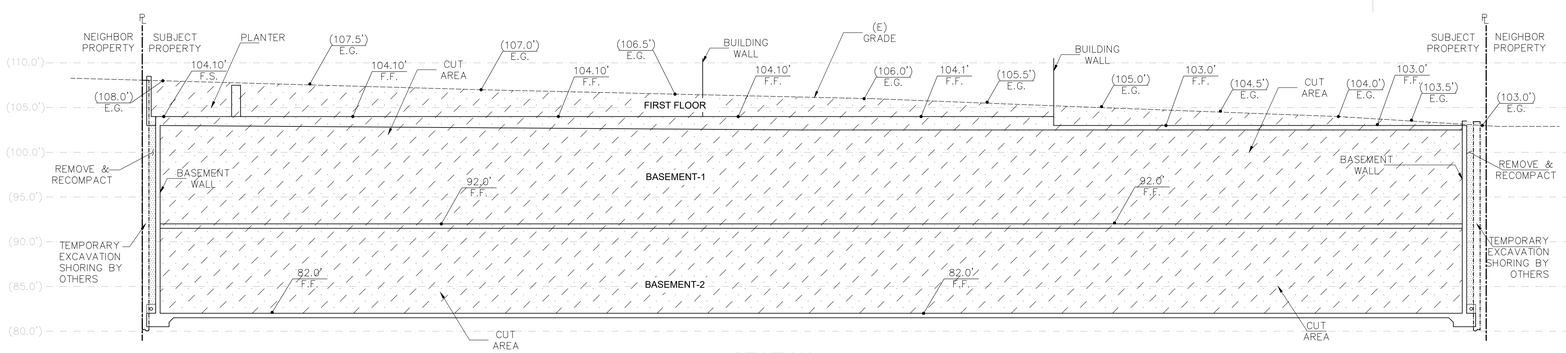
2 EARTHWORK CALCULATIONS



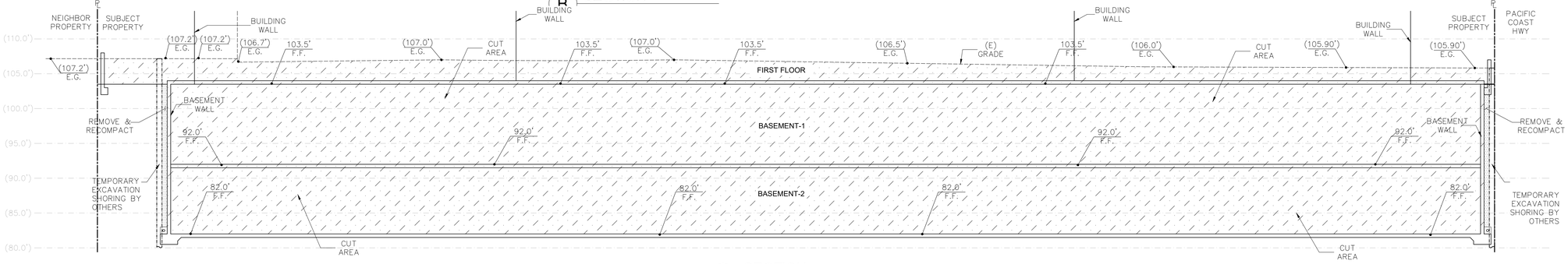


C SECTION

1/8"=1'-0"



B SECTION



A SECTION

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sheet description
EARTHWORK DIAGRAM PLAN + SECTIONS

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REDONDO BEACH, CA 90277

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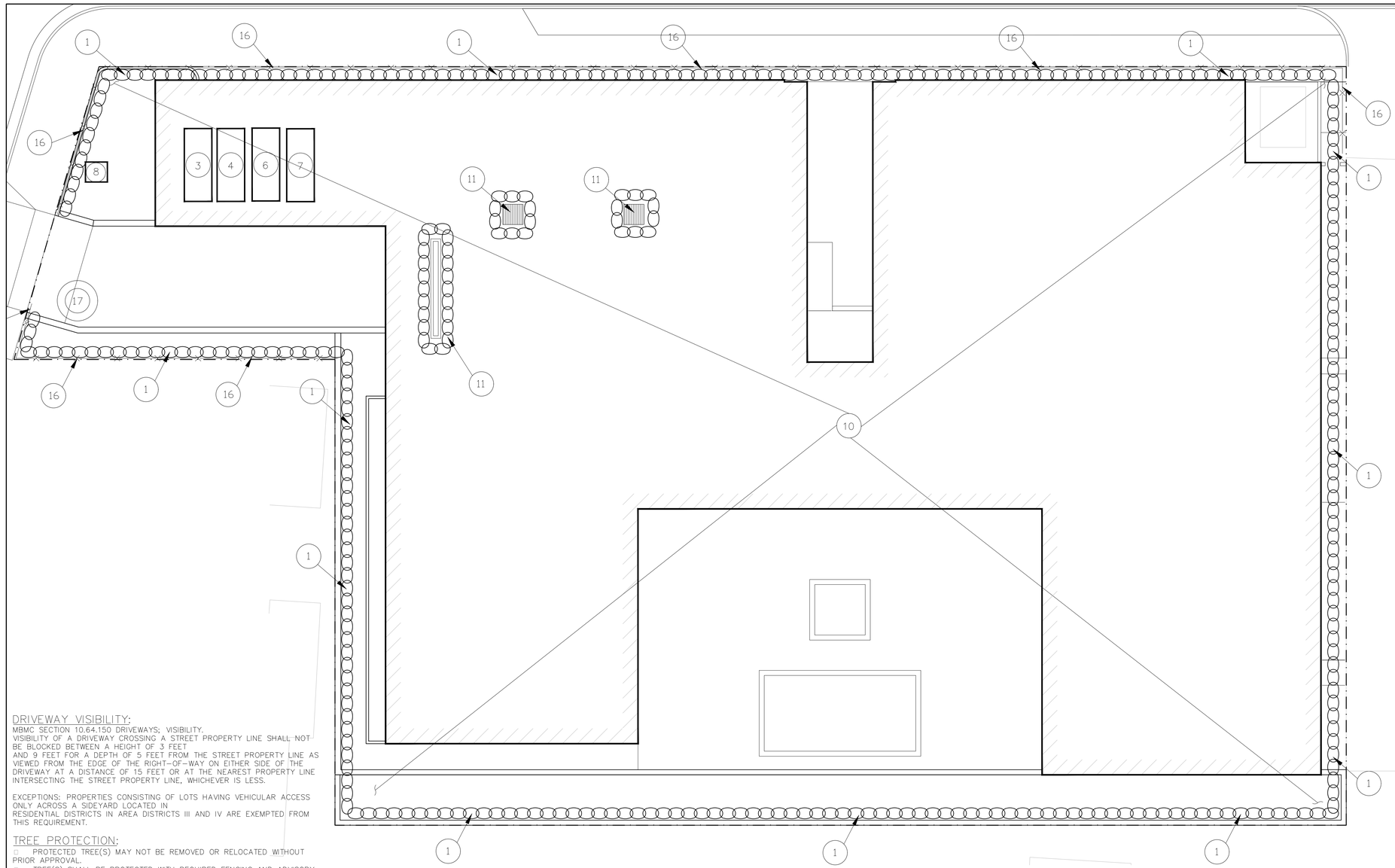


DRIVEWAY VISIBILITY:

MBMC SECTION 10.64.150 DRIVEWAYS; VISIBILITY.
VISIBILITY OF A DRIVEWAY CROSSING A STREET PROPERTY LINE SHALL NOT BE BLOCKED BETWEEN A HEIGHT OF 3 FEET AND 9 FEET FOR A DEPTH OF 5 FEET FROM THE STREET PROPERTY LINE AS VIEWED FROM THE EDGE OF THE RIGHT-OF-WAY ON EITHER SIDE OF THE DRIVEWAY AT A DISTANCE OF 15 FEET OR AT THE NEAREST PROPERTY LINE INTERSECTING THE STREET PROPERTY LINE, WHICHEVER IS LESS.

EXCEPTIONS: PROPERTIES CONSISTING OF LOTS HAVING VEHICULAR ACCESS ONLY ACROSS A SIDEYARD LOCATED IN RESIDENTIAL DISTRICTS IN AREA DISTRICTS III AND IV ARE EXEMPTED FROM THIS REQUIREMENT.

TREE PROTECTION:

- PROTECTED TREE(S) MAY NOT BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL.
- TREE(S) SHALL BE PROTECTED WITH REQUIRED FENCING AND ADVISORY SIGNS WITH TREE PROTECTION REQUIREMENTS SHALL BE CLEARLY POSTED ON THE SITE.
- TREE(S) SHALL BE PROPERLY MAINTAINED, WATERED AND CARED FOR TO MAINTAIN THE TREES HEALTH.
- NO TRASH, CONSTRUCTION MATERIAL OR DEBRIS, DIRT, PORTABLE TOILETS, OR ANY OTHER MATERIAL SHALL BE PLACED WITHIN THE PROTECTIVE FENCING AREA.
- NO GRADING WITHIN THE PROTECTIVE FENCING AREA.
- ANY PRUNING OF BRANCHES OR ROOTS MUST COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300) PRUNING STANDARDS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS. ANY PROPOSED REVISIONS REQUIRE PRIOR APPROVAL BY THE CITY OF MANHATTAN BEACH.
- A SECURITY DEPOSIT MAY BE REQUIRED TO ENSURE THE EXISTING TREE(S) ARE PROTECTED.
- VIOLATIONS OF THE TREE PRESERVATION REGULATIONS MAY RESULT IN FINES UP TO THE COST OF AN EQUAL SIZE REPLACEMENT TREE OR THE APPRAISED VALUE OF THE TREE, WHICHEVER IS HIGHER.

LANDSCAPE IRRIGATION:

PROVIDE IRRIGATION SYSTEM PER LANDSCAPE ORDINANCE OR PER CALIFORNIA DEPARTMENT OF WATER RESOURCES: MODEL WATER EFFICIENT LANDSCAPE ORDINANCE WHICHEVER IS MORE STRINGENT.
FIELD VERIFY CONTROLLER INSTALLATION WHEN CONTROLLERS ARE INSTALLED BY THE CONTRACTOR AT TIME OF BUILDING FINAL.

THE FOLLOWING BMPS FROM THE "2009 CONSTRUCTION BMP HANDBOOK/PORTAL"MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL"MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

EROSION CONTROL

EC1 -SCHEDULING
EC2 -PRESERVATION OF EXISTING VEGETATION
EC3 -HYDRAULIC MULCH
EC4 -HYDROSEEDING
EC5 -SOIL BINDERS
EC6 -STRAW MULCH
EC7 -GEOTEXTILES & MATS
EC8 -WOOD MULCHING
EC9 -EARTH DIKES AND DRAINAGE SWALES
EC10 -VELOCITY DISSIPATION DEVICES
EC11 -SLOPE DRAINS
EC12 -STREAMBANK STABILIZATION
EC13 -RESERVED
EC14 -COMPOST BLANKETS
EC15 -SOIL PREPARATION\ROUGHENING
EC16 -NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

16 — SE1 -SILT FENCE
SE2 -SEDIMENT BASIN
SE3 -SEDIMENT TRAP
SE4 -CHECK DAM
SE5 -FIBER ROLLS
9 — SE6 -GRAVEL BAG BERM
SE7 -STREET SWEEPING AND VACUUMING
1 — SE8 -GRAVELBAG BARRIER
SE9 -STRAW BALE BARRIER
11 — SE10 -STORM DRAIN INLET PROTECTION
SE11 -ACTIVE TREATMENT SYSTEMS
SE12 -TEMPORARY SILT DIKE
SE13 -COMPOST SOCKS & BERMS
SE14 -BIOFILTER BAGS

WIND EROSION CONTROL

10 — WE1 -WIND EROSION CONTROL

TEMPORARY TRACKING CONTROL

TC1 -STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 -STABILIZED CONSTRUCTION ROADWAY
TC3 -ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

3 — NS1 -WATER CONSERVATION PRACTICES
NS2 -DEWATERING OPERATIONS
NS3 -PAVING AND GRINDING OPERATIONS
NS4 -TEMPORARY STREAM CROSSING
NS5 -CLEAR WATER DIVERSION
NS6 -ILLICIT CONNECTION/DISCHARGE
NS7 -POTABLE WATER/IRRIGATION
NS8 -VEHICLE AND EQUIPMENT CLEANING
NS9 -VEHICLE AND EQUIPMENT FUELING
NS10 -VEHICLE AND EQUIPMENT MAINTENANCE
NS11 -PILE DRIVING OPERATIONS
NS12 -CONCRETE CURING
NS13 -CONCRETE FINISHING
NS14 -MATERIAL AND EQUIPMENT USE
NS15 -DEMOLITION ADJACENT TO WATER
NS16 -TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

4 — WM1 -MATERIAL DELIVERY AND STORAGE
WM2 -MATERIAL USE
17 — WM3 -STOCKPILE MANAGEMENT
WM4 -SPILL PREVENTION AND CONTROL
6 — WM5 -SOLID WASTE MANAGEMENT
WM6 -HAZARDOUS WASTE MANAGEMENT
7 — WM7 -CONTAMINATION SOIL MANAGEMENT
WM8 -CONCRETE WASTE MANAGEMENT
8 — WM9 -SANITARY/SEPTIC WASTE MANAGEMENT
WM10 -LIQUID WASTE MANAGEMENT

EROSION CONTROL PLAN

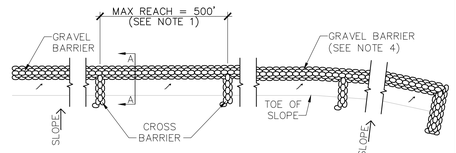
3/32"=1'-0"

PLAN LEGEND:

GRAVEL BAGS
SILT FENCE

24 HOUR EMERGENCY CONTACT INFORMATION:

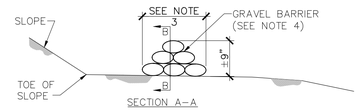
NAME: G&G STRUCTURES, INC.
PHONE: (310) 294-8111



PLAN
GRAVELBAG BARRIER

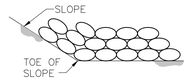
NOTES:

1. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED ½ THE HEIGHT OF THE LINEAR BARRIER. IN NO CASE SHALL THE REACH LENGTH EXCEED 500'.
2. PLACE GRAVELBAGS TIGHTLY.
3. DIMENSION MAY VARY TO FIT FIELD CONDITION.
4. GRAVELBAG BARRIER SHALL BE A MINIMUM OF 1 BAG HIGH.
5. THE END OF THE BARRIER SHALL BE TURNED UP SLOPE.
6. CROSS BARRIERS SHALL BE A MIN OF ½ AND MAX OF ⅔ THE HEIGHT OF THE LINEAR BARRIER.
7. GRAVELBAG ROWS AND LAYERS SHALL BE STAGGERED TO ELIMINATE GAPS.

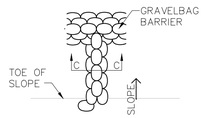


SECTION A-A

SECTION B-B



END DETAIL



CROSS BARRIER DETAIL

SECTION C-C

1 GRAVELBAG BARRIER DETAIL

N.T.S

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sheet description
EROSION CONTROL PLAN

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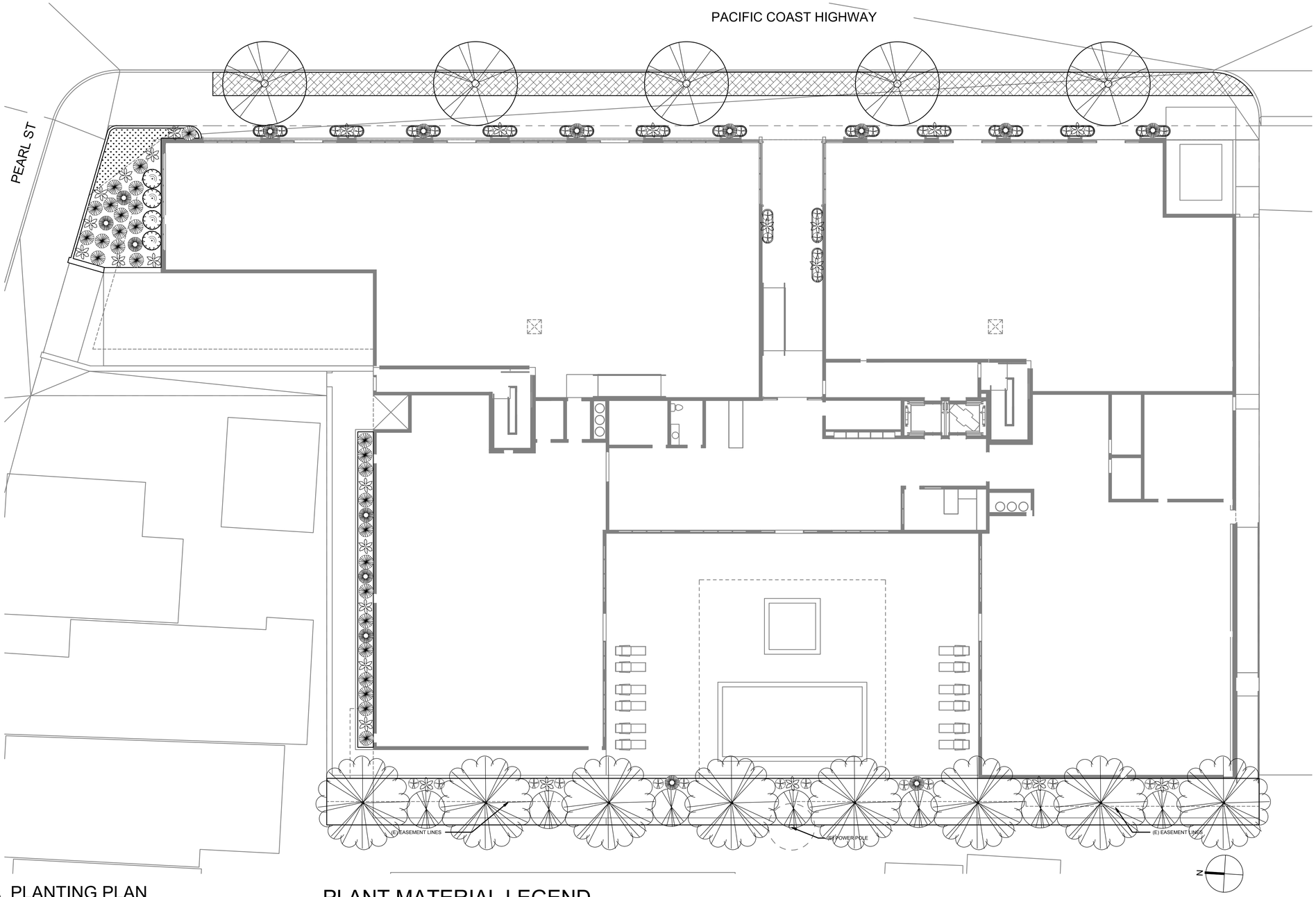

1 PLANTING PLAN

SCALE: 3/32" = 1' - 0"

PLANT MATERIAL LEGEND

TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREE		ARBUTUS UNEDO	STRAWBERRY TREE	10-30FT	5
TREE		DRACAENA DRACO	DRAGON TREE	5-25FT	15
TREE		CERCIS OCCIDENTALIS	WESTERN REDBUD	15-25FT	8
SHRUB		SALVIA LEUCANTHA	MEXICAN BUSH SAGE	2-3FT	28
SHRUB		LAVANDULA DENTATA	LAVENDER	3-5FT	44

TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
SHRUB		BUDDLEIA DAVIDII	BUTTERFLY BUSH	10-15FT	7
SHRUB		YUCCA ROSTRATA	YUCCA	3-5FT	4
SHRUB		AGAVE ATTENUATA	FOXTAIL AGAVE	4-5FT	22
GROUND COVER		BOUGAINVILLEA	BOUGAINVILLEA	6-10FT	28
GROUND COVER		PLUMBAGO CAPENSIS	PLUMBAGO	3-6FT	10

ARBUTUS UNEDO

DRAGON TREE

MEXICAN BUSH SAGE

LAVENDER

YUCCA

FOXTAIL AGAVE

BOUGAINVILLEA

BUTTERFLY BUSH

WESTERN REDBUD

PLUMBAGO

Contact Info
Rootlines LLC
Rachel Roth
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Client Info
Ben Agarwal
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Redondo Beach, CA
90277
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Project Name
NIVASA LIVING MIXED-USE
401-417 Pacific Coast Hwy
Redondo Beach, CA
90277

Rev	Date	Issue

Seal

Date 10/25/25
Designed By RER
Drawn By RER
Approve / Checked By
Project #
Project Phase

Sheet Title
PRELIMINARY LANDSCAPE PLAN

Scale 3/32" = 1' - 0"

Sheet #
L1.1

LIGHTING FIXTURE LEGEND

1	EXTERIOR WALL SCONCE
2	EXTERIOR RECESSED LIGHT FIXTURE
3	WALL MOUNTED PATH LIGHT

N

SITE LIGHTING PLAN — SCALE: 1/8" = 1'-0" (1)

12/4/2025 12:28:14 PM

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interiors
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NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN REVIEW SET
DECEMBER 3, 2025

LIGHTING PLAN

Scale: As indicated
By: Author
Project No: 2518
Page No: E-1.0

CITY OF REDONDO BEACH

EXEMPTION DECLARATION
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: December 11, 2025

PROJECT ADDRESS: 401, 405, 411, 413, and 417 S. Pacific Coast Highway, Redondo Beach.

PROPOSED PROJECT: CONSIDERATION OF A COASTAL DEVELOPMENT PERMIT (PERMIT NO. 2025-0074) FOR THE CONSTRUCTION OF A NEW 49 UNIT MIXED-USED DEVELOPMENT (INCLUSIVE OF 8 AFFORDABLE UNITS), 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING, LOCATED IN A COMMERCIAL (C-2) ZONE ON PROPERTY AT 401, 405, 411, 413, AND 417 S. PACIFIC COAST HIGHWAY.

In accordance with Chapter 3, Title 10, Section 10-3.301 of the Redondo Beach Municipal Code, the above-referenced project is Statutorily Exempt from the preparation of environmental review documents.

The proposed development is exempt from the California Environmental Quality Act (CEQA) because approval of the project is a ministerial action, and therefore CEQA does not apply pursuant to Public Resources Code §21080(b)(1) and CEQA Guidelines §15268. Additionally, Government Code §§65912.100 - 65912.124, establishing the AB 2011 ministerial approval process, expressly removes discretionary authority from local agencies for eligible mixed-income projects. As a result, CEQA does not apply, and the City is not required to evaluate alternatives or mitigation measures.

Sean Scully

Sean Scully
Planning Manager