



City of Redondo Beach

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR CONSIDERATION OF CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT AND ADOPTION OF FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM, APPROVAL OF A COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS, OUTDOOR DINING, TASTING ROOM, AND MULTIPLE DWELLING UNITS), VARIANCE, PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE TRACT MAP NO. 82561 FOR A PROPOSED 30-UNIT RESIDENTIAL DENSITY BONUS PROJECT WITH ADAPTIVE REUSE OF NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE AT 100-132 N. CATALINA AVENUE

Project Title: The Catalina Village Project
Project Location: 100-132 N. Catalina Avenue
Notice Date: September 1, 2022
Planning Commission Meeting Date: Thursday September 15, 2022 at 6:30 p.m.

Project Description: The project site consists of six parcels located on the east side of North Catalina Avenue at the intersection with Emerald Street. The project site is developed with legal non-conforming commercial structures/uses. The project developer requests approval to construct a mixed-use, 30-unit Density Bonus residential project. A building (116 N. Catalina Avenue) would be demolished and portions of four other existing buildings (112, 124, 126 and 132 N. Catalina Avenue) would be removed. The remaining buildings would be adaptively reused as contributors to a potential historic district.

The Preservation Commission held a public hearing regarding this project on April 18, 2022. Subsequently, the Planning Commission held two previous public hearings on the matter on April 21, 2022 and May 19, 2022. At the May 19th Planning Commission meeting, the public hearing was continued to a date uncertain.

The Final Environmental Impact Report comprehensively evaluates the potential impacts of the project and was prepared in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. The Final EIR determines that most of the potential project impacts can be reduced to a less than significant level with implementation of the measures identified in the Mitigation Monitoring and Reporting Program. However, the Final EIR also determines that the proposed project will have a significant transportation (Vehicle Miles Traveled) effect on the environment even with the implementation of mitigation measures. The approval of the project by the City is contingent upon the review and certification of the Final Environmental Impact Report and approval of other entitlements by the Preservation and Planning Commissions.

The Final EIR, which includes response to comments, will be available at locations 1 through 5:

1. City of Redondo Beach, Community Development Department, 415 Diamond Street, Door "2," Redondo Beach, California 90277
2. City of Redondo Beach, City Clerk, 415 Diamond Street, Door "1", Redondo Beach, California 90277
3. Redondo Beach Public Library, 303 N. Pacific Coast Highway, Redondo Beach, California 90277
4. Redondo Beach Public Library - North Branch, 2000 Artesia Boulevard, Redondo Beach, California 90277
5. Online at www.redondo.org/catalinavillage

PUBLIC HEARING: The public hearing on this matter will take place before the Planning Commission on **Thursday, September 15th, 2022 at 6:30 p.m.**, or as soon thereafter as possible, in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California, or for public participation by Virtual Meeting via Zoom. The meeting will also be livestreamed on the City's website at www.redondo.org/RBTV, YouTube at <https://www.youtube.com/c/CityofRedondoBeachTV>, and broadcast live through Spectrum Channel 8 and Frontier Communications Channel 41. Members of the public may participate during the meeting as outlined below.

PUBLIC COMMENT: There will be three options for public testimony during the meeting:

1. In person oral testimony can be provided by attending the meeting in the City of Redondo Beach City Council Chambers at the address noted above.
2. Interested persons may submit a written eComment through the City's agenda webpage at <https://redondo.legistar.com/Calendar.aspx>. Specific instructions for eComment will be provided on the agenda cover page when it is released at least 72 hours prior to the public hearing. eComments will be read out loud by City staff during the public hearing and are limited to 3 minutes in length (up to 2200 characters). Only one eComment per person.
3. Oral public testimony can be provided live by joining the virtual Zoom meeting by computer or phone-in. Registration is required, and can be requested by sending an email to PlanningRedondo@redondo.org. An email will be sent with the Zoom registration link. The registration link will also be provided on the agenda cover sheet when it is released as detailed below.

A person may either comment live or submit an eComment, but cannot do both.

For those that cannot participate during the public hearing, written comments for the Planning Commission on this matter may be submitted by email to PlanningRedondo@redondo.org. Written comments will be accepted up to 3:00 p.m. the day of the public hearing, September 15th, 2022, to allow time for distribution to the Planning Commission as a Blue Folder item.

ADDITIONAL INFORMATION: Questions related to this matter may be submitted by email to PlanningRedondo@redondo.org. A staff member will provide assistance. For those that would like to review the project materials in person at the counter, an appointment is required and can be requested by sending an email to the address above.

The agenda packet with the administrative report and materials related to this matter will be available for review at least 72 hours prior to the public hearing, pursuant to State Law and local ordinance, on the City of Redondo Beach website <https://redondo.legistar.com/Calendar.aspx>. Select the Planning Commission meeting of September 15th, 2022.

If you challenge the project decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Redondo Beach at, or prior to, the public hearing.

Action regarding certification of an Environmental Impact Report, a Planning Commission Design Review, a Conditional Use Permit, Coastal Development Permit, Variance, and Vesting Tentative Tract Map may be appealed to the City Council for a fee. These items must be appealed to the City Council by the tenth (10th) day following such decision (or on the next working day if the tenth (10th) day falls on a weekend or holiday). The system of appeals is described in greater detail in the Redondo Beach Municipal Code (RBMC), including §§ 10-5.2506(g), 10-5.2502(g), 10-5.2510 (g), 10-5.2222, 10-3.901, 10-1.506, 10-1.906, and 10-1.1011. Potential appellants are advised to review these procedures for further details and applicability.

CITY OF REDONDO BEACH, CALIFORNIA

Eleanor Manzano
City Clerk of the City of Redondo Beach
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