

**CITY OF REDONDO BEACH  
PLANNING COMMISSION AGENDA  
Thursday, August 21, 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](http://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](https://www.zoomgov.com/webinar/register/WN__s648-MDRriOtr4nSvUbYg)

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 AUGUST 21, 2025.](#)**

### **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**

[Public hearing for consideration of an Addendum to the Environmental Impact Report for the South Bay Galleria Mixed-Use Project \(State Clearinghouse No. 2015101009\), an Amendment of the Conditional Use Permit and Planning Commission Design Review approved by the City Council \(Resolution No. CC-1901-004\) on January 15, 2019, a Subdivision \(Vesting Tentative Tract Map No. 84931\), a One Year Extension of the Vesting Period of Tract Map No. 74481, and "Waivers" of some Development Standards pursuant to State Density Bonus Law to allow the development of Phase 2](#)

of the South Bay Social District (formerly the South Bay Galleria Mixed-Use Project) to construct an 8-story mixed-use building consisting of 15 residential Townhomes (apartments or condominiums) and 335 residential apartments inclusive of 10% very low income or 20% low income affordable units with 843 parking spaces within a garage (below and above grade), 8,351 square feet of commercial, and associated amenities on two parcels (Lot 7 and Lot 15 of Tract Map No. 74481) totaling 3.26 acres within the Regional Commercial (CR) zone located at 1815 Hawthorne Boulevard (Kingsdale and 177th Street).

PROPERTY OWNER: KW-F SBG OWNER LLC

APPLICANT: KW-F SBG OWNER LLC c/o Stuart Miller

LOCATION: 1815 Hawthorne Boulevard

CASE NOS: 20250068 (Amendment to CUP; PCDR); VTTM No. 84931; TM No. 74481 (One Year Extension of Vesting); State Density Bonus Law Waivers

RECOMMENDATION:

1. Open the public hearing and take testimony, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff, applicant, and public and deliberate;
3. Close the public hearing;
4. Adopt the attached Resolution by title only, waiving further reading, adopting an Addendum to an Environmental Impact Report (EIR) and granting an Amendment to a Conditional Use Permit and Planning Commission Design Review, and approving Vesting Tentative Tract Map No. 84931, a One Year Extension of the Vesting Period for the Recorded Final Vesting Tract Map No. 74481, and Concessions/Waivers of development standards pursuant to State Density Bonus Law to construct "Phase 2" of the South Bay Social District (formerly the South Bay Galleria Mixed-Use Project) on property located within a Regional Commercial (CR) Zone:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE SOUTH BAY GALLERIA MIXED-USE PROJECT (STATE CLEARINGHOUSE NO. 2015101009) CERTIFIED BY THE CITY OF REDONDO BEACH ON JANUARY 15, 2019, AND GRANTING THE REQUESTS FOR AN AMENDMENT OF THE CONDITIONAL USE PERMIT AND PLANNING COMMISSION DESIGN REVIEW APPROVED BY THE CITY COUNCIL (RESOLUTION NO. CC-1901-004) FOR THE SOUTH BAY GALLERIA MIXED-USE PROJECT ON JANUARY 15, 2019, AND APPROVING VESTING TENTATIVE TRACT MAP NO. 84931, A ONE YEAR EXTENSION OF THE VESTING PERIOD FOR THE RECORDED FINAL VESTING TRACT MAP NO. 74481, AND CONCESSIONS/WAIVERS OF DEVELOPMENT STANDARDS PURSUANT TO GOVERNMENT CODE SECTION 65915 (DENSITY BONUS LAW) TO ALLOW THE DEVELOPMENT OF PHASE 2 OF THE SOUTH BAY SOCIAL DISTRICT (FORMERLY THE SOUTH BAY GALLERIA MIXED-USE PROJECT) TO CONSTRUCT AN 8-STORY MIXED-USE BUILDING CONSISTING OF 15 RESIDENTIAL TOWNHOMES (APARTMENTS OR CONDOMINIUMS) AND 335 RESIDENTIAL APARTMENT UNITS, INCLUSIVE OF 10% VERY LOW INCOME OR 20% LOW INCOME AFFORDABLE UNITS, ONE LEVEL OF UNDERGROUND PARKING AND 3 LEVELS OF ABOVE GRADE PARKING TOTALING 845 PARKING SPACES (350 PARKING SPACES EXCLUSIVELY FOR RESIDENCES AND 495 PARKING SPACES (REPLACEMENT PARKING) FOR COMMERCIAL USES), 8,351 SQUARE FEET OF GRADE LEVEL COMMERCIAL USES, AND ASSOCIATED AMENITIES ON PROPERTY (3.26

ACRES) LOCATED WITHIN THE REGIONAL COMMERCIAL (CR) ZONE LOCATED  
AT 1815 HAWTHORNE BOULEVARD

- 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 \*\*\*\*\* Commission will be a regular meeting to be held at \*\*\* p.m. on  
\*\*\*\*\*, 2021, 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](http://www.redondo.org) under the City Clerk.*