

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 105 PARKING SPACES, LOCATED ON FIVE PARCELS (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) WITHIN A COMMERCIAL ZONE (C-2) 401-417 S. PACIFIC COAST HIGHWAY. (CASE NO. 2025-0247)



REDONDO  
BEACH

Planning Commission  
December 18, 2025

# Project Location

- 401-417 S Pacific Coast Hwy
  - West side of PCH, between Pearl and Ruby Street
- Lot size is 33,294 SF (0.76 Acres-5 parcels)
- Property Zoning: Commercial (C-2)
- Surrounding Zoning:
  - North: Commercial (C-2), Multi-family residential (MU-3)
  - East and south: Commercial (C-2)
  - West: Multi-family residential (R-3A)
- Existing Uses:
  - Vacant commercial structures (3) – Vacant Lots
- Surrounding Uses:
  - North/South/East: Commercial
  - West: Multifamily residential and church



# Proposed Development Review

- **Scope of Work**

- Demolition of all existing on-site structures.
- Construction of a new 4-story, mixed-use condominium building.

- **Residential:** 49 total residences.

- *Affordability:* Includes 5 Very Low-Income and 3 Moderate-Income units.

- **Commercial:** 17,000 sq. ft. of ground-floor commercial use oriented toward Pacific Coast Highway (PCH).

- **Parking:** Two levels of subterranean parking (up to 105 spaces).

- **Height:** 45 feet (with projections up to 15'-7" for stair/elevator penthouses).

# Project Renderings

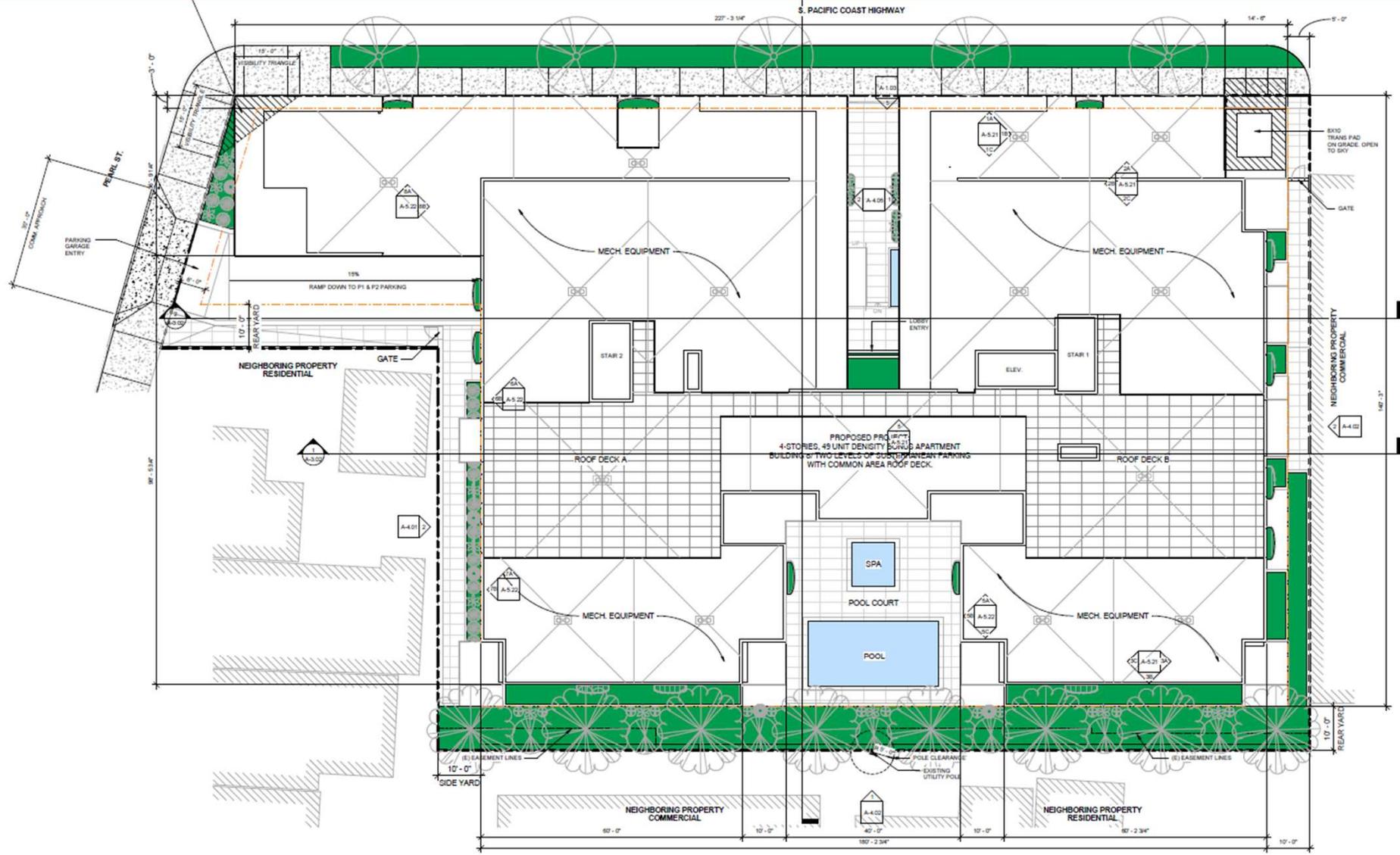


# Project Renderings



# Site Design and Access

- **Vehicular Access:** Primary access via Pearl Street (oriented away from PCH to reduce conflict).
- **Pedestrian activation:** Large, transparent storefront openings along PCH create an active street edge.
- **Landscaping:** Drought-tolerant, California native plantings around the perimeter.
- **Amenities:** Shared community space, ground-floor pool courtyard, and ~3,988 sq. ft. roof deck.
- **Buffering:** Outdoor areas located and landscaped to buffer noise and privacy impacts on northern/western residential neighbors.



# Density, Massing, and Height

<b>Standard</b>	<b>Local Requirement (MU-3)</b>	<b>Proposed Project</b>	<b>Compliance Status</b>
FAR (Floor Area Ratio)	Max 1.5 Total (0.3-0.7 Comm.)	2.57 Total (0.51 Comm.)	Commercial complies. SDBL Concession required for Total FAR.
Minimum Lot Size	15,000 sf	33,294 sf	Complies with Local Standard.
Building Height	45 feet	45 feet	Complies (AB 2011 standard supersedes local).
Height Projections	Max 4 ft allowed above limit	15 ft – 7 in (Stair/Elevator)	SDBL Waiver requested.
Stories	3 Stories	4 Stories	SDBL Waiver requested.





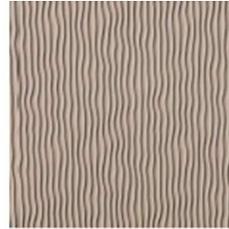
1 COMPOSITE SHINGLE SIDING - LIGHT GRAY



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



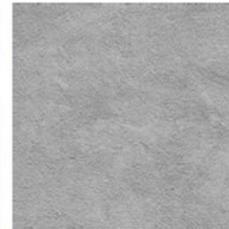
7 GLASS RAILING - DARK BRONZE



8 NAIL-ON WINDOW - VINYL - DARK BRONZE



9 ACCENT TILE - SEA GLASS



10 EXTERIOR CEMENT PLASTER - GRAY



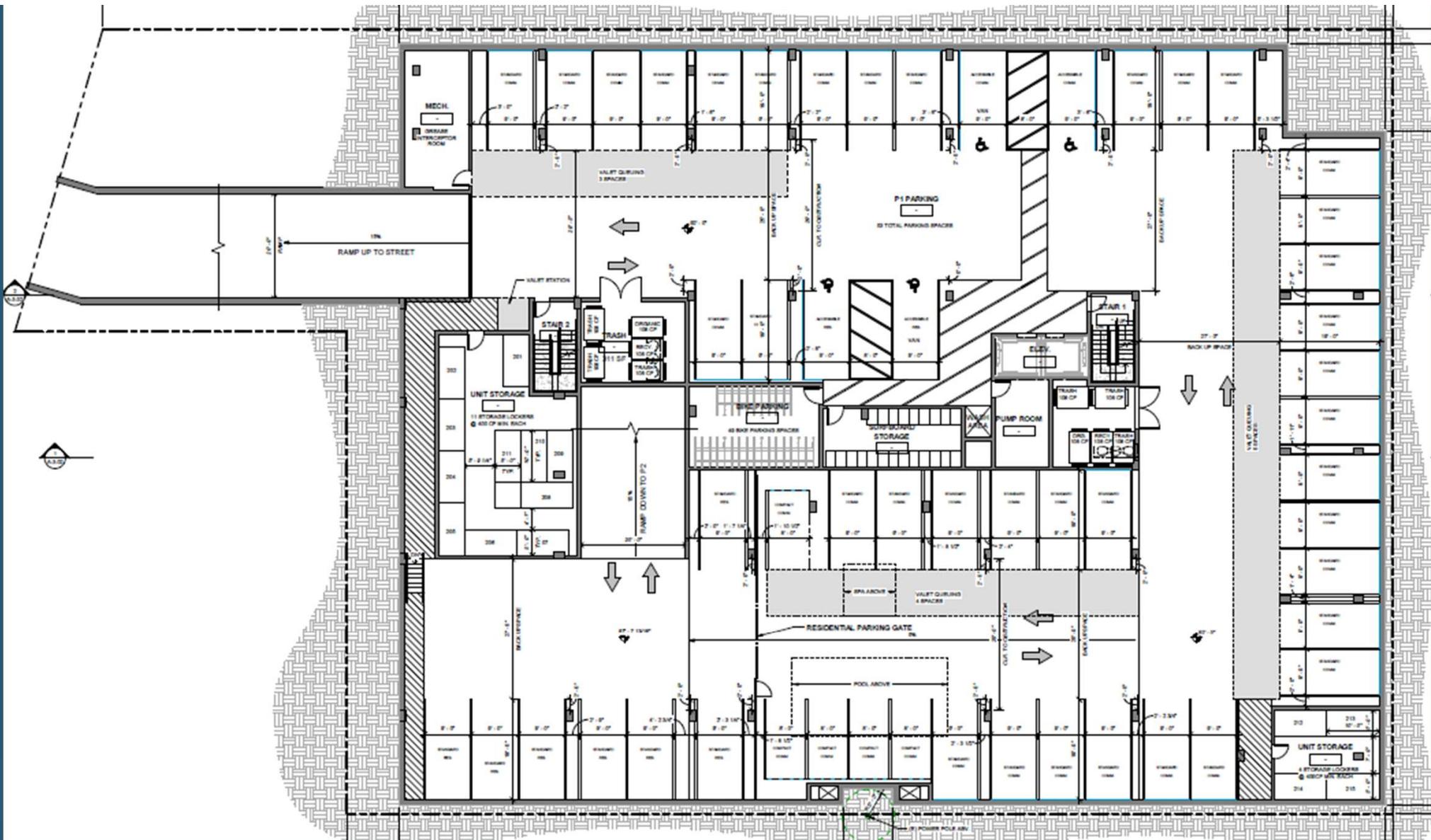
11 EXTERIOR CEMENT PLASTER - WHITE

# Setbacks

Setback Location	AB 2011 Standard / Requirement	Proposed Project	Compliance Status
Front (PCH)	Ground floor within 10' for 80% of frontage.	3 feet	Complies with AB 2011 standard.
Street Side (Pearl St)	Ground Floor: 10' Upper floors require step-backs (14' to 28').	10 feet on all floors	SDBL Waiver requested to maintain 10' on upper floors.
South Side (Interior)	0 feet required.	5 feet provided	Complies with AB 2011 standard.
Rear (Abutting Residential)	Ground Floor: 10' Upper floors require step-backs (14' to 28').	10 feet on all floors	SDBL Waiver requested to maintain 10' on upper floors.

# Parking and Storage

Standard	Requirement	Proposed Project	Compliance Status
Private Storage	19,600 Cubic Feet	19,600 Cubic Feet	Complies with Local Standard.
Residential Parking	114 spaces (Local) 61 spaces (SDBL)	61 spaces	Complies utilizing SDBL permitted ratios.
Commercial Parking	68 spaces (Local)	44 spaces	SDBL Concession requested for reduction.
Shared Parking Rules	Strict overlap requirements.	Deviation from rules.	SDBL Concession requested for deviation.



# Regulatory Framework

## Multiple State Housing Laws

- **Housing Accountability ACT (HAA-SB 330)**
  - City cannot deny or reduce density based on subjective reasons without citing “specific adverse impact”
  - Vests development standards to when application submitted.
- **Affordable Housing and High Road Jobs Act of 2022 (AB 2011)**
  - Fundamentally changed the role of commercial zoning in housing production
- **AB 2243 (Revised AB 2011 – Effective January 1, 2025)**
  - Revises how AB 2011 applies to projects within the Coastal Zone
- **State Density Bonus Law**
  - Allows concessions/incentives & waivers/modifications from development standards

# AB 2011

## Fundamentally changed the role of commercial zoning in housing production

- **Zoning Override:**

- The project site is zoned **C-2 (Commercial)**, which prohibits residential uses.
- AB 2011 overrides local zoning to allow “qualifying housing projects” on “commercial corridors.”
- The “Project” must be treated as “Consistent” regarding land use for CDP purposes.

- **Process Change:**

- Mandates **Ministerial Approval**.
  - Removes requirement for discretionary review/public hearings:
    - Conditional Use Permits (CUP).
    - Planning Commission Design Review (PCDR).
    - CEQA Review.

# AB 2011 – Site Eligibility

- **“Commercial Corridor”:**
  - Site must abut a “commercial corridor”
    - Not a Freeway.
    - ROW between 70’ and 150’
- **“Land Use Requirements”:**
  - Site does not contain nor abut industrial uses.
  - No tenant-occupied housing within the last 10 years.
  - No demo of rent controlled, income restricted (protected housing)

## Site Eligibility Confirmed

- **PCH qualifies as “commercial corridor”**
- **Site does not contain or adjacent to industrial use**
- **No housing within the last 10 years or protected housing**

# AB 2011 – Affordability Requirement

Minimum requirements for mixed-income “owner-occupied housing development” projects:

- 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 calculated based on the following data:

- The lot area is 33,294 square feet (0.76 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.

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.

## **Affordable Requirements confirmed.**

- Project proposes 5 units of Very Low Income (VLI) and 3 units of (MI)

# AB2011 – Development Standards (MU-3)

- **AB 2011 Development Standards:**

- Allowable density (see “Other” Local Standards)
- Building height – 45 feet
- Setbacks
  - Front: 0’
  - Side & Rear: 0’ – 10’/15’ (if adjacent to residential/commercial) & Upper stories stepped back additional 7’ per story
- Parking – None (SB 2243 prescribes LCP and SDBL standards)
- Commercial square footage (See “Other” Local Standards)

- **“Other” Local Standards:**

- The *closest* zoning district that allows multifamily residential at the density proposed by the project – 35 DU/AC
- The City’s MU-3 zone, located immediately north of the subject site across Pearl Avenue prescribes “other local standards”.
  - MU-3 Density: 35 DU/AC
  - Commercial FAR: 0.3 – 0.70
  - Outdoor Living Space: 200 square feet
  - Private Storage Space: 400 cubic feet

# AB 2243

- **AB 2243 (Revised AB 2011 – Effective January 1, 2025)**
  - Clarifies and revises how AB 2011 applies to projects within the Coastal Zone
    - Requires Coastal Development Permit if project located in Coastal Zone.
    - Defines “exclusion zones” (where AB 2011 cannot be used)
    - Grants use of SDBL to deviate from AB 2011 standards and local coastal program standards.
    - Stipulates that any waiver or reduction of an LCP standard granted under SDBL “shall not constitute a basis to find the project inconsistent with the local coastal program.”

# AB 2243 – Exclusion Zones

- **Exclusion Zones:**

- Areas within the Coastal Commission's appeal jurisdiction.  
Project is **NOT** in the appeal jurisdiction.

- Areas lacking a certified Local Coastal Program (LCP).  
The City **HAS** a certified LCP.

- Areas at risk of five feet of sea level rise.  
Project is **NOT** in a sea level rise risk area.

# State Density Bonus Law (SDBL) Analysis

- The Project qualifies for SDBL incentives by providing affordable housing:
  - 5 Very Low Income (VLI) Units (>18% of base).
  - 3 Moderate Income (MI) Units (>11% of base).
- **Unit Calculations**
  - **Base Density:** 27 units (Based on MU-3 Zone: 35 DU/AC on 0.764 acres).
  - **Bonus Calculation:**
    - Tier 1 (VLI): 50% Bonus = 14 units.
    - Tier 2 (MI): 35% Bonus = 10 units.
  - **Total Bonus Units:** 24 units.
- **Total Allowable Units:** 27 Base + 24 Bonus = **51 Units Allowed.**
- **Project Proposal**
  - **Proposed:** 49 Units.

Finding: The project is compliant as it is below the SDBL maximum allowance.

# Parking Analysis

## 1. Residential Parking (SDBL Standard)

SDBL limits required parking to 1 space (0-1 BR) and 1.5 spaces (2-3 BR).

- **Requirement:** Based on unit mix, **61 spaces** are required.
- **Proposal:** Project provides **61 residential spaces**.

Compliant with SDBL standards (No concession required).

## 2. Commercial Parking (Local Standard)

- **AB 2097 Status:** Does **not** apply (No "Major Transit Stop" within ½ mile).
- **Local Requirement:** RBMC requires 1 space per 250 sq. ft. = **68 spaces**.
- **Proposal:** Project provides **44 commercial spaces**.
- **Deficit:** 24 spaces.

Requires an **SDBL Concession** to allow the reduction.

## 3. Shared Parking Strategy

- **Proposal:** Residents use commercial spots after hours; Commercial uses residential spots during business hours.
- **Local Requirement:** Perform the required 14-day utilization survey per City Code.

Requires an **SDBL Concession** to deviate from survey requirements.

# Specific SDBL Requests

## Concessions (Cost Reductions)

- *Qualification:* Project qualifies for **4 concessions** based on VLI %.

### *Specific Requests:*

- **FAR Increase:** Increase Floor Area Ratio from 1.5 to **2.58**.
- **Commercial Parking:** Reduce requirement from 68 to **44 spaces**.
- **Shared Parking:** Waive the local requirement for a 14-day utilization survey.

# Specific SDBL Requests Continued

- **Waivers/Modifications (Physical Preclusion)**
  - To waive standards that physically preclude construction at the permitted density.
- *Specific Requests:*
  - **Stories:** Increase max stories from **3 to 4**.
  - **Side Yard Setback:** Reduce Pearl St. setback from **10' to 6'**.
  - **Residential Buffer:** Allow flat setbacks (no upper story step-back) on upper floors abutting residential.
  - **Non-Residential Buffer:** Reduce setback abutting non-residential (church) from **15' to 10'**.
  - **Height Projections:** Allow stair/elevator penthouses to exceed height projection limit of **4' to 15' 7"**.

# Burden of Proof for Denial

## Mandatory Approval Framework

- **Concessions:** The City **must grant** requested concessions unless it proves, based on substantial evidence, that:
  - The concession does not result in actual cost reductions (for affordable housing).
  - It causes a specific, adverse impact on public health/safety or historical resources (with no feasible mitigation).
  - It is contrary to state/federal law.
- **Waivers:** The City **must grant** waivers unless the standard does not physically preclude the project or causes specific adverse health/safety impacts.

## Staff Findings

- **Health & Safety:** No specific, objective public health or safety standards are violated.
- **Historical Resources:** Site is not a listed historical resource.
- **Conclusion:** The City cannot make the required findings to deny the requests. Staff has prepared a resolution to **approve** all concessions and waivers which ensures the project meets objective standards.

# Planning Commission's Purview

## **The Commission's Role (Gov. Code § 65912.124(e)):**

- The Commission's scope is limited to:
  - Verifying compliance/consistency with objective standards.
- The Law States:
  - ... 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...
  - Any waiver or reduction of an LCP standard granted under SDBL "shall not constitute a basis to find the project inconsistent with the local coastal program."

# CDP Findings

- Under AB 2011, the City's consideration of the CDP is strictly limited.
  - The permitting authority *shall approve* the CDP if the development is "**consistent**" with the **objective standards** of the certified Local Coastal Program (LCP).
- The Project demonstrates consistency based on the following:
  - 1. Compliance:** Project meets MU-3 objective standards for Use, FAR (commercial portion), Lot Size, Outdoor Living Space, and Storage.
  - 2. AB 2011 Compliance:** Project meets state-mandated standards for building height, PCH setbacks and interior side setbacks.
  - 3. SDBL Compliance:** All remaining deviations (Height Projections, Stories, Upper-floor Setbacks, Commercial Parking) are addressed through valid SDBL Concessions and Waivers.

# California Environmental Quality Act

The project is exempt from the California Environmental Quality Act (CEQA).

- AB 2011 expressly removes discretionary authority and requires ministerial approval from local agencies for eligible mixed-income projects (Government Code §65912.100 – §65912.124).
- Pursuant to Public Resources Code §21080(b)(1) and CEQA Guidelines §15268, CEQA a “Ministerial Project” is exempt from the requirements of CEQA.

# Staff Recommendation

## Summary

- The project proposes a mixed-use development that utilizes State housing laws (AB 2011/AB 2243 and SDBL) to modify local zoning requirements.

## Conclusion

- With the application of AB 2011 and AB 2243 and the approval of the requested SDBL concessions and waivers, the Project achieves technical compliance with all required State and local objective zoning standards.

## Recommendation

- Staff recommends the Planning Commission find the project "consistent with all objective standards" in the certified LCP and **approve** the Coastal Development Permit as required by state law.