



Administrative Report

J.1., File # PC25-1109

Meeting Date: 8/21/2025

To: PLANNING COMMISSION
From: Sean Scully, Planning Manager

TITLE

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 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 up to 845 parking spaces within a garage (below and above grade), 8,300 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 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 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, UP TO ONE LEVEL OF UNDERGROUND PARKING AND 3 LEVELS OF ABOVE GRADE PARKING TOTALING UP TO 845 PARKING SPACES (350 PARKING SPACES EXCLUSIVELY FOR RESIDENCES AND UP TO 495 PARKING SPACES (REPLACEMENT PARKING) FOR COMMERCIAL USES), 8,300 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

EXECUTIVE SUMMARY

The applicant, KW-F SBG Owner LLC, is requesting approvals of 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; Vesting Tentative Tract Map No. 84931; A One Year Extension of the vesting period for the recorded Tract Map No. 74481; and Waivers of some development standards pursuant to State Density Bonus Law to construct an 8-story mixed-use building consisting of 15 residential Townhomes (apartments or condominiums) and 335 residential apartment units (350 residential units total), up to one level of underground parking and three levels of above grade parking totaling up to 845 parking spaces (350 parking spaces exclusively for residences and up to 495 parking spaces (replacement parking) for commercial uses), 8,300 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. The proposed 350 residential units will include either 35 affordable units to very low income households or 70 affordable units to low income households.

The City Council denied an appeal and approved the South Bay Galleria Improvement Project on January 15, 2019 with the adoption of Resolution No. CC-1904-004. Pursuant to Resolution No. CC-1904-004, the City Council Certified the Final Environmental Impact Report and approved a Conditional Use Permit, Planning Commission Design Review, Vesting Tentative Tract Map No. 74481 (19 parcels maximum), and Concessions/Incentives/Waivers of development standards as permitted by State Density Bonus Law to allow 300 residential units, inclusive of 30 units affordable to very low income households or 60 units affordable to low income households, the redevelopment of the existing mall with a minimum of 75,000 square feet of professional office, a 150 room hotel, approximately 40,000 square feet of additional retail commercial, and multiple open space amenities including a skate park. This application amends the January 15, 2019 approval by adding the "Phase

2" project. All the conditions of approval within Resolution No. CC-1904-004 (original approval) will remain in full force and effect. Additional conditions of approval are incorporated into the approval resolution for this project as necessary.

To determine whether this proposed "Phase 2" application triggered a "Supplemental" or "Subsequent EIR", an environmental analysis was conducted and an "Addendum" to the Certified EIR for the South Bay Galleria Mixed-Use Project was issued in October 2024. The analysis within the "Addendum" demonstrates that the "Phase 2" development would not result in any new significant impacts, nor would it substantially increase the severity of previously identified significant impacts or introduce new mitigation measures.

The City's 6th Cycle 2021-2029 Housing Element recognizes the 300 residential units entitled by the City Council in 2019, of which 30 are affordable to very low-income households (Table H-42). The Housing Element also anticipated the development of an additional 350 residential units at the South Bay Galleria, 70 of which were anticipated to be affordable units, as a "second phase of the project". The additional 350 residential units, inclusive of up to 70 affordable units, proposed with this application (Phase 2) are included in the City's Housing Sites Inventory and listed in Table H-43 of the City's Housing Element.

BACKGROUND

Phase 2 of the South Bay Galleria Mixed-Use Project is located on the southwest corner of the existing South Bay Galleria Mall property at 1815 Hawthorne Boulevard. The proposed development has frontage along Kingsdale Avenue, 177th Street, and the Grant Avenue driveway. There will be no direct vehicular access to the project from Kingsdale Avenue. Vehicular access to the project will be from the Grant Avenue driveway on the north side of the project and 177th Street on the south side of the project. The project site is approximately 3.26 acres in size and includes two parcels, Lot 7 and Lot 15 of the recently recorded Tract Map No. 74481.

The subject properties are currently developed with an asphalt surface parking lot with some perimeter landscaping that includes trees and shrubs. The existing parking lot provides approximately 495 parking spaces in support of the existing South Bay Galleria Mall.

The subject properties are zoned Commercial Regional (CR) and have a General Plan Land Use Designation of Mixed Use - Transit Center (MU - TC). The subject properties that comprise this project area are identified in the City's Housing Element as a Housing Site with the potential for producing 350 total residential units inclusive of 70 units affordable to lower income households.

The surrounding zoning consists of Single Family Residential (R-1) to the west across Kingsdale Avenue and Commercial Regional (CR) to the north, east, and south. The existing South Bay Galleria Mall is to the north and east and the South Bay Market Place is to the south of the subject property. Figure 1 below provides an aerial view and the zoning of the subject property and the surrounding Galleria mall site.

Figure 1a - Site Aerial



Figure 1b - Site Aerial



Legal Background Senate Bill 330 (SB 330)

Since the applicant did not submit an SB330 Preliminary Application for the Phase 2 project this application will not benefit from the SB330 “vesting” provisions, however, all other provisions of the Housing Accountability Act (SB330) do still apply to the project. Pursuant to the applicable provisions of SB330, jurisdictions are restricted from denying or lowering the density of housing development projects that comply with the applicable Objective Standards in the Zoning Ordinance and General Plan. In short, SB 330 limits the Planning Commission’s ability to deny or conditionally approve

housing development projects that comply with the jurisdictions Objective Standards as outlined below.

1. No Denial or Reduction of Density based on Subjective Standards: The Commission cannot deny or reduce the density of the project on the basis of subjective standards.

2. Limited Grounds for Denial: Assuming the project complies with all applicable Objective Standards (or in this case some local objective development standards and State allowed waivers), the Commission can only deny the project if it identifies a specific, adverse impact on public health or safety that cannot be mitigated, or if it's determined that the project conflicts with state or federal law.

3. Limitation on Conditions: The Commission may not impose conditions that would render the housing development infeasible, unless it identifies the specific adverse impact on public health or safety that cannot otherwise be mitigated. (Gov't Code Sec. 65589.5(d).) The City may impose fees and exactions authorized by law that are essential to provide necessary public services and facilities to the housing development project. (65589.5(f)(3).)

Legal Background (State Density Bonus Law)

Density Bonus Law is a state mandate that allows housing projects that include some percentage of affordable housing to receive an increase in the maximum density permitted on the subject property as well as other benefits, such as waivers from development standards. The intent of the state's Density Bonus Law is to facilitate the development of more housing units and more affordable housing units.

The Phase 2 project proposes 350 residential units inclusive of either 10% very low income or 20% low income affordable units, and is therefore subject to the provisions of state Density Bonus Law and is entitled to receive an increase in the maximum density permitted for the subject project and concessions, incentives, and waivers from development standards.

The Phase 2 project, however, is not seeking an increase in density above what is allowed for the South Bay Galleria project site nor is the project seeking incentives or concessions. In fact, concerning density, pursuant to the allowable density (30 DU/AC) of the underlying zoning on the Galleria site (CR), the Galleria site could accommodate up to 895 total residential units without a density bonus. The approved 300 units within Phase 1 combined with the proposed 350 units in Phase 2 total 650 residential units, leaving the capacity for at least an additional 245 residential units at the Galleria project site. Although the project is not seeking an increase in density or incentives/concessions, the project is seeking some waivers of applicable development standards which are itemized below and explained later in this Administrative Report and included within the attached resolution (RESOLUTION NO 2025-07-PCR-07).

Consistent with Government Code Section 65915(e)(1), the Phase 2 project has applied for the following specific allowed waivers from some of the applicable RBMC development standards:

- Height, 89 feet - 6 inches proposed, 60 feet required (RBMC Section 10-2.919(d));
- Number of stories, 8 stories proposed, 4 stories required (RBMC Section 10-2.919(e));
- Outdoor living space (200 square feet per unit required, some units do not provide 200 square

feet of private outdoor living space (RBMC Section 10-2.919(g)); and

- Private storage space, studio's and 1 bedrooms will not include the required 400 cubic feet per unit (RBMC Section 10-2.1514(c)(1)).

State Density Bonus Law limits the Planning Commission's ability to deny a density bonus project. Only under specific circumstances, primarily if the project would have a "specific, adverse impact" on public health and safety, or a listed historical resource, or if the requested incentive or concession or waiver of development standard would be contrary to state or federal law can the Planning Commission deny a density bonus project. The city must also provide "substantial evidence" as defined in the law to support its findings for a denial of a density bonus project.

Government Code Section 65915 prohibits a city from applying to a density bonus project any development standard that will have the effect of physically precluding construction of the affordable housing project. This has been established by the courts to give wide latitude to designers and developers of affordable housing to incorporate design features which exceed or depart from code standards, even if an alternative design without the same features and amenities could have theoretically met code. (Wollmer v. City of Berkeley (2011) 193 Cal.App.4th 1329, 1346-47.)

City of Redondo Beach 6th Cycle 2021-2029 Housing Element - Sites Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. During the past ten years at least, Redondo Beach had seen primarily residential and mixed-use development in the community. Standalone nonresidential development is infrequent, consistent with the trend throughout the region. Therefore, the city's sites inventory for the 6th cycle Regional Housing Needs Assessment (RHNA) is comprised of multiple strategies - residential recycling, residential development on religious facility properties (the recent 122 N. PCH residential project is an example of this), mixed use development, and residential development options on some industrial and commercial zones.

The South Bay Galleria falls into the category of "mixed use development" and is explicitly identified in the City's "Residential Sites Inventory" within the Housing Element. Below is the specific language within the Housing Element that identifies the importance of the Galleria project in providing adequate land to accommodate the City's RHNA.

"South Bay Galleria

In addition to the 300 units already entitled, the California Environmental Quality Act (CEQA) review of the entitled project also evaluated the project with an additional 350 units, 70 of which to be affordable, as is permitted in the current zoning. Although the additional units would require an amendment to the current entitlements, the CEQA review has been completed and the use is allowed with a conditional use permit. The owner has expressed a willingness to provide the additional housing and pursue the necessary entitlements as a second phase to the project, which can occur within the planning period of this Housing Element." (Housing Element, Page 85)

Table H-42: RHNA Obligations					
	Very Low	Low	Moderate	Above Moderate	Total
RHNA	936	508	490	556	2490
With 10% No Net Loss Buffer (Lower Income)	1,030	559	490	556	2,635
Credits toward RHNA	50	0	0	421	471
Galleria	30	0	0	270	300
Legado	0	0	0	115	115
Alcast Foundry	0	0	0	36	36
Moonstone (Project Homekey)	20	0	0	0	20
Anticipated ADUs	41	103	14	82	240
Remaining RHNA Obligations (with 10% buffer)	939	456	476	53	1,924

Table H-43: Summary of Sites Strategy				
	Lower	Moderate	Above Moderate	Total
Sites Not Requiring Rezoning				
Residential Recycling	4	534	384	922
R-2 (14.5 du/ac)	0	0	358	358
R-3/R-3A (17.5 du/ac), RMD (23.3 du/ac), RH (30 du/ac)	4	534	26	564
Housing on Church Properties	12	26	0	38
R-3 (17.5 du/ac)	0	26	0	26
RH (30 du/ac)	12	0	0	12
Mixed Use	0	51	0	51
MU-2 (35 du/ac)	0	51	0	51
South Bay Galleria Project	70	0	280	350
Phase 2	70	0	280	350
Subtotal	86	611	664	1,361
Sites Requiring Rezoning				
Residential Recycling	0	50	0	50
RH (30 du/ac)	0	50	0	50
Mixed Use	104	22	0	126
MU-1 (30 du/ac)	104	22	0	126
Residential Overlay	1,223	0	247	1,470
Kingsdale Residential Overlay (55 du/ac)	18	0	107	125
North Tech Residential Overlay (55 du/ac)	35	0	140	175
190th Street Residential Overlay (55 du/ac)	331	0	0	331
South of Transit Center Residential Overlay (55 du/ac)	273	0	0	273
South Bay Marketplace Residential Overlay (55 du/ac)	486	0	0	486
FedEx Residential Overlay (55 du/ac)	80	0	0	80
Subtotal	1,327	72	247	1,646
Summary of Sites				
Remaining RHNA with Buffer (see Table H-42)	1,395	476	53	1,924
Total Estimated Capacity	1,413	683	911	3,007
Meet RHNA with Buffer?	Yes	Yes	Yes	Yes

PROJECT DESCRIPTION

2019 Approved Project (Phase 1)

The Project approved by the City Council in January 2019 included 300 dwelling units inclusive of 10% affordable to very low income households or 20% affordable to low income households, and 1,293,144 sf of commercial development (Approved Project). The Approved Project was included as one of the alternatives (Alternative 4-1) in the EIR that was certified by the City Council with the original project in 2019.

Proposed Project (Phase 2)

The proposed Phase 2 development would occur in the southwest corner of the existing Mall site bordering Kingsdale Avenue and 177th Street, labeled as Residential Building 1 in the certified EIR. As evaluated in the certified EIR, this area was and is currently an asphalt-paved surface parking lot serving the Mall property. No substantial changes have occurred since certification of the EIR in 2019 to the Phase 2 site or any adjacent surrounding uses including the Mall site.

The Phase 2 Project proposes to construct a building that ranges from 3 stories up to 8 stories and includes 350 residential units, up to 4 levels of parking (up to 1 subterranean) that provides up to 495 replacement parking spaces for public access and 350 parking spaces (1 per unit) for the residents only, and 8,300 sf of commercial space on the ground floor. The 350 residential units would consist of 95 studio units, 188 one-bedroom units, 52 two-bedroom units, and 15 three-bedroom "Townhome" units fronting Kingsdale Avenue. The size of the residential units range from 550 sf studios up to 1,600 sf 3 bedroom Townhomes. The building would provide 70,000 sf of open space through a mix of private patios, balconies, and decks for residents to use, as well as an indoor fitness center, tiered decks, and two large roof top courtyards. The applicant proposed the option to either (a) develop and operate all 350 residential units in the Phase 2 project (including the 15 townhomes) as rental units, or (b) to develop and operate 335 units as rentals, and develop and sell the 15 townhome units fronting along Kingsdale as for-sale condominium units.

As designed, the parking garages are within the interior areas of the building with residential units on the exterior, such that the parking would not be visible from off-site areas (i.e., Kingsdale Avenue). The grade level of the building also contains a residential lobby and leasing space, and 8,300 sf of commercial space which opens onto a large "pedestrian plaza". Level 4 of the building contains the majority of the residential amenities including a pool, two courtyards, and a fitness center in addition to the residential units. Levels 5 through 8 would contain residential units and open space terraces.

The following tables present a summary breakdown of the Phase 2 project, the residential unit mix, and the parking information. Additional development details of the project are included on the "Project Summary" sheet in the complete Plan Set attached to this Administrative Report.

Table 1 - Phase 2 Project Summary		
Overall Lot Area	±29.85 Acres (1,300,266 SF)	
Proposed Lot Area (Tract Map)	3.66 Acres (159,346 SF)	
General Plan Land Use Designation	MU-TC (Mixed Use - Transit Center)	
Zoning	CR (Regional Commercial)	
	Zoning Code	Proposed
Maximum Building Height	60'-0"	84'-6" T.O. Roof
	64'-0" T.O. Parapet	89'-6" T.O. Parapet
Stories Above Grade	4 Stories	8 Stories
Stories Below Grade	None	1 Story

Minimum Required Building Setbacks	West	None	4'-0" Landscape
			12'-0" Sidewalk
			4'-0" Landscape
	South	None	4'-0" Landscape
			12'-0" Sidewalk
			4'-0" Landscape
	East	None	None
	North	None	None
Residential Density Phase 1 & 2 (30 DU/AC)		895 DU	300 DU (Phase 1 Approved) 350 DU (Phase 2 Proposed) Total 650 DU
Proposed Floor Area Phase 2			384,576 SF
Approved Floor Area Phase 1			1,345,318 SF
Cumulative Floor Area Phase 1 & 2			1,729,894 SF
Cumulative FAR Phase 1 & 2		1.5	1.33 (Approved + Proposed)
Cumulative Commercial FAR Phase 1 & 2		1.0	0.81 (Approved + Proposed)
Cumulative Residential FAR Phase 1 & 2		FAR Exceeding 1.0	0.52 (Approved + Proposed)

Table 2 - Phase 2 Residential Unit Summary

Unit Type	Description	Unit Area (Avg)	Qty.	Qty.	Percentage
A1	STUDIO	547	94	95	27.1%
A2	STUDIO	476	1		
B1	1 BED / 1 BAT	804	30	188	53.7%
B2	1 BED / 1 BAT	735	93		
B3	1 BED / 1 BAT	723	50		
B4	1 BED / 1 BAT	696	15		
C1	2 BED / 2 BAT	1125	48	52	14.9%
C2	2 BED / 2 BAT	1240	3		
C3	2 BED / 2 BAT	1115	1		
TH1/ TH2	3 BED / 3 BAT	1600	15	15	4.3%
Total			350		100%

Table 3 - Phase 2 Parking Summary	
Existing Onsite Commercial Parking to be Replaced	Up to 495
New Residential Parking Proposed	350 (1 Space/Unit)
Total Parking Proposed	Up to 845
Required Total Parking Per RBMC: Commercial 33; Residential 700 + 117 Visitor	850
Required Parking Per State Law	0

The following figures provide visual representations of the proposed Phase 2 project. Attached to this Administrative Report is the complete plan set for the proposed Phase 2 project.

Figure 2, Overall Site Plan

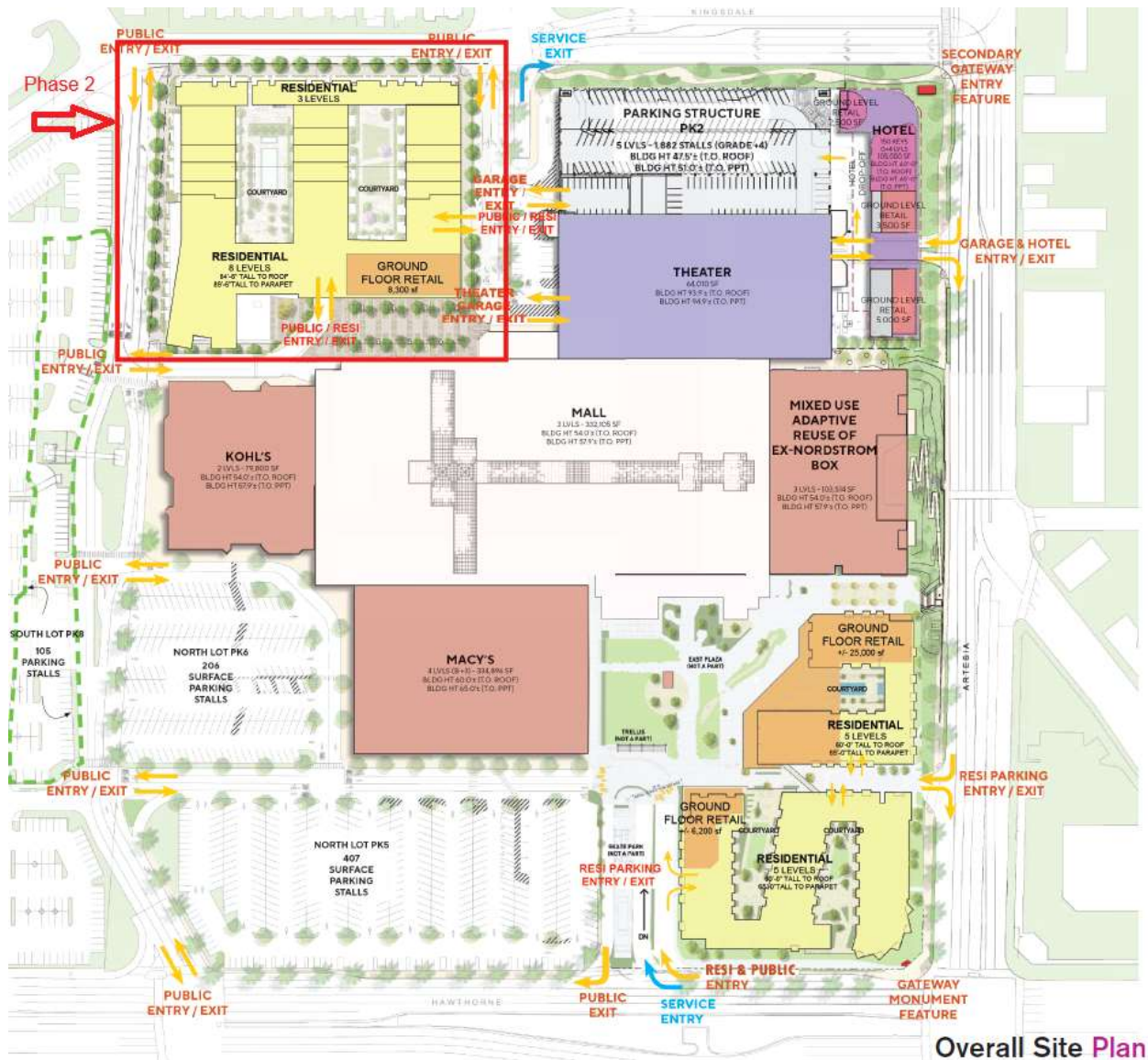


Figure 3, Grade Level 1 Plan



Figure 4, Level 4 Plan

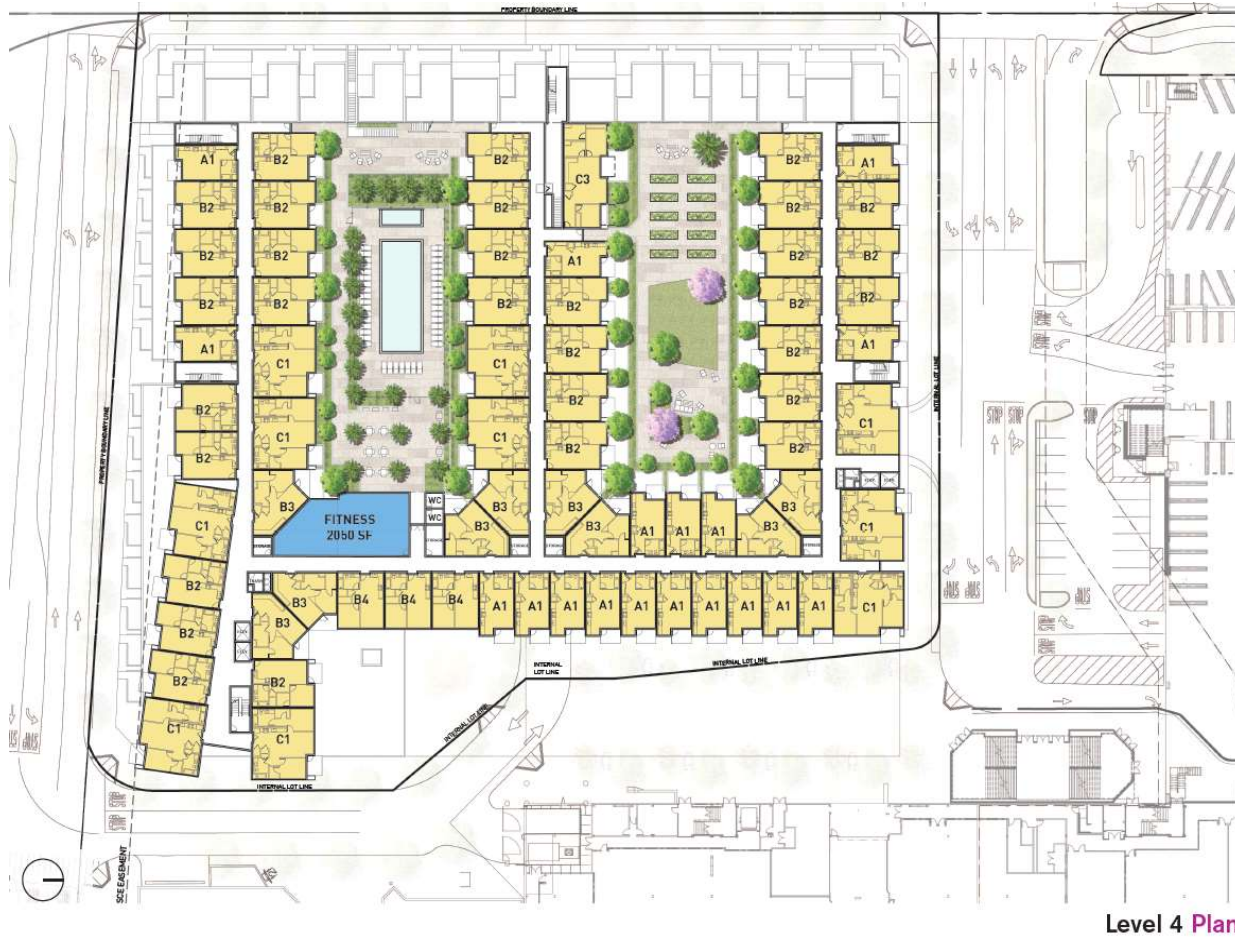


Figure 5, Building Section

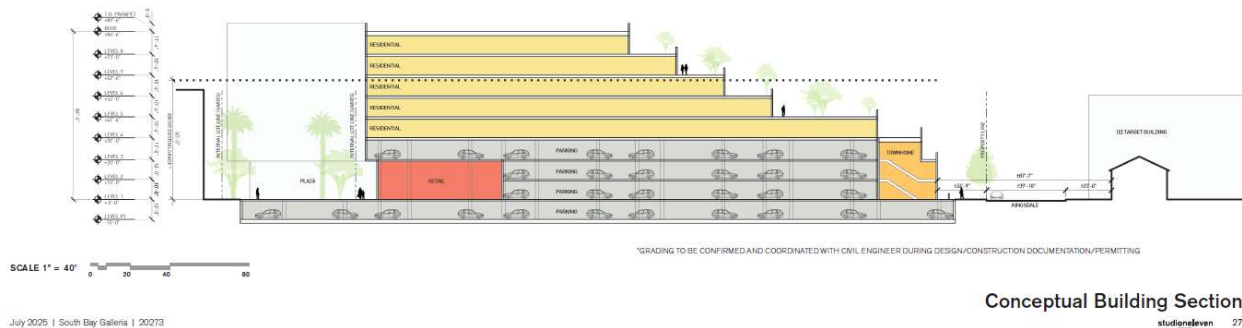


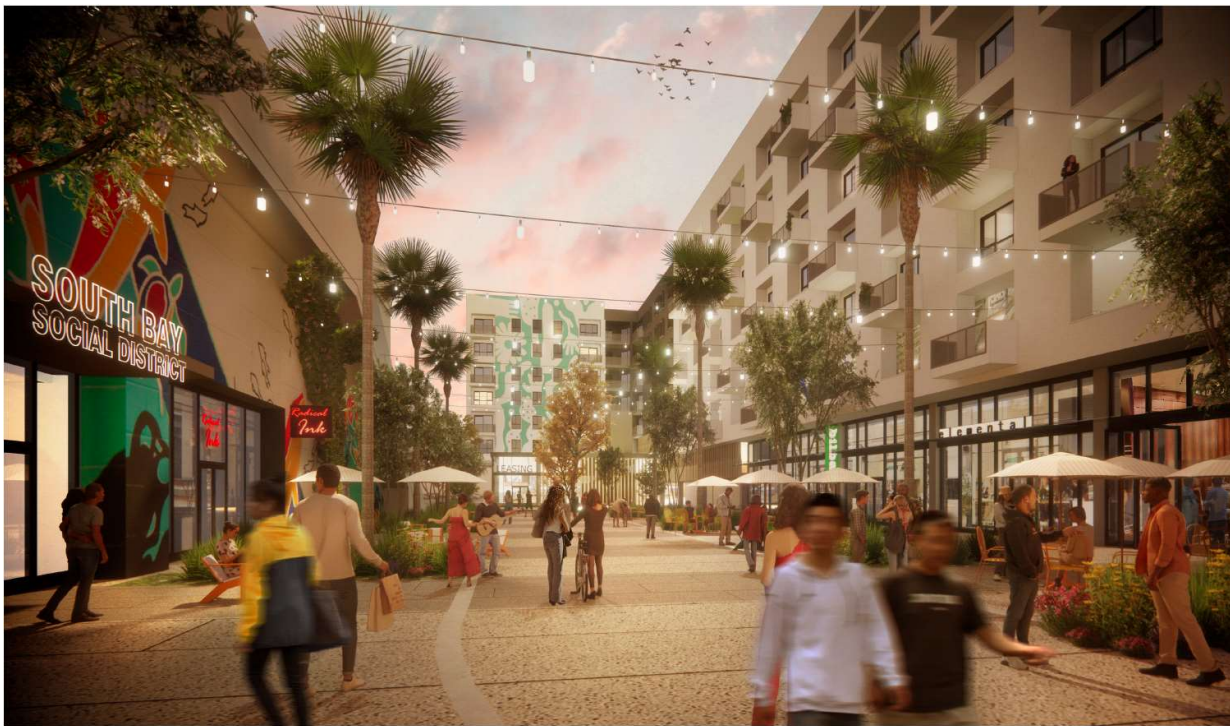
Figure 6, South Elevation



Figure 7, Rendering - Aerial View of Phase 2 Project Looking Easterly



Figure 8, Rendering - Pedestrian Plaza



Conceptual Rendering Pedestrian Plaza

Architecture

The design of the proposed Phase 2 South Bay Galleria Improvement Project provides innovation, variety, significantly varied wall planes and setbacks, and creativity (landscaping and murals) which serves to help minimize the appearance of flat facades and box-like construction. The massing and scale of the project is intentionally “stepped” with the highest portions of the building (8 stories/89 feet) adjacent to the existing mall and the lowest portions of the building (3 stories, 35’) along Kingsdale Avenue. The proposed Phase 2 building height of 89 feet is the same height as the residential building studied for in this location in the Certified South Bay Galleria Mixed-Use Project EIR, and is lower than the 94’ height of the current AMC cinema building at the Galleria.

Subject to the conditions of approval, the project design provides multiple recessed planes of varying plaster colors coupled with balconies/terraces, varied window sizes, glazes, and trim types. The design incorporates multiple materials and architectural features including vertical “wood-look screens”, accent tiles on some tower elements, murals and public art features on the largest wall planes, and the extensive use of landscaping and trees on the roof tops that serve as “Outdoor Living Spaces” for the residents of the development. The commercial spaces are oriented towards the pedestrian plaza located in the space between the existing mall and the Phase 2 project and designed with large (floor to ceiling) storefront windows that are trimmed with dark bronze finishes of varying widths and separated by vertical plaster columns that incorporate blade signs and lighting fixtures. The overall design provides vertical and significant horizontal offsets to add architectural interest to the facades/exteriors. Roof planes and building shapes are stepped back from west to east with increased stories and heights to create “Outdoor Living Spaces” and serve to transition the project to a more single-family residential scale along Kingsdale Avenue. The incorporation of stepped back design and the significant landscaping on the roof decks provides communal spaces

for the residents and a unique overall appearance of the project. The pedestrian plaza serves to create a sense of place for both the residents of development as well as the greater community.

As designed the parking garage is surrounded by the commercial retail and residential units and is not visible from outside the building except on a portion of the northern façade.

Landscaping

The landscaping design for the project is primarily focused around the perimeter of the project, between the project and the existing mall within the pedestrian plaza, and on multiple roof top courtyards, open space areas, and terraces. In order to promote sustainability, a variety of drought-tolerant and native plant materials are conditioned to be incorporated into the landscape design. There are currently 39 trees on the subject property all of which are to be removed and replaced with up to 169 new trees. All of the public open space areas (33,191 SF) and public outdoor living space areas (48,000 SF) will include a combination of hardscape and landscaping.

Included within the attached resolution is a condition of approval that requires the landscaping for the project to be compliant with the City's landscaping ordinance and the State's Model Water Efficient Landscaping Ordinance and must include drought tolerant and California native plant species. Additionally, a minimum of 39 36-inch box trees are required as replacement trees and up to 130 smaller trees are to be planted throughout the project site. The intention, as stated in the condition, is to maximize the canopy coverage and shading provided by the trees. The attached plan set includes a comprehensive conceptual landscaping plan.

Public Open Space

As designed the project complies with the city's required public open space requirement. Pursuant to RBMC Section 10-2.919 10% of the projects FAR is required to be "public open space". It's important to note that Phase 2 project is treated as a "component" of the entire South Bay Galleria Mixed-Use Project area. Condition #52 of the 2019 City Council Resolution CC-1901-004 approving the South Bay Galleria Mixed-Use Project states: "Consequently, all subsequent parcels contained within these 29.85 acres ... shall be treated as a cohesive development when calculating Floor to Area ratios and residential density in future applications. Below is the calculation of the projects "public open space" which demonstrates compliance with this requirement.

PUBLIC OPEN SPACE SUMMARY

DIAGRAM PROVIDED ON PAGE 36

REQUIRED PUBLIC OPEN SPACE (10% OF F.A.R. RBMC 10-2.919)

^a 1,729,894 SF (FLOOR AREA) x 10%	172,989 SF
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PROVIDED PUBLIC OPEN SPACE

^b PHASE 1	143,471 SF
^c PHASE 2 (350 UNIT)	33,191 SF
TOTAL PROVIDED	176,662 SF

Outdoor Living Space

Although the project provides the overall required square footage of outdoor living space per the RBMC, it does not include outdoor living spaces for all 350 units. 240 units do include private outdoor living spaces however 110 units do not. Since not all units are provided with some private outdoor living space the applicant is seeking a “waiver” consistent with Density Bonus Law. Below is a breakdown of the projects overall outdoor living space areas. Additionally, the attached plan set includes a number of sheets that identify all the projects proposed outdoor living spaces.

OUTDOOR LIVING SPACE SUMMARY*

REQUIRED				
RESIDENTIAL	350 UNITS	x200SF PER REDONDO BEACH CR ZONE, 10-2.919(G)		
TOTAL REQUIRED OPEN SPACE				70,000 SF
PROVIDED OPEN SPACE				
NAME	AREA	MULTIPLIER	TOTAL	COUNT
PRIVATE PATIOS, BALCONIES AND DECKS				
PRIVATE PATIOS, 10' x15'	3,000 SF	2	6,000 SF	20
PRIVATE BALCONIES, 7' x 10'	13,160 SF	1.5	19,740 SF	188
PRIVATE BALCONIES, 7' x 24'	3,192 SF	1.5	4,788 SF	19
PRIVATE BALCONIES, 8' x 16'	1,664 SF	1.5	2,496 SF	13
	21,016 SF		33,024 SF	240
PUBLIC EXTERIOR COURT (50% MAX. TOWARDS REQUIRED OLS 70,000 SF x 50% = 35,000 SF MAX.)				
COURTYARD NORTH	14,075 SF	1	14,075 SF	1
COURTYARD SOUTH	13,500 SF	1	13,500 SF	1
	27,575 SF	1	27,575 SF	
PUBLIC ROOF DECKS				
TIERED DECKS, 30' X 24'	23,826 SF	1	23,826 SF	12
	23,826 SF		23,826 SF	
PUBLIC INTERIOR RECREATION (25% MAX. TOWARDS REQUIRED OLS 70,000 SF x 25% = 17,500 SF MAX.)				
FITNESS	2,050 SF	1	2,050 SF	1
	2,050 SF	1	2,050 SF	
TOTAL	74,467 SF		86,475 SF	

Parking

Concerning parking, AB 2097, which became effective January 1, 2023, added Section 65863.2 to the California Government Code which provides that: “A public agency shall not impose or enforce any minimum automobile parking requirements on a residential, commercial or other development project if the project is located within one-half mile of public transit.” Since the Project lies within a ½-mile of an existing and future major transit stop, City of Redondo Beach parking requirements would not apply to the project. The Phase 2 project qualifies for this most recent Government Code provision, and as such, the City cannot require any vehicular parking spaces for any component of the project. The Applicant has elected to incorporate a minimum of 350 parking spaces (one space per unit) into the Phase 2 project to serve the residential units, and the conceptual plans accommodate another 495 onsite spaces in the subterranean level and above-ground parking structure within the building to replace the existing surface lot on the Phase 2 site that currently

serves the Mall and department stores. The Applicant has requested the flexibility to evaluate and adjust at the time the Phase 2 development secures financing the portion of the 495 existing spaces, if any, that will be replaced. Accordingly, the proposed Resolution includes a condition stating that prior to submitting the Phase 2 construction drawings for building plan check, the Applicant will elect and designate on the building plans how many, if any, of the 495 replacement spaces it has elected to include in the final project design. Applicant may elect to eliminate all or a portion of the subterranean parking level and/or a portion of the above-ground parking structure, subject to administrative building plan check review to confirm compliance with applicable codes.

That said, the Phase 2 project is proposing 1 vehicular parking space per unit totaling 350 residential parking spaces and up to 495 replacement commercial parking spaces (the existing surface parking lot provides 495 vehicular parking spaces). The total number of parking spaces within the Phase 2 project is up to 845.

Applicant Public Outreach Efforts

The applicant has provided a summary of their community engagement efforts for the proposed Phase 2 project dating back to 2023. A copy of the applicant's outreach summary is attached to this Administrative Report. The outreach summary identifies and outlines the comprehensive efforts the applicant has engaged in with the general public, neighborhood groups, business groups and associations, nearby residents and both appointed and elected officials over the past 2 years leading up to this public hearing. Staff did not attend any of the outreach meetings conducted by the applicant, however, the applicant is prepared to speak on this matter during the hearing if the Planning Commission has questions.

Public Communications Received by the City

Over the last 2 to 3 years Staff has received occasional general inquiries requesting updates and status on the overall redevelopment of the Galleria, however no specific comments on the proposed Phase 2 projects. Since the formal noticing on this public hearing for the Phase 2 project no comments or questions have been received concerning this project.

CONDITIONAL USE PERMIT (AMENDMENT)

A Conditional Use Permit (or in this case, a CUP amendment or "CUPA") serves to ensure that certain uses possessing unique characteristics will not adversely affect surrounding uses and properties, nor disrupt the orderly development of the community. To not "... disrupt the orderly development of the community", it is desirable to retain the approval by the City Council on January 15, 2019, of Resolution No. CC-1901-004 with all the Conditions of Approval and the Master Conditional Use Permit to more uniformly establish overall operating conditions and allowances for uses within the approved Phase 1 and proposed Phase 2. Conditions of Approval pursuant to Phase 2 via this "Amendment" to the approved Conditional Use Permit are in addition to the Conditions of Approval within Resolution No. CC-1901-004. Where conflicts arise between this resolution and Resolution No. CC-1901-004 concerning the development of the South Bay Galleria Mixed-Use Project Phase 2, the proposed current resolution (RESOLUTION NO. 2025-07-PCR-07) would supersede.

In accordance with Municipal Code Sections 10-2.2506(b), of the Redondo Beach Municipal Code, the proposed Phase 2 CUPA is in accord with the criteria set forth therein for the reasons described and detailed in the attached resolution (RESOLUTION NO. 2025-07-PCR-07). The findings in the attached resolution are also supported by information and analysis in the Draft EIR, the Final EIR (Certified by the City on January 15, 2019), the Draft and Final EIR Reference materials, the Mitigation Monitoring and Reporting Program (MMRP), the CEQA Findings, and the Statement of Overriding Considerations, all of which were adopted/approved by the City on January 15, 2019, as well as the Addendum to the Certified EIR completed in October 2024, this Planning Commission Administrative Report (August 21, 2025) and all its attachments, and testimony at the public hearing. Upon considering all of this information, on balance, the Commission should adopt the Resolution and approve the Phase 2 project if it finds that the project meets the requirements contained under RBMC 10-2.2506(b). See attached RESOLUTION NO. 2025-07-PCR-07 for the detailed findings in support of the approval of the requested "Amendment" to the Conditional Use Permit for the Phase 2 project.

Much of the language and formatting used in the construction of RESOLUTION NO. 2025-07-PCR-07 was built from Resolution No. CC-1901-004 approved by the City Council on January 15, 2019 as the Phase 2 project is an "Amendment" to that original project approval.

PLANNING COMMISSION DESIGN REVIEW (AMENDMENT)

The purpose of the Design Review is to ensure the compatibility, originality, variety and innovation within the architecture, design, landscaping and site planning of the project. The purpose of the review is also to protect surrounding properties, prevent blight and deterioration of neighborhoods, promote sound land use, design excellence, and protect the overall health, safety and welfare of the City, where feasible. As noted above the City's current Planning Commission Design Review "purpose" and "criteria" within the RBMC sections 10-2.2502 (a) and (b) are largely subjective and therefore not consistent with State Housing Law. In addition, the South Bay Galleria Improvement Project Phase 2 is in the CR Regional Commercial Zone, and is therefore not subject to the City's Objective Residential Design Guidelines, which are only applicable in the R-1 and R-1A, R-2, R-3, R-3A, RMD, RH-1, RH-2, and RH-3 residential zones.

In accordance with Municipal Code Section 10-2.2502(b) of the Redondo Beach Municipal Code, the applicant's request for a Modification of Planning Commission Design Review as previously approved via Resolution No. CC-1901-004, and as proposed under this application for Phase 2 is consistent with the criteria set forth therein. See attached RESOLUTION NO. 2025-07-PCR-07 for the detailed findings in support of the approval of the requested amendment to the Planning Commission Design Review for the Phase 2 project.

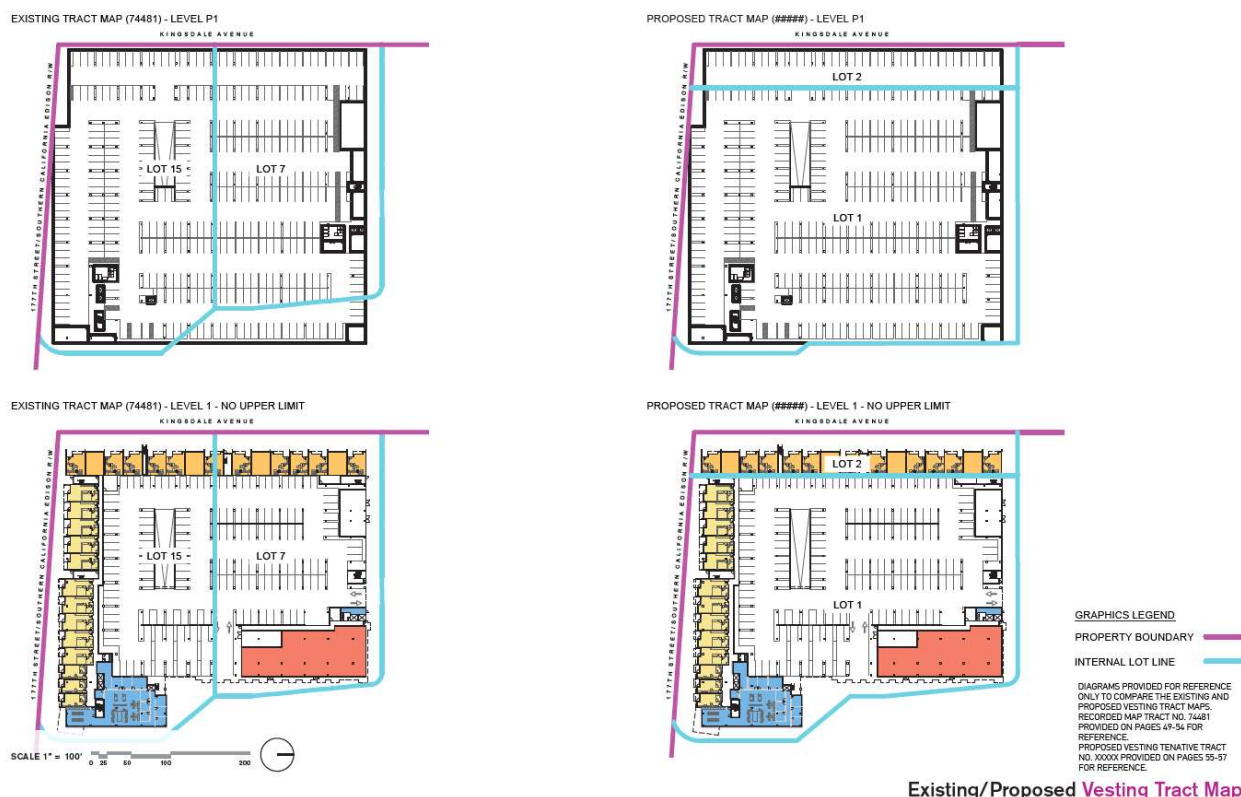
Much of the language and formatting used in the construction of RESOLUTION NO. 2025-07-PCR-07 was built from Resolution No. CC-1901-004 approved by the City Council on January 15, 2019 as the Phase 2 project is an amendment to that original project approval.

VESTING TENTATIVE TRACT MAP

A new Vesting Tentative Tract Map is required under the California Subdivision Map Act to reconfigure and further subdivide for condominium purposes the two lots recently created with the recordation of Vesting Tract Map No. 74481.

The proposed Vesting Tentative Tract Map No. 84931 does not create additional parcels that exceed the limit of 19 parcels for the entire South Bay Galleria Improvement Project as established with Tract Map No. 74481, but rather it reconfigures the two (2) parcels that make up the Phase 2 project area. The existing lots established by Tract Map No. 74481 (Lot 7 and Lot 15) are roughly equal in area (1.81 acres and 1.85 acres respectively) and bisect the Phase 2 project area with Lot 7 north of Lot 15. Vesting Tentative Tract Map No. 84931 reconfigures the existing lots in the following manner: Proposed "Lot 2" is approximately 22,290 SF (0.51 acres in size), runs parallel to Kingsdale Avenue and includes the option for the development of 15 for sale condominium Townhomes; Proposed "Lot 1" is approximately 137,056 SF (3.14 acres in size), is east of Lot 2 and will include 335 residential apartment units inclusive of 35 very low income or 70 low income affordable units (consistent with the City's certified Sixth Cycle 2021-2029 Housing Element) plus the majority of the parking garages, the leasing offices, and the 8,300 square feet of commercial area.

Below are representations of the existing lot configuration on the subject property pursuant to Tract Map No. 74481 and the proposed "reconfiguration" pursuant to Vesting Tentative Tract Map No. 84931. The attached plan set includes copies of the actual recorded Tract Map No. 74481 and the proposed Vesting Tentative Tract Map No. 84931.



Vesting Tentative Tract Map No. 84931 for Phase 2 of the South Bay Galleria Improvement Project meets the all requirements of Chapter 1, Subdivisions, Article 5 of the City's Municipal Code, and the California State Subdivision Map Act. The attached resolution (RESOLUTION NO. 2025-07-PCR-07)

documents all the required findings and criteria necessary for the approval of Vesting Tentative Tract Map No. 84931.

ONE YEAR EXTENSION OF VESTING

The applicant requests the granting of a one-year extension of the vesting period for the recorded final Vesting Tract Map No. 74481. Pursuant to California Government Code Section 66498.5 a recorded final map must be executed (associated building permits issued) in order to preserve the rights granted by the recorded map and the associated entitlements within one year of the recording of the subject final map. The action by the City Council on December 3, 2024, to accept all easement dedications and the subsequent recording on January 2, 2025 of the Final Vesting Tract Map No. 74481 served to preserve vesting of the associated entitlements for an additional year to January 2, 2026. The approval of the applicant's request for an additional one year extension of the vesting period of Vesting Tract Map No. 74481 will further preserve Tract Map No. 74481 and the associated entitlements for an additional year to January 2, 2027.

The applicant requests this additional one year extension due to the current economic instability and uncertainties concerning commercial real estate development and leasing markets.

DENSITY BONUS LAW REQUESTS

The Phase 2 project proposes 350 residential units inclusive of either 10% very low income or 20% low income affordable units, and is therefore subject to the provisions of state Density Bonus Law and is entitled to receive an increase in the maximum density permitted for the subject project and concessions, incentives, and waivers from development standards.

The Phase 2 project, however, is not seeking an increase in density above what is allowed for the South Bay Galleria project site nor is the project seeking incentives or concessions. In fact, concerning density, pursuant to the allowable density (30 DU/AC) of the underlying zoning on the Galleria site (CR), the Galleria site could accommodate up to 895 total residential units without a density bonus. The approved 300 units within Phase 1 combined with the proposed 350 units in Phase 2 total 650 residential units leaving the capacity for an additional 245 residential units at the Galleria project site, plus the potential for further density bonus units beyond that. Although the project is not seeking an increase in density or incentives/concessions, the project is seeking some waivers of applicable development standards which are itemized below and in the attached resolution (RESOLUTION NO 2025-07-PCR-07).

Consistent with Government Code Section 65915(e)(1), the Phase 2 project has applied for the following specific allowed waivers from some of the applicable RBMC development standards:

- Height, 89 feet - 6 inches proposed, 60 feet required (RBMC Section 10-2.919(d));
- Number of stories, 8 stories proposed, 4 stories required (RBMC Section 10-2.919(e));
- Outdoor living space (200 square feet per unit required, some units do not provide 200 square feet of private outdoor living space (RBMC Section 10-2.919(g)); and
- Private storage space, studio's and 1 bedrooms will not include the required 400 cubic feet per

unit (RBMC Section 10-2.1514(c)(1)).

Concerning the waivers for height and stories, General Plan Land Use Element Policy 1.41.7(a) calls for the applicant to "Reduce the impacts of height and mass by setting back and lessening the volume of the upper elevations of structures within 50 feet of the property line fronting Kingsdale Avenue." The density, number of stories, and building heights along the western portions of the project site along Kingsdale Ave are significantly reduced and setbacks from Kingsdale Avenue on upper floors are also increased to further ensure compliance with this policy. Limiting the Phase 2 residential building along Kingsdale Avenue to three stories results in the elimination of necessary housing, therefore increasing the height of the residential structure near the existing mall structure to accommodate the lost units is necessary.

With the application of LUE Policy 1.41.7(a), a reduction in density, height, and stories along Kingsdale Avenue makes necessary increases in density, height, and stories on other portions of the project, which are addressed through the issuance of the height and story waivers. It is noteworthy however, that although a height waiver from the 60-foot height limit prescribed by the CR zone height is necessary and included with this application, Land Use Element Policy 1.41.5 does explicitly allow the Planning Commission to approve "... heights in excess of 60 feet, but in no case higher than 100 feet, when a shade/shadow analysis is prepared by the applicant which demonstrates that the increased height will not result in adverse impacts upon adjacent land uses which do not lie upon the project site." As demonstrated in the applicant's shade/shadow analysis (included in the attached plan set), although there will be some change in early morning shadows as experienced at the residences west of the project site along Kingsdale Avenue from existing conditions, the design as proposed with the additional significant setbacks of upper stories is significantly less of a shade/shadow impact than what would result from a 60-foot tall structure that is setback 50 feet from Kingsdale Avenue. Therefore, the as designed additional height above 60 feet (89.5 feet, which is less than 100 feet and is lower than the 94' AMC Cinema building at the Galleria) is consistent with LUE Policy 1.41.5. Although the proposed additional height may be consistent with the LUE Policy 1.41.5 the Planning Commission still needs to approve the necessary height and story waivers from the CR zone height limit of 60 feet and 4 story limits.

AFFORDABLE UNITS

Conditions in the proposed Resolution will require that prior to or concurrently with the recordation of the final map or issuance of the first occupancy 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 deed restricted units (70 Lower Income or 35 Very Low) to affordable rents in accordance with the requirements of Government Code Section 65915.

The proposed Conditions further provide that materials for all units within each unit type will be identical on the exterior and interior. The affordable residential dwelling units shall be generally dispersed throughout the residential portion of the development project (other than in the townhomes, which may all be sold or leased at market rate) to the extent feasible, and shall not differ in appearance, size, and amenities from other units in the development. Any claim of infeasibility of dispersing the units shall be demonstrated by the applicant to the satisfaction of the Community

Development Director prior to the issuance of the building permits for a residential building.

ENVIRONMENTAL STATUS

The Final Environmental Impact Report for the South Bay Galleria Improvement Project (State Clearinghouse No. 2015101009) certified by the City Council on January 15, 2019, analyzed a project significantly larger than the project ultimately approved by City Council on January 15, 2019. To determine whether this proposed “Phase 2” application triggered a “Supplemental” or “Subsequent EIR” an environmental analysis was conducted and an “Addendum” to the Certified EIR for the South Bay Galleria Mixed-Use Project was issued in October 2024.

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code § 21000 et seq.) and the CEQA Guidelines (14 California Code of Regulations § 15000 et seq.), the 2024 Addendum to the EIR analyzes the proposed development contemplated as Phase 2 of the Approved Project and demonstrates that the Phase 2 development does not meet the standards for a Supplemental or Subsequent EIR pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162 and 15163. Instead, the Phase 2 development qualifies for use of an Addendum pursuant to CEQA Guidelines Section 15164 as the Phase 2 development would not result in any new significant impacts, nor would it substantially increase the severity of previously identified significant impacts or introduce new mitigation measures. Below is Table 1 from the Addendum which demonstrates that the combined project scopes of Phase 1 and Phase 2 are within the scope of the project that was analyzed in the certified Galleria EIR.

TABLE 1
SUMMARY OF THE DRAFT EIR PROJECT, THE APPROVED PROJECT, PHASE 1, PHASE 2,
AND COMBINED PHASE 1 AND 2 DEVELOPMENT

Component	Project Analyzed in 2017 EIR	Approved Project (Alternative 4-1 from Draft EIR)	Phase 1 Areas of Project	Proposed Phase 2 of Project	Phase 1 + Phase 2
Existing Commercial	971,101 sf	971,101 sf	728,845 sf	—	728,045 sf
Proposed Commercial:					
Retail/Entertainment/Restaurant	160,454 sf	78,033 sf	77,489 sf	8,351 sf	85,840 sf
Theater	1,287 seats (64,010 sf)	1,287 seats (64,010 sf)	1,287 seats (64,010 sf)	—	1,287 seats (64,010 sf)
Commercial Office	N/A	75,000 sf ^a	76,711 sf ^a	—	76,711 sf
Hotel	150 rooms (105,000 sf)	150 rooms (105,000 sf)	150 rooms (105,000 sf)	—	150 rooms (105,000 sf)
Proposed Residential	650 units (650,000 sf)	300 units (300,000 sf)	300 units (300,000 sf)	350 units (376,225 sf)	650 units (676,225 sf)
Overall Square Feet (Existing + Proposed)	1,950,565 sf	1,593,144 sf	1,352,055 sf ^b	384,576 sf	1,735,831 sf

SOURCE: Data compiled by ESA, 2024.

NOTES: sf = square feet.

a. Resolution No. CC-1901-004 allows a minimum of 75,000 sf of office and up to 175,000 sf of office with corresponding reduction in commercial.

b. The Skate Park area of approximately 8,000 sf within the open space plaza is included in Phase 1 but is not included in the building area.

Attached to this Administrative Report is the environmental document entitled, “SOUTH BAY GALLERIA PHASE 2 PROJECT” “Addendum to the Certified EIR for the South Bay Galleria Mixed-Use Project” released October 2024. The Addendum details the analysis conducted for each

potential issue area.

CONCLUSION

For the reasons discussed above and the information attached to this report, the proposed project would conform with all the requirements of the General Plan, inclusive of the City's 6th Cycle 2021-2029 Housing Element, RBMC, and State law. The proposed recommendation would not have an adverse effect on the public's health or safety. Therefore, Staff recommends that the Planning Commission adopt the 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 grant 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 approve 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) subject to the findings and conditions contained within the attached resolution.

Proposed Density Bonus Waivers		
Development Standard	Zoning Code Requirement	Proposed Waivers
Height	60 feet	89 feet, 6 inches
Number of stories	4 stories	8 stories
Outdoor living space	200 square feet per unit	110 units of 350 do not provide 200 square feet in private outdoor living space
Private storage space	400 cubic feet per unit	The "Studio" and "1 Bedroom" units will not include the required 400 cubic feet of private storage space per unit

Parking Standards		
Zoning Code Standard	AB 2097, which became effective January 1, 2023, (GC Section 65863.2)	Proposed Parking Standards
Commercial 33 spaces; Residential 700 + 117 Visitor	0 spaces	1 vehicular parking space per unit totaling 350 residential parking spaces and up to 495 replacement commercial parking spaces. (Up to 845 Parking Spaces Total)

ATTACHMENTS

Attachment 1 - Draft RESOLUTION NO. 2025-07-PCR-07

Attachment 2 - Adopted RESOLUTION NO. CC-1901-004

Attachment 3 - Phase 2 Plan Set (Link)

Attachment 4 - SouthBayGalleria_EIRAddendum_2024-10-21

Attachment 5 - Applicants Submittal Package_02.20.2024

Attachment 6 - Galleria Phase 2 Applicant Outreach