



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