

**RESOLUTION NO. 2022-\*\*-PCR-\*\*-\*\***

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, AND ADOPTING ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING AND REPORTING PROGRAM, AND GRANTING A COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), VARIANCE, PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 FOR THE CONSTRUCTION OF A 30-UNIT RESIDENTIAL PROJECT AND ADAPTIVE REUSE OF EXISTING BUILDINGS FOR NON-RESIDENTIAL USES ON A SITE WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, LOCATED AT 100-132 N. CATALINA AVENUE**

WHEREAS, applications were filed for the properties located at 100-132 N. Catalina Avenue requesting an Environmental Assessment for a mixed-use, 30-unit Density Bonus project, including the removal of one (1) existing building; partial demolition and rehabilitation of four (4) buildings within a potential historic district, where three (3) existing structures will be adaptively reused for non-residential uses and one (1) existing building will be adaptively reused for four (4) of the residential units; and construction of 26 new residential units;

WHEREAS, the applicant seeks approval of a series of necessary land use entitlements for this project, including a Coastal Development Permit, Historic Variance, Conditional Use Permit, Planning Commission Design Review, and Vesting Tentative Map No. 82561 on property located within a Low Density Multiple-Family Residential (R-3A) zone, in the Coastal Zone;

WHEREAS, the applicant seeks Historic Preservation Commission approval of a Historic District designation, Landmark designation, Certificates of Appropriateness, and a recommendation to the Planning Commission regarding an Historic Variance for parking for the adaptive reuse of the existing non-residential properties;

WHEREAS, the City commenced preparation of an Initial Environmental Study that resulted in the conclusion that the proposed project could have significant impacts on the environment and that an Environmental Impact Report should be prepared;

WHEREAS, to determine the appropriate scope of analysis for the EIR, the City of Redondo Beach prepared and circulated a Notice of Preparation (NOP) and Initial Study (IS) from March 25, 2021, through April 26, 2021. The NOP was circulated to solicit input from interested public agencies (e.g., responsible and trustee agencies) and interested

individuals on the scope and content of the EIR. The City held a scoping meeting during the 30-day scoping period on April 8, 2021, to solicit written responses and inform the public about the project and EIR;

WHEREAS, in response to outreach efforts, the Gabrieleno Band of Mission Indians – Kizh Nation, Gabrieleno Tongva Indians of California, and Gabrieleno/Tongva San Gabriel Band of Mission Indians requested consultation. The environmental document incorporates mitigation measures consistent with their comments and monitoring requests;

WHEREAS, the City considered the NOP/IS responses and prepared a Draft Environmental Impact Report (DEIR) EIR 2021-01 (SCH 2021030597), which analyzes the environmental consequences of the Project;

WHEREAS, the DEIR considered three (3) project alternatives. Alternative 1, a no-project alternative; Alternative 2, 22-unit residential project - By-Right Density; Alternative 3, project with a greater number of affordable units – Increased Affordable Housing Units;

WHEREAS the DEIR was circulated for public comment in accordance with the California Environmental Quality Act of 1970 as amended (CEQA); the CEQA Guidelines, as set forth in the California Code of Regulations; and the City of Redondo Beach Municipal Code, Title 10, Chapter 3 (City's CEQA Guidelines);

WHEREAS, the City prepared a Notice of Availability (NOA)/Notice of Completion (NOC), which was published in the Easy Reader on December 2, 2021. Notice was also sent to individuals in proximity to the project site, individuals who commented on the NOP/IS or otherwise requested notice, sent to public agencies and the State Clearinghouse. The notice was also published on the City's website. Upon completion, the DEIR was made available for a public review period starting on December 2, 2021 and ending on January 18, 2022 at 5:30 pm. A copy of the DEIR was made available on the City's website, at the City of Redondo Beach Planning Division and City Clerk's Office, at the Redondo Beach Main Library, and the Redondo Beach North Branch Library;

WHEREAS, written comments were received from the public and from the reviewing and responsible agencies during the public comment period for the DEIR, which commenced on December 2, 2021 and closed on January 18, 2022;

WHEREAS, responses to those comments received were prepared and provided to those commenting at least 10 days prior to the public hearing;

WHEREAS, a Final Environmental Impact Report (the "FEIR") consisting of the DEIR, Responses to Public Comments, the CEQA Findings of Fact, a Statement of

Overriding Considerations, and a Mitigation Monitoring Program, were prepared, reviewed, and determined by the City staff to comply with all the provisions of CEQA, the CEQA Guidelines, and the City's CEQA guidelines;

WHEREAS, the FEIR was released on April 7, 2022. Copies of the Final EIR, including responses to comments, were also sent to public agencies who had submitted comments;

WHEREAS, simultaneous with the release of the FEIR, the City published a Notice of Public Hearings on the 100-132 N. Catalina Avenue Project in the Easy Reader on April 7, 2022, which was also posted on the City's website, mailed to property owners within a 300-foot radius, occupants within a 100-foot radius, and to individuals, organizations, and agencies who commented on the DEIR or otherwise had requested notice, and posted every 200-feet along the street frontage of the project site;

WHEREAS, the City of Redondo Beach Preservation Commission ("Preservation Commission") held a public hearing on April 18, 2022, which provided a detailed report on the project and included presentations by both Staff and the applicant and an additional opportunity for public input. There the Preservation Commission considered evidence presented by the applicant, the Planning Division, and other interested parties, with respect thereto;

WHEREAS, the Preservation Commission considered the establishment of an Historic District, designation of local landmark properties, issuance of Certificates of Appropriateness for the structural alterations to the buildings eligible for landmark designation, and a recommendation regarding the approval of an Historic Variance for parking for the adaptive reuse of the non-residential buildings;

WHEREAS, the City of Redondo Beach Planning Commission ("Planning Commission") held a public hearing on April 21, 2022, which provided a detailed report on the project and included presentations by both Staff and the applicant and an additional opportunity for public input. There the Planning Commission considered evidence presented by the applicant, as well as the recommendations from the Preservation Commission, the Planning Division, and other interested parties with respect thereto;

WHEREAS, on April 21, 2022, the Planning Commission continued the public hearing to May 19, 2022 and requested that the applicant return with revised plans that eliminated the six (6) and seven (7) bedroom units and reduce the size of the residential units.

WHEREAS, on May 19, 2022, the Planning Commission continued the public hearing to a date uncertain and asked that the applicant provide a shared parking analysis that takes into account the surrounding uses, revised vehicle miles traveled traffic

analysis, and that the transportation engineering firm provide a vehicle miles traveled analysis for the maximum number of units that could be construction but results in a mitigatable traffic impact as well as have staff provide more detailed information regarding the outdoor living space requirements.

WHEREAS, on September 15, 2022, the Planning Commission held a duly noticed public hearing and considered the additional information provided both by staff and the applicant; and

WHEREAS, the Planning Commission reviewed and considered the Final Environmental Impact Report including Responses to Comments, the Mitigation Monitoring and Reporting Program, the Findings of Fact, the Statement of Overriding Considerations (Exhibit A), the applicant's design submittal, presentations and reports from staff and the presentation from the applicant at the public hearing, and testimony received before the close of the public hearing; and

WHEREAS, the Planning Commission, by adoption of this resolution, certifies the Final Environmental Impact Report 2021-01-IES/EIR-002 (SCH 2021030597) which analyzes the environmental consequences of the Project and was prepared in accordance with the California Environmental Quality Act of 1970 as amended (CEQA); the CEQA Guidelines, as set forth in the California Code of Regulations; and the City of Redondo Beach Municipal Code, Title 10, Chapter 3 (City's CEQA Guidelines) pursuant to the plans and applications considered by the Planning Commission at its meeting of the 21<sup>st</sup> day of April, 2022.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY FIND THAT:

1. The Initial Study and Environmental Impact Report, included as an attachment to the Administrative Report issued for the consideration of this application at the Planning Commission public hearing (herein referred to as "Administrative Report"), have been completed in compliance with CEQA.
2. The Initial Study and Environmental Impact Report were presented to the Preservation Commission and Planning Commission of the City of Redondo Beach, and the Planning Commission has reviewed and considered the information contained in the Initial Study and Environmental Impact Report together with all comments received during the public review process prior to approving the project.
3. The Initial Study and Environmental Impact Report reflect the City of Redondo Beach's independent judgement and analysis.
4. The Initial Study and Environmental Impact Report determine that the project

would involve a transportation impact that is “Potentially Significant.”

5. The Initial Study and Environmental Impact Report determine that the project would have a “Less than Significant Impact” or “No Impact” for the following environmental factors and thereby were not studied in detail in the EIR: Aesthetics, Agricultural Resources, Air Quality, Energy, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, Utilities/Service Systems, and Wildfire.
6. The Initial Study and Environmental Impact Report determine that the project would have a “Less than Significant Impact with Mitigation Incorporated” for the following environmental factors: Biological Resources, Cultural Resources, Geology/Soils, Hazards & Hazardous Materials, Noise, and Tribal Cultural Resources.
7. The Initial Study and Environmental Impact Report determine that the proposed project would generate vehicle miles traveled (VMT) exceeding the City’s VMT per capita and VMT per employee thresholds. Implementation of transportation demand management (TDM) measures would reduce VMT for the project. However, these measures would not be sufficient in mitigating the home-based VMT per capita. Therefore, the proposed project would result in a significant and unavoidable transportation impact and thereby require adoption of a Statement of Overriding Considerations.
8. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission.
9. In accordance with Sections 10-1.504 (b), 10-1.801, 10-1.1010 (c), and 10-1.1203 of the Redondo Beach Municipal Code, the applicant’s request for a minor subdivision (Vesting Tentative Map) is consistent with the criteria set forth therein for the following reasons:
  - a. The parcels would not be detrimental to the surrounding subdivision pattern, orientation, or configuration and/or be smaller than the prevailing parcel size in the surrounding area;

*The proposed subdivision involves the creation of two air-space parcels for the commercial buildings and one air-space parcel for the residential units. The existing, potential landmark buildings would remain in place. Two parcels would encompass the buildings and outdoor eating courtyard. The other parcel would encompass the new residential buildings and the existing lodge building that would be adaptively reused for residential purposes. A Density Bonus concession is sought out for the consolidation of multiple lots into one to enable*

*the adaptive reuse of the existing buildings and construction of new residential buildings over a wider expanse of land.*

- b. The minor subdivision would not directly or indirectly result in the creation of a parcel that would be inappropriate in size and/or configuration to the development standards contained in the Zoning Ordinance;

*The minor subdivision results in creation of one lot and three air-space parcels. The multiple lots are developed with legal non-conforming structures and continue to be used for non-residential purposes. Because the structures are considered potential landmark buildings and collectively form a potential historic district, it is impractical and undesirable to fully conform with the subdivision regulations and require the properties to be independently developed. The proposed subdivision enables the potential resources to remain in place, rehabilitated for sustained economic viability, and provide services not only to the immediate residents but the surrounding community as well. A Density Bonus concession is sought out for the lot consolidation of the multiple existing lots enabling the adaptive reuse of the existing buildings and construction of new residential buildings over a wider expanse of land.*

- c. In order to make the determinations specified in subsections (c)(1) and (2) of this RBMC Section 10-1.1010, the Commission may require that the subdivider submit a precise development plan of the minor subdivision, and, considering that an approval may be based on such precise development plan, the Commission may impose a condition on the approval of a parcel map that any substantive change, as determined by the Planning Division, in the precise development plan shall require a new public hearing before the Commission prior to the issuance of building permits for the development of the minor subdivision;

*As part of the Planning Commission Design Review, architectural plans for the adaptive reuse of the existing buildings as well as the new residential buildings are being concurrently reviewed. The Preservation Commission reviewed the plans to consider the issuance of a Certificate of Appropriateness.*

- d. The proposed minor subdivision does not lie wholly or partially within a known oil field, and such map includes a plan deemed adequate by the Community Development Director or Commission for the preservation of the health, safety, and general welfare of the public for the disposition and treatment of any existing or future oil field operations.

*The proposed minor subdivision is not located on property that was formerly an oil field.*

10. In accordance with Section 10-1.711, of the Redondo Beach Municipal Code, the applicant's request for a non-residential subdivision (Vesting Tentative Map) is consistent with the Comprehensive General Plan of the City. The street and lot layout of a nonresidential subdivision shall be appropriate to the land use for which the subdivision is proposed and shall conform to the proposed land use and standards established in the General Plan and Zoning Ordinance. In addition to the principles and standards in this chapter of the RBMC which are appropriate to the planning of all subdivisions, the subdivider of a nonresidential subdivision shall demonstrate to the satisfaction of the Commission that the street, parcel, and block pattern proposed are specifically adapted to the uses anticipated and take into account other uses in the vicinity. The following principles and standards shall be observed.

- a. Proposed industrial and/or commercial parcels shall be suitable in area and dimensions to the types of commercial and/or industrial development anticipated.

*A Density Bonus concession is sought out for the consolidation of multiple existing lots to enable the adaptive reuse of the existing buildings and construction of new residential buildings over a wider expanse of land. The lot layout is appropriate for the project as the commercial buildings and the outdoor dining area create a focal point for the project and the residential buildings are oriented around the adaptive reuse of these buildings. The air-space parcels provide autonomy to these buildings.*

- b. Street rights-of-way and pavement shall be adequate to accommodate the type of volume of traffic anticipated to be generated thereon.

*A localized traffic impact assessment was prepared for the project and concluded that no level of service nor volume to capacity impacts would result from the project. Thus, Catalina Avenue and the surrounding streets can accommodate the volume of traffic anticipated for the proposed 100-132 N. Catalina Avenue project.*

- c. Special requirements may be imposed by the City with respect to street, curb, gutter, and sidewalk design and construction.

*The conditions of approval include restoration of curb, gutter, and sidewalk in location where driveways would no longer be necessary. The site configuration limits the number of necessary curb cuts and the right of way repairs may yield additional parking spaces depending on final design.*

- d. Special requirements may be imposed by the City with respect to the installation of public utilities, including water, sewer, and storm water drainage.

*The proposed project would provide separate utilities for the individual buildings and would comply with low impact development requirements for stormwater capture. Landscaping is mandated to use water efficient irrigation and drought tolerant plants.*

- e. Every effort shall be made to protect adjacent residential areas from the potential nuisance of proposed nonresidential subdivisions, including the provision of extra depth and building setback lines in parcels backing up on existing or potential residential developments and provisions for a permanently landscaped buffer strip when necessary.

*The nonresidential component of the project is located within the center of the site and surrounded by the proposed residential buildings. The new residential buildings comply with the setback requirements. The outdoor dining area is located within the center of the project and thereby buffered from surrounding residential properties. However, conditions would also be imposed regarding operation hours of the non-residential uses to address potential noise due to the use of the outdoor dining area.*

- f. Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas or connected to streets intended for predominantly residential traffic.

*Catalina Avenue is adequate for the anticipated traffic generated by the project. No new streets or right of ways are proposed that would intrude into, or be connected to, the abutting residential area.*

- g. Subdivisions for proposed commercial development shall take into account and specifically designate all areas proposed for vehicular circulation and parking, for pedestrian circulation, and for buffer strips and other landscaping.

*An internal driveway loop provides vehicular access to the on-site parking spaces as well as the residential garages. The public parking spaces are visible and immediately accessible from Catalina Avenue. Pedestrians have immediate access to the adaptively reused buildings and the outdoor dining areas from the adjacent sidewalk.*

- 11. In accordance with Sections 10-5.1600, 10-5.1608, 10-5.1622, 10-5.2102, and 10-5.2506 of the Redondo Beach Municipal Code, the approval of the request for a Conditional Use Permit for a Density Bonus, 30-unit, Multiple-Family Residential



project and adaptive reuse of non-residential buildings, as a snack shop and bar/cocktail lounge with an outdoor seating area of greater than 150 square feet in size, located on separate air space parcels within one common lot, complies with the criteria set forth therein for the reasons described below. Upon considering all of this information, on balance, the City further finds that the criteria for Conditional Use Permits per RBMC 10-5.2506 are met as follows:

- a) The site for the proposed use shall be in conformity with the General Plan and the Coastal Land Use Plan (Local Coastal Plan) and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.

*The 100-132 N. Catalina Avenue project is in conformity with General Plan Policy 1.1.1, which states that the land use designations shall accommodate housing, commercial, and employment needs of the residents and that properties be developed to maintain and enhance the quality and character of the City. The approval of a mixed-use/residential project on the subject property is in keeping with this policy as well as the policies of the City's Housing Element of the General Plan. The project is a 30-unit Density Bonus project with three development standard concessions and a waiver of the maximum height limit as specified in Government Code Section 65915. The project is consistent with the City's Circulation Element as it explores the use of shared transportation vehicles and other transportation demand management measures to reduce the amount of home-based vehicle miles traveled per capita and work vehicle miles traveled per employee. The project furthers the goals of enhancing bicycle infrastructure by providing on-site bike racks and creating opportunities for physical activity. The project provides amenities that make walking safe and enjoyable, as well as promotes the use of alternative transportation for short trips (Goal 14-15; Policies 16-20;23; 30). The 100-132 N. Catalina Avenue project conforms with the Local Coastal Land Use Plan as indicated in the findings for the Coastal Development Permit.*

- b) The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.

*As substantiated in the Final Environmental Impact Report (SCH# 2021030597 / FILE NO. EIR 2021-001) and the Transportation Impact Assessment prepared by Fehr & Peers (including but not limited to DEIR Appendix C, Local Transportation Assessment), the site has adequate access to public streets of adequate width to carry the kind and quantity of traffic generated by the 100-132 N. Catalina Avenue Project. According to the local transportation impact assessment prepared in conjunction with the final EIR, the surrounding streets*

*are of adequate capacity for the volume of traffic generated by the proposed uses and thereby no level of service impacts result to surrounding intersections. However, the project would result in increased regional vehicular transportation impacts from increased Vehicle Miles Traveled (VMT). Municipalities throughout Southern California and the South Bay are approving mixed-use projects consistent with Senate Bill 375 [2008] and the Regional Transportation Plan. The region as a whole would benefit from mixed use developments due to reduced vehicular traffic (reduced frequency and shorter duration trips), reduced greenhouse gas emissions, and reduced air quality emissions (and a reduction in other secondary effect associated with urban sprawl).*

- c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof.

*The Preservation Commission considered Certificates of Appropriateness for the 100-132 N. Catalina Avenue Project taking into consideration not only the alterations of the existing potential resources on site but also the neighboring historic properties, specifically the Oklahoma Apartments, located at 305 Emerald Street, and Vincent Apartments, located at 133 North Broadway. The proposed project requires approval of waivers of development standards for height and number of stories as well as for on-going, non-residential use of the existing buildings. The overall size of the buildings would not be substantially taller than would be otherwise allowed by right. Height is measured along the center of the site and thereby would be similar in scale to the existing Masonic lodge building. The outdoor dining area includes limitations on the hours of operation to ensure that the businesses are complementary to the existing and proposed residential uses.*

- d) The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare.

*The conditions regulating the 100-132 N. Catalina Avenue Project would make it possible for the site to be developed in an orderly and efficient manner in conformance with the purposes of the Coastal Land Use Plan. Conditions of approval, including the limitations of construction hours and implementation of mitigation measures, ensure that the public health, safety, and general welfare of surrounding properties are protected. As a condition of approval, the applicant is required to provide a dedication of public curb ramp at the corner of Emerald Street/Catalina Avenue and roadway improvements along Catalina Avenue Frontage. The outdoor dining area is located within the center of the project and thereby buffered from surrounding residential properties. However, conditions will also be imposed regarding operation hours of the non-residential uses to address potential noise due to the use of the outdoor dining area.*

*Condominiums – Air Space Subdivision (RPMC 10-5.1608)*

- e) The project shall comply with all applicable development standards of the zone in which the project is located.

*The proposed 100-132 N. Catalina Avenue project is a Density Bonus project that employs the use of concessions and waivers to achieve an optimum project size. The project requires a concession to allow the adaptive reuse of the potential historic buildings on site and development standard waivers to allow lot consolidation and a building greater than 30 feet in height and three stories tall. The residential component of the project complies with the provisions of the State Density Bonus law. The adaptive reuse of the commercial buildings and outdoor dining courtyard require approval of a parking Historic Variance.*

- f) The project shall meet the condominium development standards for treatment of utilities, attenuation of noise, and requirements for provision of covenants, conditions, and restrictions (CC&Rs).

*The proposed project would include plumbing shut off valves for the water supply lines and drip pans for appliances that could be a potential source of water leakage or flooding. Each building would have separate utility meters and each unit would have an individual circuit breaker. Buildings would be required to comply with adopted building codes for noise attenuation. Common areas and facilities, including but not limited to the assignment of parking spaces, shall be governed for management and maintenance purposes as part of the CC&Rs.*

*Bars and cocktail lounges, arcades, billiard parlors, thrift shops, liquor stores, and check cashing and firearms businesses. (RPMC 10-5.1600)*

- g) The proposed use is a sufficient distance from residential uses and has been designed with adequate physical buffers to reduce potential noise impacts related to operation of the use, parking by employees and patrons, and pedestrian activities.

*The proposed project adaptively reuses the existing blacksmith shop building for use as a tasting room (bar/cocktail lounge) for a craft brewery. The proposed tasting room is located at the Catalina Avenue frontage at the northwest corner of the site, the furthest point possible from neighboring residential uses, and would be buffered by both the existing lodge building to the south and proposed three-story residential building along the east side of the site.*

- h) The proposed hours of operation for the use are complementary to the business district in which the use is located and will not negatively impact residential uses.

*The proposed tasting room would be complementary to the proposed coffee shop located at former Catalina Coffee building which is on the opposite side of the outdoor dining area. The proposed use would have limited hours of operation to minimize the potential impact to either existing residences in the vicinity or the future residents on site.*

- i) The addition of the proposed use to the mix of commercial uses in its vicinity will not create a blighting influence.

*The proposed tasting room would be located in a restored and rehabilitated building that represents a substantial reinvestment in the existing buildings.*

*Outdoor Dining (RBMC 10-5.1622)*

- j) The outdoor dining area shall be managed, operated, and maintained as an integral part of the adjacent food service establishment.

*The proposed outdoor dining area would be primarily operated by the coffee shop in the mornings and managed by the tasting room operator later in the day. The dining area would be maintained as an amenity for the anticipated residents of the project as well as a location that would be welcoming to surrounding neighbors. In the past, Catalina Coffee served as a focal point in the neighborhood. The outdoor dining area seeks to restore this site as a meeting place for the community.*

- k) The outdoor dining area shall be designed to avoid noise impacts on residential uses.

*The proposed outdoor dining area is located at the Catalina Avenue frontage in between the rehabilitated commercial buildings. These buildings and the outdoor dining area would be buffered by both the existing lodge building to the south and proposed three-story residential building along the east side of the site. Furthermore, the hours of operation would be limited to prevent noise from becoming a nuisance.*

- l) The proposed hours of operation for the outdoor dining area shall be complementary to the business district in which the use is located and shall not negatively impact residential uses.

*The proposed outdoor dining area is essential to the anticipated coffee shop located at former Catalina Coffee building and the proposed tasting room. The proposed use would have limited hours of operation to minimize the potential impact to both existing residences in the vicinity as well as the proposed new residences on site.*

- m) There shall be no cooking or food preparation done outside a building.

*The proposed outdoor dining area does not include any areas for outdoor cooking or grilling.*

- n) No outdoor dining area shall serve alcoholic beverages unless such outdoor dining area includes the provision of full food service.

*The State Department of Alcoholic Beverage Control would determine the necessary measures to allow consumption of alcoholic beverages in the outdoor dining area.*

- o) The outdoor seating shall meet the parking requirements of Section 10-5.1706.

*A Historic Variance for parking is requested in conjunction with the adaptive reuse of the existing, non-residential buildings and the proposed outdoor dining area.*

12. In accordance with Section 10-5.2502 of the Redondo Beach Municipal Code, the request for Planning Commission Design Review is consistent with the criteria set forth therein for the following reasons:

- a) The design of the project shall consider the impact and the needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns.

*The 100-132 N. Catalina Avenue project includes three components: the non-residential adaptive reuse of two existing single-story buildings; construction of new townhouse style apartments; and the adaptive reuse of the two-story lodge building and construction of an addition to the building. Two, multiple-unit residential buildings would be built behind the commercial structures and have a circular vehicular path that wraps around the central portion of the project. Parking spaces flank the non-residential buildings with points of ingress/egress immediately to the north and south. A trash enclosure would be provided for the required bins, in accordance with the Zoning Code requirements. As*

*indicated above the noise is baffled due to the proposed multiple-story surrounding buildings.*

- b) The location of buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of existing trees, where feasible.

*A conscious effort is made to minimize the amount of grading on the site to both constrain the construction costs as well as limit the potential adverse effect to the existing potentially historic structures. Because the site is currently used for non-residential purposes, it is largely paved and no natural features remain.*

- c) The building or structure shall be harmonious and consistent within the proposed architectural style regarding roofing, materials, windows, doors, openings, textures, colors, and exterior treatment.

*The existing buildings are non-residential and built in a several architectural styles to be maintained. The proposed residential buildings are designed in a Coastal Bungalow style. The proposed architecture for the residential is a contemporary interpretation that is presently popular for new residences.*

- d) The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of surrounding properties.

*The proposed buildings are designed to be harmonious with the scale of the neighboring residential buildings and subject to review by the Preservation Commission for issuance of a Certificate of Appropriateness.*

- e) The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solution. All architectural elevations shall be designed to eliminate the appearance of flat facades or boxlike construction with varied roof planes, wall offsets, bay windows, and similar projections.

*The proposed buildings incorporate a variety of floor plans and creativity in the elevations with the incorporation of balconies, varied roof planes, and a substantial number of windows that add visual interest.*

- f) Signs and sign programs shall meet the criteria established in Sign Regulation Criteria, Section 10-5.1802.

*Locations and conceptual signs are shown on the renderings provided with the architectural materials. Signage would be reviewed separately for the two*

*buildings and would be limited to the amount of square footage allowed under the sign regulations.*

- g) The project shall be consistent with the intent of residential design guidelines adopted by resolution of the City Council.

*The project complies with the Residential Design Guidelines in terms of site planning by providing a central, community gathering space between the two non-residential buildings which is oriented to Catalina Avenue. The residential buildings are clustered, with a variety of floor plans, and a consistent architectural style. Quality articulation and finishes are provided on all sides and unify the new buildings. Private outdoor living space is provided for most of the units and the proposed roof decks are consistent with the proposed architectural style. For the units in the adaptively reused Lodge building, amenity spaces are provided both within the building and on the roof deck toward the southwest corner of the site. Pedestrian paths are provided around the residential buildings and to the central common space (outdoor dining area). Landscaping is required to be water efficient with the use of native and drought tolerant plan materials.*

- h) The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare.

*The conditions of approval are deemed necessary to ensure that the new buildings would harmonize not only with the existing buildings but also with the surrounding residences. The construction requirements and operational limitations help prevent adverse effects to the neighbors.*

13. In accordance with Section 10-5.2516 of the Redondo Beach Municipal Code, the approval of the request for a Historic Variance from the parking requirements for the adaptive reuse of the non-residential buildings for commercial purposes (snack shop and bar/cocktail lounge with an outdoor seating area), complies with the criteria set forth therein for the reasons described below. Upon considering all of this information, on balance, the City further finds that:

- a. The Historic Variance is necessary to provide for the appropriate adaptive reuse of an existing building, and/or to provide for the design and alteration of a building or site in a manner that will enhance its functional use and utility;

*The Historic Variance for parking is necessary for adaptive reuse of the buildings located at 126 N. Catalina Avenue and 132 N. Catalina Avenue as food and beverage sales/snack shop and bar and lounge uses with outdoor dining areas. These land uses are deemed more intense than the existing*

*commercial retail uses. A substantial portion of the existing structures would be removed along with the existing surface parking areas. A minimum of 12 parking spaces would be required for conversion of the remaining areas to commercial uses. The proposed tasting room has a higher parking ratio that results in a total requirement of 37 non-residential spaces. A total of five, unassigned non-residential parking spaces are provided due to site constraints and building layouts. The Historic Variance for parking is necessary because the existing surface parking lot would be renovated as an outdoor dining area that enhances the adaptive reuse of the buildings and enables the obsolete structures to be renovated for contemporary uses. A project goal is to provide an amenity that serves the proposed residents of the project and a gathering place for neighbors in the immediate neighborhood and cyclists passing through the area.*

- b. The Historic Variance will not prevent the use from being able to adequately function on the site;

*The proposed Historic Variance for parking allows the site to be adaptively reused for a variety of non-residential uses. The proposed tasting room requires substantially more parking spaces than other retail commercial uses. The parking variance is only for the commercial uses, as the residential uses comply with the minimum parking required per the State Density Bonus law.*

- c. The Historic Variance will not adversely impact property within the neighborhood and historic district, if a district has been formed;

*The proposed Historic Variance for parking would not adversely affect the buildings that are contributors the potential historic district, including but not limited to the following: 132 N. Catalina Avenue; 126 N. Catalina Avenue; 112 N. Catalina Avenue; and 305 Emerald Street. The adaptively reused buildings are intended to serve residents in the immediate vicinity. The outdoor dining area serves as a gathering place and an indirect amenity for the future residents.*

- d. The granting of the Historic Variance will not be contrary to the objectives of the General Plan and the Coastal Land Use Plan and shall not relieve the City, applicant or project of the responsibility to comply with substantive standards and procedural requirements of Article 10 of this chapter of the RBMC.

*Granting the proposed Historic Variance for parking is not contrary to the objectives of the General Plan, including Policy 1.1.1, which states that should be developed to meet residents needs for housing as well as commercial and employment needs. Incorporating the existing buildings and their adaptive*



*reuse furthers the City's historic preservation goals as outlined in the Coastal Land Use Plan.*

14. In accordance with Section 10-5.2218(c) of the Redondo Beach Municipal Code, the request for a Coastal Development Permit is consistent with the criteria set forth therein for the following reasons:

- a) The proposed development is in conformity with the Certified Local Coastal Program (Coastal Land Use Plan).

*The 100-132 N. Catalina Avenue project conforms with the Goals and Policies of the City's Coastal Land Use Plan (LCP). The project is consistent with the policies and development standards of the certified LCP and implementation ordinance. The project sets aside four units for very low-income households and relies on concessions and waivers in accordance with the State Density Bonus law in accordance with the City's policy to incentivize the use of the State Law (LCP Land Use Policy #12 and Housing Element Policies 2.2, 3.1, 3.5, and 4.1). The 100-132 N. Catalina Avenue project, consists of buildings that are deemed eligible for individual landmark status as well as eligible as contributors to a potential historic district. A project goal is to preserve a majority of the existing buildings and adaptively reuse the structures. Separate airspace parcels for the residential and non-residential components of the project would be created for the site. A Historic Variance for parking is requested for the outdoor dining area and associated non-residential uses. The project furthers the goal of the Local Coastal Plan to designate historic landmarks by permitting the establishment of an Historic District, enabling the structures to be reasonably used for commercial purposes not otherwise permitted in the zone, and facilitating the continued preservation of the historically significant buildings (LCP Land Use Policy #10 and Housing Element Policy 3.4). Tree trimming and removal would be undertaken in compliance with Migratory Bird Act and in accordance with the City's goal of protecting potential bird nesting habitat locations (LCP Policy #18).*

- b) The proposed development, if located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code (commencing with Section 30200).

*The proposed project is located on the east side of North Catalina Avenue. The project site is not immediately adjacent to the coast and thereby does not obstruct access nor inhibit the recreational use of the Pier / Harbor area, Marina, or beaches. The public access and public recreation policies are not*

*applicable to the site as it is not the first public road paralleling the sea and the shoreline.*

- c) The decision-making body has complied with any CEQA responsibilities it may have in connection with the project, and that, in approving the proposed development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available.

*The Findings provided in this resolution are supported by information and analysis in the Draft Environmental Impact Report (EIR), the Final EIR, the Draft and Final EIR Reference materials, the Mitigation and Monitoring Reporting Program, the CEQA Findings, the Statement of Overriding Considerations, and the Administrative Report and its attachments for the proposed 100-132 N. Catalina Avenue project. Of the various alternatives discussed in the EIR, Alternative 3 is the environmentally superior alternative but would not meet project objectives. The City's past interpretation of these provisions, as well as the Conditional Use Permit, Planning Commission Design Review, and Historic Variance provisions, allows the Planning Commission to take into consideration and balance multiple factors, consistent with Santa Clarita Organization for Planning the Environment v. City of Santa Clarita (2011) 197 Cal.App.4th 1042, 1059-1064.*

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City finds that that the above recitals are true and correct, and are incorporated herein by reference.

SECTION 2. CERTIFICATION. The City of Redondo Beach hereby certifies that:

- A. The Final Environmental Impact Report (FEIR 2022-02-IES/EIR-001 - SCH 2021030597) contained as an attachment to the Administrative Report (which includes an Introduction, Comments and Responses, the Draft EIR, Appendices, and the Final EIR Errata) has been completed in compliance with CEQA.
- B. The FEIR 2022-02-IES/EIR-001 was presented to the Preservation Commission and Planning Commission, and the Planning Commission reviewed and considered the information contained in the FEIR prior to approving the project.
- C. The Final EIR reflects the City of Redondo Beach's independent judgement and analysis.

### SECTION 3. ENVIRONMENTAL IMPACTS AND FINDINGS.

- A. Pursuant to Public Resources Code § 21081 and CEQA Guidelines §15091, no public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant effects on the environment that would occur if the project is approved or carried out unless the public agency makes one or more of the following findings with respect to each significant impact:
- a. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.
  - b. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
  - c. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the environmental impact report.
- B. The City of Redondo Beach has made one or more of these specific written findings regarding each significant impact associated with the 100-132 N. Catalina Avenue Project as approved. Those findings are hereby adopted as contained in the CEQA Findings and Statement of Overriding Considerations included as Exhibit A to the Resolution.
- C. Concurrent with the adoption of these findings, the City of Redondo Beach adopts the Statement of Overriding Consideration and the Mitigation Monitoring and Reporting Program included as attachments.
- D. The EIR evaluation included a detailed analysis of impacts in 14 environmental disciplines, analyzing the Project and alternatives, including a No Project Alternative. The EIR discloses the environmental impacts expected to result from the construction and operation of the Project. Where feasible, mitigation measures were identified to avoid or minimize significant environmental effects. The mitigation measures identified in the EIR are measures proposed by the lead agencies, responsible or trustee agencies that could reasonably be expected to reduce adverse impacts if required as conditions of approving the Project.

### SECTION 4. FINDING THAT RECIRCULATION IS NOT REQUIRED UNDER CEQA.

The Final EIR includes comments received on the Draft EIR and responses to those comments as well as modifications to the Draft EIR, Appendices, and the Final EIR Errata. The focus of the Final EIR is on the disposition of environmental issues as raised in the comments, as specified by CEQA Guidelines § 15088(b). The City of Redondo Beach finds that information contained in the Final EIR, the Final EIR Errata, and information received before the close of the public hearing, merely clarify and amplify the analysis

presented in the document and do not trigger the need to re-circulate per CEQA Guidelines § 15088.5(b).

SECTION 5. STATEMENT OF OVERRIDING CONSIDERATION DECISION. Effects in one resource area (vehicle miles traveled) would remain significant and unavoidable after mitigation. Based upon specific economic, social, technical or other considerations, the City hereby adopts the Statement of Overriding Considerations included as Exhibit A to the Resolution.

SECTION 6. CUSTODIAN OF RECORDS. The documents and other materials that constitute the record of proceedings on which the Project findings are based are located at the City of Redondo Beach Planning Division, 415 Diamond Street, Redondo Beach, California 90277. The custodian for these documents is the Planning Division.

SECTION 7. Based on the above findings, the Planning Commission hereby grants the Coastal Development Permit, Conditional Use Permit, Historic Variance, Planning Commission Design Review, and Vesting Tentative Map No. 82561 pursuant to the plans and applications considered by the Planning Commission at its meeting of the 15<sup>th</sup> Day of September, 2022.

SECTION 8. This permit shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is for 100-132 N. Catalina Avenue project in substantial compliance with the plans and applications reviewed by the Planning Commission on September 15, 2022, consisting of eight (8) two-bedroom units, four (4) four-bedroom units, and eighteen (18) five-bedroom units and two non-residential buildings of approximately 1,279 square feet and 1,784 square feet each.
2. The applicant shall comply with the mitigation measures to reduce the environmental effects as identified by the EIR (SCH 2021030597) and the associated procedures listed in the attached Mitigation Monitoring and Reporting Program.
3. The applicant shall encourage employees and patrons to use existing bus service, pedestrian and bicycle connectivity to and through the site, which would decrease the number of vehicle trips. In addition, a Transportation Demand Management (TDM) plan in compliance with RBMC § 10-2.2400 shall be prepared with TDM measures that could further reduce trips could include: shuttles to/from the Metro Green Line Station, transit pass subsidies, vanpool services, and other incentives to employees to reduce vehicle trips. The TDM plan may provide for phasing of TDM measures to correspond to project phasing. The TDM plan shall be reviewed and approved by the Community Development Department prior to the Certificate of Occupancy.

4. A Project Information Officer shall be assigned to the site during construction. The officer shall provide community weekly updates through a project website page as well as periodic email blasts to interested parties. A construction hotline phone number shall be dedicated for the project with a live person 24 hours, seven days per week. A construction sign shall be posted with construction days and hours listed along with a 24-hour contact name and phone number clearly listed on the sign. The signage will also include the names, phone numbers, project websites and email addresses of the assigned City of Redondo Beach Community Development Department staff. Signage will also include Redondo Beach Police Department contact information in the event the reportable action occurs during non-business hours. The content, number, and location of construction information signage shall be reviewed and approved by the Community Development Department prior to the issuance of grading and/or building permits. If noise, traffic, vibration, air quality/odor, and air or other construction related complaints are reported, the Building Division/Code Enforcement (Police Department) will investigate and follow standard due process procedures for mediation that may include, but is not limited to, the immediate issuance of a stop work notice until corrective measures, as determined by the Community Development Department, are completed. In the event that complaints are registered with the Redondo Beach Police Department during non-business hours, they will be referred to the Building Division/Code Enforcement (Police Department) at the start of the next business day for investigation.
5. The following conditions shall be in effect during the construction phase of the project and will be enforced by the Building Division and the Police Department as required:
  - a) The site shall be fully fenced prior to the start of construction.
  - b) All on-site litter and debris shall be collected daily.
  - c) Construction work shall occur only between the hours of 7 a.m. and 6 p.m. on Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays. (Memorial Day, the Fourth of July, Labor Day, Thanksgiving Day, Christmas Day, and New Year's Day are observed). After hours permits may be approved by the Building Officer on a case-by-case basis subject to the procedures under RBMC § 4-24.503(b) or (c).
  - d) No material shall be stored on public streets.
  - e) The project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
  - f) Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
  - g) Streets and sidewalks adjacent to job sites shall be clean and free of debris.

6. The project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Building Division, Public Works Department / Engineering Division, and Fire Department.
7. The project shall adhere to all adopted state codes and local ordinances in regard to accessibility requirements.
8. The project developer shall comply with any conditions required by the City's Building Division and Engineering Services Division that may arise during plan check.
9. The applicant shall provide fully detailed and dimensioned Landscape Plans. The plans shall include the scientific names of the plants; the specific selection of all the plantings, the sizes and numbers of plants prepared by a licensed Landscape Architect. The plans shall also include detailed irrigation and planting plans. The irrigation plan shall include a smart irrigation control and demonstrate compliance with the State's Model Water Efficient Landscape Ordinance. The Landscape Plans shall be subject to the approval of the Planning Division and the City's Manager of Urban Forestry prior to issuance of a building permit.
10. The project shall be pre-wired to incorporate electric vehicle charging stations, shall incorporate short- and long-term bicycle parking, the use of low-emitting materials, the diversion of construction waste from landfills, and the use of Best Management Practices to prevent storm water pollution.
11. Roof mounted mechanical equipment and appurtenances to be used in the operation or maintenance of a building shall be installed so as not to be visible from any point at or below the parapet level of the subject building. The features so regulated shall in all cases be either enclosed by outer building walls or parapets or grouped and screened in a manner architecturally compatible with the building.
12. All dumpsters for commercial use shall be covered/screened from public view. Trash facilities shall generally be co-located with loading and service areas. This condition shall not limit individual climate-controlled interior trash collection facilities.
13. A new six-foot decorative masonry wall or a six-foot high mixed construction wall measured from finished grade shall be constructed on all common property lines with adjacent properties, exclusive of the front setback. Mixed construction walls shall consist of a masonry base and masonry pilasters, which shall be composed of a least thirty percent (30%) masonry and seventy percent (70%) wood. Projects may only utilize existing property line walls when the walls are six-foot masonry or mixed construction, exclusive of the front setback.
14. The applicant shall finish all new property line walls equally on both sides wherever possible. Projects utilizing existing property line walls shall restore the walls to an "as

new condition,” on both sides at time of final condominium inspection subject to Community Development Department approval.

15. The outdoor dining area shall be managed, operated, and maintained as an integral part of the adjacent food service establishment and shall be designed to avoid noise impacts on residential uses. The hours of operation for the outdoor dining area shall be from 6:00 a.m. to 10:00 p.m. in order to be complementary to the businesses but shall not negatively impact residential uses. There shall be no cooking or food preparation done outside of the buildings.
16. Live entertainment shall be subject to the City’s Entertainment Permit requirements.
17. All businesses serving alcoholic beverages shall comply with all of the regulations of the Alcoholic Beverage Control Act and the regulations promulgated by the Alcoholic Beverage Control Board including, without limitation, the regulations set forth in 4 Cal. Code of Regs. § 55, *et seq.*
18. All employees serving alcoholic beverages to patrons must complete a certified training program by the State Department of Alcoholic Beverage Control (ABC) for the responsible sales of alcohol. The training must be offered to new employees on not less than a quarterly basis.
19. The hours of operation for the tasting room (Bar/Cocktail Lounge use) shall be from 10:00 a.m. to 10:00 p.m.
20. Pursuant to the City’s Public Art Ordinance, the applicant shall provide a zoning requirement contribution equivalent to one percent (1%) of the building valuation above \$250,000, subject to the provisions outlined in Title 10, Chapter 6. This contribution can take the form of: 1) installation of public art on the subject property, commissioned by the developer, but subject to the approval of the City’s Public Art Commission; 2) a request that the installation of public art on the subject property be commissioned and approved by the Public Art Commission; 3) an installation of public art on the subject property valued at less than the required 1% contribution and an election to provide the balance of the 1% for the public art zoning requirement contribution to the John Parsons Public Art Fund; or 4) payment of the zoning requirement fee to The John Parsons Public Art Fund to be used for future public art in public places as determined by the Public Art Commission based on the City’s Public Art Master Program. If a decision regarding the public art contribution is not finalized prior to the issuance of building permits, the applicant will be required to deposit the 1% zoning requirement fee in a set aside account. The monetary deposit will be held by the City until such time as the public art contribution is satisfied. The art contribution must be completed prior to the issuance of a Certificate of Occupancy.

21. If the selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to Community Development Department approval.
22. The individual unit garages shall be prewired for electric vehicle charging stations.
23. An NFPA 13D-2019 (or NFPS-13D) automatic fire sprinkler system is required and installation shall comply with Redondo Beach Fire Department regulations. The sprinkler system water flow shall be interconnected with the building single or multiple-station smoke alarms to cause the smoke alarms to activate when the sprinkler system water flow device is in alarm. The Fire Department also accepts an interior located mini horn in lieu of the smoke alarm interconnection.
24. Fire protection system shall be equipped with an alarm initiating device and an outside horn/strobe located at the front of the building and/or as near as possible to the front. Horn/strobe shall not be obstructed from front of residence view by down spouts, gutters, trim or mullions, etc. Subject to approval of the Fire Department, a horn/strobe fire alarm may be installed on the exterior of the units instead of the typical eight-inch bell-type fire alarm.
25. A dry standpipe system with a minimum of three (3), 2.5-inch wharf heads and Fire Department connection (FDC) shall be provided on site. Approximate placement of FDC shall be at the northwest corner of the existing building located at 112 N. Catalina Avenue, immediately south of the proposed driveway. Wharf heads shall be located a southeast corner of Unit C (north of Unit D) and in the side yard setback area at both ends of the townhouse building adjacent to Units E.
26. The applicant shall work with Beach Cities Transit to determine if and where bus stop can be relocated.
27. The applicant shall obtain annual encroachment permit for awning within public right-of-way.
28. The applicant shall obtain annual encroachment permit for bike racks within public right-of-way.
29. A new five-foot, six-inch (5.5') wide minimum, 2% maximum cross sloped sidewalk shall be provided adjacent to the property.
30. A five-foot, six-inch (5.5') wide minimum clear pedestrian path of travel shall be provided at and around power poles, street signs, fire hydrants, etc. adjacent to property.



31. A driveway approach shall be provided per SPPWC Standard Plan 110-2, Type A or B, and provide 4' wide continuous pedestrian path of travel at the new approach as required by the City. Provide easement on private property for said 4' wide path of travel as required.
32. Unused existing driveway approaches shall be removed and curb and gutter, landscaping, sidewalk, asphaltic pavement, etc. shall be reconstructed as required.
33. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
34. An ADA compliant curb ramp shall be provided at the street corner at Emerald Street and Catalina Avenue. An easement dedication of the private property shall be provided for said curb ramp, as required.
35. New curb and gutter adjacent to property shall be provided.
36. Catch basins or trench drains shall be provided to intercept the surface water from the driveways at the property line and drain to the street gutter via underground cast iron pipes as required by the City.
37. Water meters shall be outside the new driveway approaches.
38. Restripe and Slurry Seal the east half of Catalina Avenue between Diamond St and Emerald Street.
39. Stripe an additional parking spot on Emerald Street.
40. The applicant shall remove/relocate conflicting streetlight (minimum two-foot clearance) and signage, and shall upgrade the signage posts to break away post.
41. Landscaping and irrigation plans for the parkway and the median in public Right of Way on Catalina Avenue shall be provided to the City Urban Forest Manager for review and approval.
42. Landscaping and irrigation system in public Right of Way on Emerald Street shall be provided as required by City Residential Design Guidelines and Urban Forestry Manager.
43. An application for removal of trees in the public Right of Way shall be submitted to the Urban Forestry Manager and the applicant shall pay the value of the any City tree that is removed.

44. A Sanitary Sewer Study Plan and the related improvements shall be prepared and funded by the applicant subject to the approval of the Engineering Division and Building Division prior to the issuance of Building Permits. A sewer impact analysis with existing and proposed average daily flows, peak flows and summarize the proposed improvements to the system shall be prepared for the proposed preliminary sewer alignment.
45. A final LID Report shall be provided, per requirements outlined in Los Angeles Regional Water Quality Control Board Order No. R4-2012-0175, NPDES NO. CAS004001. Preliminary LID submitted on 6/10/2019 as prepared by Bolton Engineering, City approved preliminary LID on 6/10/2019. The site is required to retain the Stormwater Quality Design Volume (SWQDv) defined as the runoff from a) the 0.75-inch 24-hour rain event or b) the 85th percentile, 24-hour rain event as determined from the Los Angeles County 85 percentile precipitation isohyetal map, whichever is greater. Show calculations and equations used for both methods and use the greater as the SWQDv.
46. In order to ensure compliance with all water quality regulations, the construction drawings for the project shall be prepared in accordance with all standards, requirements and design features of the approved Low Impact Development (LID) prepared for the subject site. The LID site plan must show drainage and all water quality improvement BMPs as defined in the LID Plan, including details for each BMP (depth, engineered calculated dimensions, aggregate type, etc.). The initial installation requirements and ongoing operational maintenance requirements of said plan shall be implemented in accordance with the LID, as reviewed and approved by the Public Works Department.
47. A Hydrology Report shall be provided. The storm water emanating from the site shall drain directly into the storm drain or gradually discharge into the street. Proposed site shall require an on-site detention basin to meet the following flood control requirements:
- a. Site hydrology/hydraulics shall be based on 25-year design storm.
  - b. Time of concentration shall not be more than five (5) minutes unless calculated otherwise.
  - c. Storm water shall be detained on site and gradually discharged at a rate of no more than one (1) cubic foot per second, per acre of site area.
  - d. The differential between the total site storm water rate and the discharge rate of one (1) cubic foot per second, per acre of land, shall be detained on site for no less than seven (7) minutes.
  - e. The maximum discharge velocity at curb for each parkway drain shall be limited to three feet /second (3 ft/sec).

48. The applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Division.
49. Provide street capacity, depth, and velocity for a 25-year storm event. The maximum allowable 25-year frequency storm event (Q25) flow shall be limited to the top/ within the gutter.
50. Applicant shall prepare and obtain approval of the SWPPP as part of the Stormwater and Non-Stormwater Pollution Control for the construction
51. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
52. A Waste Hauling Plan, which defines routes that minimize impacts on the area circulation network, shall be prepared subject to approval by the Engineering Division and Building Division prior to the issuance of a demolition permit.
53. A Waste Management Plan shall be prepared subject to the approval of the Public Works Department prior to the issuance of a building permit.
54. Provide a new driveway approach, perpendicular to the street curb face, within the property frontage, per City requirements.
55. The applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Division.
56. The Community Development Department shall be authorized to approve minor changes. Elevations of floor plan changes shall be subject to Planning Commission review and approval.
57. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.
58. The Vesting Tentative Map shall be recorded within 36-months of the effective date of this approval, unless an extension is granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.
59. In exchange for the City's issuance and/or adoption of the Coastal Development Permit, Conditional Use Permit, Planning Commission Design Review, Historic Variance, Vesting Tentative Map and other permits and approvals for the project ("Project Approvals"), the Applicant agrees to save, keep, indemnify, hold harmless and defend the City of Redondo Beach (with counsel of City's choice), and its

appointed and elected officials, officers, employees, and agents (collectively “City”), from every claim or demand brought seeking to overturn the Project Approvals, whether under the California Environmental Quality Act (“CEQA”), the Government Code, Redondo Beach Municipal Code or City Charter, the California Public Records Act related to document requests associated with the Project, or other state or local law, including attorney’s fees and costs, and any attorneys’ fees or costs which may be awarded to any person or party challenging the Project Approvals on any grounds. In order to limit the cost of its defense and indemnification under this condition, in the event of any such claim or demand, if and when requested to do so in writing by the Applicant, City agrees to rescind the challenged Project Approvals. Applicant shall still be responsible for indemnification, consistent with this section, for any such fees and costs incurred before such a rescission, including any subsequent awards ordered by a court of competent jurisdiction for actions that occurred before such a rescission.

SECTION 9. The Coastal Development Permit, Conditional Use Permit, Historic Variance, Planning Commission Design Review, and Vesting Tentative Map shall become null and void if not vested within 36 months after the Planning Commission’s approval of the project.

SECTION 10. Prior to seeking judicial review of this resolution, any interested party who wishes to do so must first appeal the decision of the Planning Commission to the City Council. Appeals must be filed, in writing, with the City Clerk’s Office within ten (10) days following the date of action of the Planning Commission.

SECTION 11. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 15<sup>th</sup> day of September, 2022.

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Chair  
Planning Commission  
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES   )   SS  
CITY OF REDONDO BEACH    )

I, Brandy Forbes, Planning Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2022-\*\*-PCR-\*\* was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 15<sup>th</sup> day of September, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

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Brandy Forbes, Planning Director

APPROVED AS TO FORM:

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City Attorney's Office